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# Chapter 1

## Introduction

## Chapter 1

### INTRODUCTION

The Town of Oconomowoc was first placed under Town Government on January 1, 1838 as part of the Town of Summit, which then was comprised of the four Towns of Oconomowoc, Merton, Delafield and Summit. On January 9, 1839, the town was divided by a north/south line, between Ranges 17 and 18 East, and the eastern portion was given the name of Warren and the western portion became the Town of Summit. On January 2, 1844, a township line was drawn between Towns 7 and 8 North, the northerly portion being named the Town of Oconomowoc and the southerly portion being named the Town of Summit. According to authorities, it is generally acknowledged that the word Oconomowoc comes from a Potawatomi word meaning “gathering of the waters”.

The first settler of the Town of Oconomowoc was Charles B. Sheldon from Gouverne, New York, who migrated to Mineral Point, Wisconsin at the age of 22. Having heard of the beauty and fertility of the town, he set forth on a tour of exploration and in April 1837, located a claim on the east bank of Fowler Lake. At that time there were no white settlers in the area, no roads, no bridges, only Indian trails through the forest. The first road between Milwaukee and Watertown was surveyed in 1838. This road passed just north of the present City of Oconomowoc. Adonijah Roe built the first blacksmith shop in 1840, and the first hotel was built by George Brooks in the same year. The first schoolhouse, a log structure, was built in 1841 and was built on the north side of the river. Brick-making was among the very early industries in the Town of Oconomowoc. John Ferry had a brickyard in 1841, on the site afterward occupied by the Zion Church. Other mills were present, one owned by Hans Gassman in Section 2, on the north side of the Ashippun River, and constructed in the Spring of 1844. This mill was a sawmill and ran for approximately ten years when it was moved farther down the river. A small saw mill on the outlet of Okauchee Lake known as the Okauchee Mill, was built by Orson Reed in approximately 1839-40, and was run until 1877, when a new mill was constructed. No settlements grew up around either of these mills. Besides the City of Oconomowoc, there has been three villages in the Town. One was Mapleton, which formerly was a post station, in Section 11, near the original location of Gassman’s Mill. Monterey, four miles north of Oconomowoc, was formerly a post station as it had good water-power and a mill was ‘built in 1844 by Sanford Cotton, and operated until approximately 1856, when a new mill was erected. Monterey received its Spanish name during the Mexican War, when, on account of the events then transpiring, the name had become a familiar one. Okauchee, a station on the Chicago, Milwaukee & St. Paul Rail Road, is a small hamlet whose principal use was a post-office and station for cottagers and other visitors who spent their summers on the shores of Okauchee Lake. Dairying interest became very important in the town as there were creameries and three cheese factories within its borders. The first Town of Oconomowoc meeting was held in April of 1844, in what was known as the Village of Oconomowoc, at Rockwell’s & Cotton’s Mill.

The Comprehensive Land Use Plan is intended to assist the Town Board and the Town Planning Commission in defining the Land Use Development Objectives of the town and to guide them in making day to day development decisions affecting the town and adjacent communities. The Comprehensive Plan as set forth in this report consists of recommendations of the type, amount and the spatial location of various land uses required to meet the land use and public service needs of the residents of the town to the Year 2035. The plan promotes the public's interest rather than interest of individuals or special interest groups within the community. The plan facilitates considerations of relationships of any development proposal whether proposed privately or publicly for all physical development of the entire town, and to assist the political bodies, the Town Planning Commission, Waukesha County Park and Planning Commission, Land Use Parks and Environment Committee, County Board and Town Board in the technical coordination of the town's development. Technical coordination of the plan seeks to assure logical relationships between private land use development and public works improvement so that the planning and scheduling of such improvements will be both effective and efficient, thereby eliminating conflicts between land uses, duplication of particular services and a waste of land. As conditions change within the town, it may become necessary for the plan to be revised. It is appropriate that the Town review the plan on a five year basis to determine if the goals and objectives are being realized through the plan implementation.

### **Comprehensive Plan Purpose**

The Town of Oconomowoc Comprehensive Plan is intended to guide the short-range and long-range growth and development of the Town over the next 25 years. The plan sets forth a vision of what the community wishes to become. It identifies areas to be developed and/or preserved, recommends types of uses for specific areas of the town, identifies needed transportation and community facilities needed to serve future land uses and provides strategies to implement the plan. Ultimately, the plan will be used by the community in making decisions relating to the use of land.

The comprehensive plan is prepared in conjunction with the "Development Plan for Waukesha County". The Town of Oconomowoc is part of an intergovernmental cooperation effort led by Waukesha County. The Town has been active member of the Waukesha County Advisory Committee and is working in coordination with Waukesha County to prepare a comprehensive plan under the State of Wisconsin's "Smart Growth" Planning Law as outlined in Chapter 66.1001 Wisconsin State Statutes. The comprehensive planning law requires local units of government complete and adopt a comprehensive plan by January 1, 2010.

The law also requires that the comprehensive plan address the following nine (9) elements:

1. Issues and Opportunities
2. Agricultural, Natural and Cultural Resources
3. Utilities and Community Facilities
4. Housing
5. Economic Development
6. Transportation
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

This comprehensive plan is organized in nine (9) chapters containing all of the required elements listed above. Each chapter defines the element and outlines the town's goals/policies related to the element. This plan meets the statutory elements and requirements of the "Smart Growth" law.

### **General Location/Planning Area**

The Town of Oconomowoc is located in the northwest quadrant of Waukesha County. The Town is bounded on the north by Dodge County, on the east by the Town of Merton, on the south by the City of Oconomowoc, Town of Summit and the Village of Oconomowoc Lake and on the west by Jefferson County. The town contains approximately 32 square miles in area, having been reduced from its original 36 square miles by the incorporation of the Villages of Lac La Belle, Oconomowoc Lake and the City of Oconomowoc and their subsequent annexations. All of the remaining area which constitutes the town of Oconomowoc has been included in the study area (Map A).

## Chapter 2

# Issues & Opportunities

## Chapter 2

### **ISSUES AND OPPORTUNITIES**

This chapter of the plan interpolates information regarding the existing conditions and historic trends and gives an overview of the important demographic trends and economic base of the town. This information is essential to preparing a comprehensive plan. As required under §66.1001, Wisconsin State Statutes, this chapter includes background information on population, household and employment forecasts, age distribution, educational levels, income levels and employment characteristics that exist within the town. This information was useful in developing the overall objectives, principles and standards to guide the future development and redevelopment of the town over the next 25-year planning period.

### **POPULATION TRENDS AND PROJECTIONS**

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

In 1960, the Town of Oconomowoc's population was 4,465 persons, which was approximately 38 percent of the total population in the northwest portion of the County consisting of the Town of Oconomowoc, the City of Oconomowoc and the Villages of Oconomowoc Lake and Lac La Belle. In 2000, the population for the Town of Oconomowoc was 7,451 persons, which is 36% of the four communities. Between 1960 and 1970, the Town of Oconomowoc grew 35%. Between 1970 and 1980, the Town grew 22%. However, between 1980 and 1990, the population of the Town of Oconomowoc, dropped .2%. According to the most recent census data, the population of the town grew 1.7% between 1990 and 2000 (Table II-1). Growth in the town has generally followed the growth trends found in other towns in Waukesha County, which do not have municipal services, such as public sewer and water. This trend is typified by the rapid growth experienced in Waukesha County since World War II, with the completion of the 1-94 Interstate road system, the upgrading of S.T.H. 16 and the general trend of businesses and industries moving westerly. The easy access to this rural area, along with the natural beauty of the landscape and lakes in the area, contribute to the population in-flow experienced in the last thirty (30) years .

**Table II-1**  
**POPULATION TRENDS**

	1960	1970	1980	1990	2000
Town of Oconomowoc	4,465	6,010	7,340	7,323	7,451
Percentage Change		+35%	+22%	-.2%	+1.7%
City of Oconomowoc	5,582	8,741	9,909	10,993	12,382
Percentage Change		+31%	+13%	+10.9%	+12.6%
Village of Oconomowoc Lake	414	599	524	493	564
Percentage Change		+45%	-12%	+5.9%	+14.4%
Village of Lac La Belle	276	227	289	258	329
Percentage Change		-18%	+27%	-10.7%	+27.5%

The utilization of population forecasting is essential in trying to establish land use goals and objectives for the development of any Master Plan. According to the Southeastern Wisconsin Regional Planning Commission's forecast of March 1986, the Town of Oconomowoc's population was expected to grow to 8,441 persons by 1990. However, the 1990 census figures indicate a population of 7,323 persons. In the SEWRPC forecasts, the population projected for the Year 2010 was estimated to be 9,810 persons. It is believed by many citizens of the Town of Oconomowoc that, the adoption of Agricultural Land Preservation Zoning in the Town of Oconomowoc in the early 1980's, had a substantial impact on the growth of the Town. As noted in Table II-1, there was substantial growth between 1960 and 1980. Because of the widespread belief that the Agricultural Land Preservation zoning in the town had a great impact on population growth, the staff analyzed availability of lands properly zoned for development within the Town. That analysis verified that there was more than enough land available for residential development to accommodate residential growth of the community. Therefore, it seems there were other factors, which contributed to the slow growth other than Agricultural Land Preservation Zoning. It should be noted that in the forecast computations by SEWRPC and Wisconsin Data Center of the City of Oconomowoc, the city grew an insignificant amount over what was projected in the 1986 estimates. Because these estimates were very inaccurate, it leads one to conclude that persons typically are looking to develop in areas, which can obtain urban services (Table II-2).

**Table II-2**  
**POPULATION FIGURES**

	1970	1980	1990	2000	2005	Population Change*	Percent Change*
<b>Town of Oconomowoc</b>	<b>6,010</b>	<b>7,340</b>	<b>7,323</b>	<b>7,451</b>	<b>7,882</b>	<b>431</b>	<b>5.8%</b>
City of Oconomowoc	8,741	9,909	10,993	12,382	13,459	1,077	8.7%
Village of Oconomowoc Lake	599	524	493	564	637	73	12.9%
Village of Lac la Belle	227	289	258	329	333	4	1.2%
Waukesha County	231,335	280,203	304,715	360,767	377,348	16,581	4.6%
Wisconsin	4,417,821	4,705,767	4,891,769	5,363,675	5,536,201	172,526	3.2%

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

\* 2000 to 2005 Population change

The challenge of the planning process will be to accommodate the forecast levels of the population increase while not impacting the environmentally sensitive areas and those lands, which are deemed good agricultural lands. The rapid increase in population during this 40-year period was paralleled by a similar increase in the existing housing stock, which increased from 1928 housing units in 1960 to 3,045 housing units in 2000, or by about 58 percent (Table II-3).

**Table II-3**  
**EXISTING HOUSING UNITS**

<b>Actual 2000 Population</b>	<b>Total Housing Units</b>	<b>Single Family</b>	<b>Duplex</b>	<b>3 or 4 Family</b>
7,451	3,045	2,830	97	68

Source: US Census Bureau

Residential dwellings in the Town are predominantly owner occupied: of the 2,995 occupied dwelling units in the Town, 2,338, or 76.78 percent, are owner occupied, and 427, or 14.02 percent, are renter occupied. According to the 2000 Census, approximately 280 housing units were unoccupied in 2000 (Table II-4).

**Table II-4**  
**OWNER VS. RENTER OCCUPIED UNITS**

	<b>Owner Occupied</b>	<b>Percent</b>	<b>Rent Occupied</b>	<b>Percent</b>
Town of Oconomowoc	2,338	76.78	427	14.02

Source: US Census Bureau

The median age of residents in the Town of Oconomowoc is about 39.7. The Town's median age is slightly older than the State and other residents in the County. In 2000, the percentage of the Town's population aged 18 and under was slightly higher than the County and State and the percentage of the Town's population aged 65 and older was much less than the County and State (Table II-5).

**Table II-5**  
**MEDIAN AGE OF POPULATION**

	<b>Town of Oconomowoc</b>	<b>Waukesha County</b>	<b>State of Wisconsin</b>
Median Age	39.7	40.6	37.6
Percent under 18	25.4	23.5	23.7
Percent over 65	9.8	12.9	13.0

Source: US Census Bureau

The Town of Oconomowoc has a higher median household income compared to Waukesha County as a whole (Table II-6). The median household income for the Town of Oconomowoc was \$68,676 in 2000. This represents a 9.3 percent higher median household income when compared to the entire County and a 13.3 percent higher median household income when compared to the State.

**Table II-6**  
**MEDIAN HOUSEHOLD INCOME BY COMMUNITY**

<b>Municipality</b>	<b>Median Household Income</b>
Town of Oconomowoc	\$68,676.00
City of Oconomowoc	\$51,250.00
Village of Oconomowoc Lake	\$112,760.00
Village of Lac La Belle	\$100,00.00
Waukesha County	\$62,839.00
State of Wisconsin	\$60,634.00

Source: US Census Bureau

Many Town residents work outside the Town boundaries and commute to work. However, the Town of Oconomowoc has experienced a substantial increase (33 percent) in employment in the Educational, Health & Social Services and Other Services (except Public Administration) between 1990 – 2000. The Town of Oconomowoc experienced a substantial decrease increase in manufacturing employment, but like Waukesha County and the rest of the State of Wisconsin, Manufacturing as a whole has experienced a decline as a percent of total employment, but Manufacturing still remains one of the top employers in the Town at 19.1 percent (Table II-7).

**Table II-7**  
**TOWN OF OCONOMOWOC EMPLOYMENT INDUSTRY TREND 1990-2000**

<b>Town of Oconomowoc</b>	<b>1990</b>	<b>2000</b>	<b>1990-2000 Number Change in Employment</b>	<b>2000 Percent of Total Employment</b>
Agriculture	145	24	-121	.5
Construction	366	348	-18	8.2%
Manufacturing	980	805	-175	19.1%
Wholesale Trade	185	287	102	6.8%
Retail Trade	549	554	5	13.1%
Transportation, Communication & Utilities	297	131	-166	3.1%
Finance, Insurance & Real Estate	163	259	96	6.1%
Arts, Entertainment & Recreation	211	218	7	5.2%
Educational, Health & Social Services	548	839	291	19.9%
Other Services (except Public Administration)	546	674	-102	15.9%
Public Administration	112	87	-25	2.1%

Source: US Census Bureau

The utilization of population forecasting is essential in trying to establish land use objectives, principals and standards for the development of any Land Use Plan. According to the Wisconsin Department of Administration, there will be a decrease of 306 people or a 3.0 percent between 2005 and 2035 (Table II-8).

**Table II-8**  
**POPULATION PROJECTIONS**

	2005	2010	2015	2020	2025	2030	2035
<b>Town of Oconomowoc</b>	<b>7,653</b>	<b>7,400</b>	<b>7,370</b>	<b>7,354</b>	<b>7,404</b>	<b>7,384</b>	<b>7,374</b>
City of Oconomowoc		13,190	13,542	13,902	14,375	14,751	15,158
Village of Oconomowoc Lake		651	660	670	686	696	707
Village of Lac Belle		358	372	385	401	415	431

Source: Demographic Services Center, Wisconsin Department of Administration

Based on previous population history of the Town and the general desirability of the area, it is believed that these estimates are relatively close, but may be slightly understated. The challenge of the planning process will be to accommodate the forecast levels of the population decrease. The preparation of population forecasts for a rural community set in a dynamic region, such as the Town of Oconomowoc is a particularly difficult task, fraught with uncertainties and subject to periodic revision as new information may dictate. The above projections by the Wisconsin Department of Administration, Demographics Services Center were used to anticipate housing needs in the Town. According to the projected population decrease, no new or additional housing is needed. This does not appear accurate as the Town has continued to grow because of its close proximity to the City of Oconomowoc.

Two additional demographic factors to be considered in any local planning effort are resident employment patterns and average household size. Although the Town of Oconomowoc is predominantly rural in character, less than one (1) percent of the resident population is employed directly in farm operations. About 42.9 percent of the resident work force is classified as professional, technical, managerial, administrative, and clerical, and since commercial and/or industrial development in the Town is limited, it is apparent that most of these people commute out of the Town to their place of employment.

### **Household Characteristics**

The average household size in the Town has increased from 2.32 persons per household in 1960 to 2.86 persons per household in 1990. However the average household size decreased to 2.69 persons per household in 2000. Household size is unrelated persons living together while a family size is a household containing related persons. Potential changes in household size have important implications for land use especially housing since an estimate of household size is required to convert forecast population levels into housing units and residential land demand. In 1960, 52% of the housing units in the Town were owner occupied and in 2000, 84.6% of the units were owner occupied. In the analysis of renter occupied and vacant units in the Town, the number of vacant units has decreased from 595

units in 1960 to 280 units in 2000. While the number of renter occupied units has increased from 309 units in 1960 to 427 units in 2000. It should be noted that the vacant units also includes seasonal living units. This implies that there are fewer seasonal living units in the Town of Oconomowoc, as many of the original seasonal cottages around the Okauchee Lake and Lac La Belle have now been converted to year-round residences (Table II-9). The 2000 Census data indicates that 91% of the households in the Town of Oconomowoc are occupied by families and that 90% of the total living units in the Town are detached single-family units. Census figures also indicate that the average number of rental units over the last 5 decades is 15% of the total living units in the Town with approximately 4.3% of those rental units being vacant. Housing units statistics indicate that the rental units have only decreased from 17% of the total housing units in 1960 to 15.4% in 2000 with the median rent in 2000 being \$845 per month. In evaluating the amount of land necessary in order to accommodate the projected growth, it was anticipated that 90% of the total housing units necessary would be single-family detached residences; 6% would be attached or two-family units; and 4% would be three or more family units.

**Table II-9**  
**HOUSING STATISTICS**

	1960	1970	1980	1990	2000
<b>Number of Housing Units</b>	1,928	2,229	2,685	2,841	3,045
<b>Owner Occupied</b>	995	1,411	1,667	2,129	2,338
<b>Renter Occupied</b>	309	383	423	429	427
<b>Other/Vacant</b>	595	401	260	245	280
<b>Persons Per Household</b>	2.25	2.70	2.73	2.85	2.77

Source U.S. Census Bureau

Review of the existing land use pattern in the Town indicates that recent growth has been in urban rather than rural households and has not been concentrated in any one area, but has been somewhat scattered throughout the Town. This diffusion of urban residential development is clearly evident on the existing Zoning map for the Town (Map B). Such diffused urban development is not only difficult to serve with traditional urban services, but also is disruptive to agricultural uses. If the population of the Town continues to increase at the rate and in the manner that has been the case over the past decade, a determination of public policy needs to be made by the Town as to whether to continue to permit and encourage scattered residential development, as has been the practice up to this time, or to attempt to concentrate urban development in areas of the Town that can be more readily served by utilities and that are otherwise better suited to urban use.

## **FORMULATION OF OBJECTIVES**

The purpose of the local planning effort documented herein is to provide the Town of Oconomowoc with a comprehensive community development plan, a “Smart Growth Plan”. This plan, while constituting an important guide to community development, is also intended to amend and carry out the Waukesha County Comprehensive Development Plan elements described into greater depth and detail as necessary for both sound local and county planning and plan implementation. This chapter provides a set of Land Use Objectives along with supporting principles and standards consistent with the Waukesha County Comprehensive Development Plan.

### **Planning Objectives, Principles and Standards**

Planning is a rational process for formulating and meeting objectives. Therefore, the formulation of objectives is an essential task that must be undertaken before the preparation of a Land Use Plan can proceed. Accordingly, a set of Land Use Development objectives, principles and standards were formulated as part of the Waukesha County Comprehensive Development Plan. These objectives, principles and standards were reviewed, modified and updated by the advisory committee to meet the vision set forth for the Town of Oconomowoc. This Chapter sets forth those objectives together with supporting principles and standards. The Land Use Development objectives relate primarily to the allocation and distribution of various land uses and the provision to those land uses of essential community facilities and services required to meet the needs of the existing and probable future resident population of the Town through the year 2035.

Objectives, principles and standards are defined by below:

Objective a goal or end toward the attainment of which plans and policies are directed. Each objective may have more than one principle that fulfills specific aspects of the objective.

Principle a fundamental, primary or generally accepted belief used to support objectives and prepare standards and plans and attainable through direct action and/or strategic planning.

Standards a criterion used as a basis of comparison to determine the adequacy of plan proposals to attain objectives.

### **General Development Objectives**

The following general development objectives are taken from the Waukesha County Comprehensive Development Plan and modified to meet the overall objectives of the Town of Oconomowoc. The order of the objectives is in no way prescribed and no ranking of importance of each objective is implied:

1. Economic growth at a rate consistent with county resources, including land, water, labor and capital, and primary dependence on free enterprise in order to provide needed employment opportunities for the expanding labor force.
2. A wide range of employment opportunities through a broad diversified economic base.
3. Preservation and protection of desirable existing residential, commercial, industrial and agricultural development in order to maintain desirable social and economic values and renewal of obsolete and deteriorating areas in both urban and rural areas; and prevention of slums and blight.
4. A broad range of choice among housing designs, sizes, types and costs, recognizing changing trends in age group composition, income and family living habits.
5. An adequate, flexible and balanced level of community services and facilities.
6. An efficient and equitable allocation of fiscal resources with in the public sector of the economy.
7. An attractive and healthful physical and social environment with ample opportunities for high quality education, cultural activities and outdoor recreation.
8. Protection, sound use and enhancement of the natural resource base.
9. Development of communities having distinctive individual character, based on physical conditions, historical factors and local desires.

### Specific Development Objectives

The Land Use Planning Committee established a secondary set of objectives, which are more specific objectives concerned primarily with spatial allocation to and distribution of the various land uses; land use compatibility; resource protection; and accessibility. Again, no ranking is implied

1. The preservation of productive agricultural lands.
2. To provide a balanced allocation of space to each of the various land use categories, this meets the social, physical, and economic needs of the Town.
3. To provide a spatial distribution of the various land uses that results in a compatible relationship and arrangement between existing and proposed land uses.
4. Protection of the environment and the natural resource base of the Town.

5. The proper distribution of the various land uses as they relate to transportation and public utility systems in order to assure the economical provision of public services.
6. To accommodate a broad range of new residential development with a physical environment that is healthy, safe, convenient, and attractive, while attaining the projected growth of the Town.
7. Establishment of new industrial and commercial sites, while preserving and complimenting the existing industrial and commercial sites.
8. Preservation of open space to enhance the overall quality of the environment.
9. Preservation of the remaining primary environmental corridor lands in the Town and, to the greatest extent practicable, to preserve the remaining secondary environmental corridor lands and isolated natural resource areas in the Town in order to maintain the overall quality of the environment; to protect opportunities for recreational and educational activities; to avoid serious environmental and development problems.
10. Preservation of economically viable agricultural lands within the Town and to preserve the rural character of the farming areas.
11. The attainment of good soil and water conservation practices to reduce water runoff, control erosion and prevent surface water and groundwater contamination.

### Balancing of Planning Standards

In applying the planning standards and preparing the Town of Oconomowoc Comprehensive Development Plan, it should be recognized that it is unlikely that the Plan can meet all of the standards completely. It should also be recognized that some objectives are complementary, with the achievement of one objective supporting the achievement of others. Conversely, some objectives may be conflicting, requiring reconciliation through consensus building and/or compromise.

For example, as part of the planning process, the objectives of preserving agricultural and other open space lands must be balanced with the need to convert certain lands to urban use in support of the orderly growth and development of the Town.

Most of the development objectives, principles, and standards were incorporated without significant change from the set of planning objectives, principles, and standards included in the adopted design year 2035 Regional Land Use Plan.

## **PLANNING OBJECTIVES, PRINCIPLES AND STANDARDS**

### **Agricultural, Natural and Cultural Resources Objective No. 1**

A spatial distribution of the various land uses, which maintains biodiversity and which will result in the preservation and sustainable use of the natural resources of the Town.

#### **Environmental Corridors and Isolated Natural Resource Areas**

##### ***Principle***

To preserve sufficient high-quality open spaces for protection of the underlying natural resources base and enhancement of the social and economic well being and environmental quality of the area. The preservation of environmental corridors and isolated natural resource areas in essentially natural, open use yields many benefits, including recharge and discharge of groundwater; maintenance of surface water and groundwater quality; attenuation of flood flows and flood stages; maintenance of base flows of streams and watercourses; reduction of soil erosion; abatement of air and noise pollution; provision of wildlife habitat; protection of plant and animal diversity; protection of rare and endangered species; maintenance of scenic beauty; and provision of opportunities for recreational, educational, and scientific pursuits. Conversely, since some environmental corridors and isolated natural resource areas are poorly suited for urban development, their preservation can help avoid serious and costly development problems while protecting the Town's most valuable natural resources.

Ecological balance and natural beauty are important determinants of a community's ability to provide a pleasant and habitable environment for all forms of life and to maintain social and economic well being. The primary and secondary environmental corridors and isolated natural areas are a composite of the best individual elements of the natural resource base. These elements include lakes, rivers, streams, floodlands and wetlands; woodlands; wildlife habitat areas; rugged terrain consisting of slopes 12% or greater; wet, poorly drained or organic soils; and significant geological formations. Preservation of environmental corridors contributes to the maintenance of ecological balance and natural beauty, and the economic well-being of the town planning area. By protecting these elements of the natural resource base, flood damage can be reduced, soil erosion abated, water supplies protected, air cleansed, wildlife population enhanced and continued opportunities provided for scientific, educational and recreational pursuits.

Environmental corridors are elongated areas in the landscape which contain concentrations of natural resource features (lakes, rivers, streams, and their associated shorelands and floodlands; wetlands; woodlands; prairies; wildlife habitat areas; wet, poorly drained, and organic soils; and rugged terrain and high-relief topography) and natural resource-related features (existing park and open space sites; potential park and open space sites; historic sites; scenic areas and vistas; and natural areas and critical species habitat sites). Primary environmental corridors include a variety of these features and are at least 400 acres in size, two miles long, and 200 feet in width. Secondary environmental corridors also contain a variety of these features and are at least 100 acres in size and one mile in length. Isolated natural resource areas are smaller concentrations of natural resource features that are

physically separated from the environmental corridors by intensive urban or agricultural uses; by definition, such areas are at least five acres in size and 200 feet in width.

**Standards**

- a. Primary environmental corridors should be preserved in natural, open uses.
- b. Secondary environmental corridors and isolated natural resource areas should be preserved in essentially natural, open uses to the extent practicable, as determined in county and local plans.

Uses considered compatible with both planning standards relating to the preservation of environmental corridors and isolated natural resource areas are indicated in Table II-10.

**Table II-10**

**GUIDELINES FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS**

Component Natural Resource and Features within Environmental Corridors <sup>a</sup>	Permitted Development										Recreational Facilities (see General Development Guidelines below)					Rural Density Residential Development (see General Development Guidelines below)	
	Transportation and Utility Facilities (see General Development Guidelines below)					Recreational Facilities (see General Development Guidelines below)					Hard-Surface Courts	Playfields	Parking	Buildings			
	Streets and Highways	Utility Lines and Related Facilities	Engineered Stormwater Management Facilities	Engineered Flood Control Facilities <sup>b</sup>	Trails <sup>c</sup>	Picnic Areas	Family Camping <sup>d</sup>	Swimming Beaches	Boat Access	Ski Hills					Golf		
Lakes, Rivers, and Streams	-- <sup>e</sup>	-- <sup>f,g</sup>	--	-- <sup>h</sup>	.i	--	X	X	X	--	--	--	--	--	--	--	--
Shoreland	X	X	X	X	X	X	X	X	--	X	X	X	X	X	X	X <sup>j</sup>	--
Floodplain	-- <sup>k</sup>	X	--	--	X <sup>n</sup>	X	X	X	--	X	X	X	X	X	X	X <sup>l</sup>	--
Wetland <sup>m</sup>	-- <sup>k</sup>	X	--	--	X	--	--	X	--	--	--	--	--	--	--	--	--
Wet Soils	X	X	X	X	X	--	--	X	--	X	X	X	X	X	--	--	--
Woodland	X	X	X <sup>p</sup>	--	X	X	--	X	X	X	X	X <sup>p</sup>	X				
Wildlife Habitat	X	X	X	--	X	X	--	--	X	X	X	X	X	X	X	X	X
Steep Slope	X	X	--	--	-- <sup>q</sup>	--	--	--	--	X <sup>r</sup>	X	X	X	X	--	--	--
Prairie	--	-- <sup>g</sup>	--	--	-- <sup>q</sup>	--	--	--	--	--	--	--	--	--	--	--	--
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	--
Historic Site	--	-- <sup>g</sup>	--	--	-- <sup>q</sup>	--	--	--	--	--	--	--	--	X	X	--	--
Scenic Viewpoint	X	X	--	--	X	X	--	--	--	X	X	X	X	X	X	X	X
Natural Area or Critical Habitat Site	--	--	--	--	-- <sup>q</sup>	--	--	--	--	--	--	--	--	--	--	--	--

NOTE: An "X" indicates that facility development is permitted within the specified natural resource feature. In those portions of the environmental corridors having more than one of the listed natural resource features, the natural resource feature with the most restrictive development limitation should take precedence.

## General Development Guidelines

- Transportation and Utility Facilities: All transportation and utility facilities proposed to be located within the important natural resources should be evaluated on a case-by-case basis to consider alternative locations for such facilities. If it is determined that such facilities should be located within natural resources, development activities should be sensitive to, and minimize disturbance of, these resources, and, to the extent possible following construction, such resources should be restored to preconstruction conditions.

The above table presents development guidelines for major transportation and utility facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

- Recreational Facilities: In general, no more than 20 percent of the total environmental corridor area should be developed for recreational facilities. Furthermore, no more than 20 percent of the environmental corridor area consisting of upland wildlife habitat and woodlands should be developed for recreational facilities. It is recognized, however, that in certain cases these percentages may be exceeded in efforts to accommodate needed public recreational and game and fish management facilities within appropriate natural settings

The above table presents development guidelines for major recreational facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

- Residential Development: Limited residential development may be accommodated in upland environmental corridors, provided that buildings are kept off steep slopes. The maximum number of housing units accommodated at a proposed development site within the environmental corridor should be limited to the number determined by dividing the total corridor acreage within the site, less the acreage covered by surface water, floodplains and wetlands, by five. The permitted housing units may be in single-family or multi-family structures. When rural residential development is accommodated, conservation subdivision designs are strongly encouraged to locate development outside the corridor while maintaining an overall development density of no more than one dwelling per five acres.

Single-family development on existing lots of record should be permitted as provided for under county or local zoning at the time of adoption of the land use plan.

- Other Development: In lieu of recreational or rural density residential development, up to 10 percent of the upland corridor area in a parcel may be disturbed in order to accommodate urban residential, commercial, or other urban development under the following conditions: 1) the area to be disturbed is compact rather than scattered in nature; 2) the disturbance is located on the edge of a corridor or on marginal resources within a corridor; 3) the development does not threaten the integrity of the

remaining corridor; 4) the development does not result in significant adverse water quality impacts; and 5) development of the remaining corridor lands is prohibited by a conservation easement or deed restriction. Each such proposal must be reviewed on a site-by-site basis.

Under this arrangement, while the developed area would no longer be part of the environmental corridor, the entirety of the remaining corridor would be permanently preserved from disturbance. From a resource protection point of view, preserving a minimum of 90 percent of the environmental corridor in this manner may be preferable to accommodating scattered home sites and attendant access roads at an overall density of one dwelling per five acres throughout the upland corridor areas.

- Pre-Existing Lots: Single-family development on existing lots of record should be permitted as provided for under county or local zoning at the time of adoption of the land use plan or on lands with the Primary Environmental Corridor amended through adopted sewer service plans.
- All permitted development presumes that sound land and water management practices are utilized.

Footnotes to Table II-10:

*<sup>a</sup>The natural resource and related features are defined as follows:*

*Lakes, Rivers, and Streams: Includes all lakes greater than five acres in area and all perennial and intermittent streams as shown on U. S. Geological Survey quadrangle maps.*

*Shoreland: Includes a band 50 feet in depth along both sides of intermittent streams; a band 75 feet in depth along both sides of perennial streams; a band 75 feet in depth around lakes; and a band 200 feet in depth along the Lake Michigan shoreline.*

*Floodplain: Includes areas, excluding stream channels and lake beds, subject to inundation by the 100-year recurrence interval flood event.*

*Wetlands: Includes areas that are inundated or saturated by surface water or groundwater at a frequency, and with a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.*

*Wet Soils: Includes areas covered by wet, poorly drained, and organic soils.*

*Woodlands: Includes areas one acre or more in size having 17 or more deciduous trees per acre with at least a 50 percent canopy cover as well as coniferous tree plantations and reforestation projects; excludes lowland woodlands, such as tamarack swamps, which are classified as wetlands.*

*Wildlife Habitat: Includes areas devoted to natural open uses of a size and with a vegetative cover capable of supporting a balanced diversity of wildlife.*

*Steep Slope: Includes areas with land slopes of 12 percent or greater.*

*Prairies: Includes open, generally treeless areas, which are dominated by native grasses; also includes savannas.*

*Park: Includes public and nonpublic park and open space sites.*

*Historic Site: Includes sites listed on the National Register of Historic Places. Most historic sites located within environmental corridors are archeological features such as American Indian settlements and effigy mounds and cultural features such as small, old cemeteries. On a limited basis, small historic buildings may also be encompassed within delineated corridors.*

*Scenic Viewpoint: Includes vantage points from which a diversity of natural features such as surface waters, wetlands, woodlands, and agricultural lands can be observed.*

*Natural Area and Critical Species Habitat Sites: Includes natural areas and critical species habitat sites as identified in the regional natural areas and critical species habitat protection and management plan.*

*<sup>b</sup>Includes such improvements as stream channel modifications and such facilities as dams.*

*<sup>c</sup>Includes trails for such activities as hiking, bicycling, cross-country skiing, nature study, and horseback riding, and excludes all motorized trail activities. It should be recognized that trails for motorized activities such as snowmobiling that are located outside the environmental corridors may of necessity have to cross environmental corridor lands. Proposals for such crossings should be evaluated on a case-by-case basis, and if it is determined that they are necessary, such trail crossings should be designed to ensure minimum disturbance of the natural resources.*

*<sup>d</sup>Includes areas intended to accommodate camping in tents, trailers, or recreational vehicles, which remain at the site for short periods of time, typically ranging from an overnight stay to a two-week stay.*

*<sup>e</sup>Certain transportation facilities such as bridges may be constructed over such resources.*

*<sup>f</sup>Utility facilities such as sanitary sewers may be located in or under such resources.*

*<sup>g</sup>Electric power transmission lines and similar lines may be suspended over such resources.*

*<sup>h</sup>Certain flood control facilities such as dams and channel modifications may need to be provided in such resources to reduce or eliminate flood damage to existing development.*

*<sup>i</sup>Bridges for trail facilities may be constructed over such resources.*

*<sup>j</sup>Consistent with Chapter NR 115 of the Wisconsin Administrative Code.*

*<sup>k</sup>Streets and highways may cross such resources. Where this occurs, there should be no net loss of flood storage capacity or wetlands. Guidelines for mitigation of impacts on wetlands by Wisconsin Department of Transportation facility projects are set forth in Chapter Trans 400 of the Wisconsin Administrative Code.*

*<sup>l</sup>Consistent with Chapter NR 116 of the Wisconsin Administrative Code.*

*<sup>m</sup>Any development affecting wetlands must adhere to the water quality standards for wetlands established under Chapter NR 103 of the Wisconsin Administrative Code.*

*<sup>n</sup>Only an appropriately designed boardwalk/trail should be permitted.*

*<sup>o</sup>Wetlands may be incorporated as part of a golf course, provided there is no disturbance of the wetlands.*

*<sup>p</sup>Only if no alternative is available.*

*<sup>q</sup>Only appropriately designed and located hiking and cross-country ski trails should be permitted.*

*<sup>r</sup>Only an appropriately designed, vegetated, and maintained ski hill should be permitted.*

*Source: SEWRPC and Waukesha County*

## **Other Environmentally Sensitive Areas**

### ***Principle***

Care in locating urban and rural development in relation to other environmentally sensitive areas can help to maintain the overall environmental quality of the County and to avoid developmental problems.

### ***Standards***

- a. Small wetlands, woodlands, and prairies not identified as part of an environmental corridor or isolated natural resource area should be preserved to the extent practicable, as determined in county and local plans.
- b. All natural areas and critical species habitat sites identified for preservation in the Regional Natural Areas and Critical Species Habitat Protection and Management Plan should be preserved.
- c. One hundred-year recurrence interval floodlands should not be allocated to any development, which would cause or be subject to flood damage; and no unauthorized structure should be allowed to encroach upon and obstruct the flow of water in perennial stream channels and floodways.
- d. Urban and rural development should be directed away from areas with steep slopes (20% or greater) or with seasonally high groundwater one foot or less from the surface.
- e. Land use patterns should be designed to discourage development of below grade structures on soils with seasonally high groundwater less than 3 feet from the surface. The intent is to allow development on these marginal soils, providing below grade structures (including basements) maintain a minimum of one foot separation from the seasonally high groundwater level.

## **Restoration/Enhancement of Natural Conditions**

### ***Principle***

The restoration of unused farmland and other open space land to more natural conditions, resulting in the re-establishment or enhancement of wetlands, woodlands, prairies, grasslands, and forest interiors, can increase biodiversity and contribute to the overall environmental quality of the Town by providing additional functional values as set forth in Objective No. 1 above.

### ***Standard***

- a. Carefully planned efforts to restore unused farmland and other open space land to more natural conditions should be encouraged.

## **Agricultural, Natural and Cultural Resources Objective No. 2**

The Preservation of Prime Agricultural Land.

### **Agricultural Land**

#### ***Principle***

The preservation of productive prime agricultural land is important for meeting future needs for food and fiber. Agricultural areas, in addition to providing food and fiber, can provide wildlife habitat and contribute to the maintenance of an ecological balance between plants and animals. Moreover, the preservation of agricultural areas also contributes immeasurably to the maintenance of the scenic beauty and cultural heritage of the County. Maintaining agricultural lands near urban areas can facilitate desirable and efficient production-distribution relationships, including community-supported agriculture operations.

The preservation of agricultural lands can maximize return on investments in agricultural soil and water conservation practices; and minimizes conflicts between farming operations and urban land uses.

#### ***Standard***

Prime agricultural lands in the Town of Oconomowoc, uses a modified definition as detailed in the Waukesha County Comprehensive plan and includes those lands in agricultural use, unused/open lands and primary/secondary environmental corridor or isolated natural areas within a 5 square mile contiguous area (including adjacent counties) that meet all of the following criteria: 1) is outside of any planned sewer service area boundary; 2) 75% is agricultural or open/unused land use; 3) 50% is Class I or Class II soils which meet Natural Resources Conservation Service standards; and 4) 75% consists of land ownership parcels of 35 acres or more.

This standard is a modification of the standard used to prepare the Development Plan for Waukesha County in 1996. The standard in the 1997 Development Plan read “Prime agricultural lands in Waukesha County includes those lands in agricultural use which meet the following criteria: 1) the farm unit must be at least 35 acres in area; 2) at least 50 percent of the farm unit must be covered by soils which meet Natural Resources Conservation Service standards for National prime farmland; and 3) the farm unit must be located within a block of farmland at least five square miles in size”. The definition used in 1997 became difficult to map using land information system technology. As a result, the Agriculture, Natural and Cultural Resources Element Subcommittee of the Comprehensive Development Plan Advisory Committee at their August 3, 2005 meeting approved the modification of the standards used for the delineation of prime agricultural lands. The modified standards can be mapped using land information system technology. In general, the modified standards produced the same map results used in the 1997 Development Plan.

The Town of Oconomowoc then added to this definition to include any parcel exceeding ten (10) acres in size that was adjacent to a parcel included in the above definition. Therefore, any parcel exceeding ten (10) acres in size and lying adjacent to lands meeting the new definition are now included as prime agricultural land. This was important to eliminate scattered large lot development in the Town of Oconomowoc.

The standard utilized in the identification of prime agricultural lands in the design year 2010 regional land use plan, including the criterion indicating that the farm unit be located within a block of farmland at least 100 acres in size, and the criterion indicating that at least 50 percent of the farm unit must be covered by Class I, Class II, or Class III soils was, to a large extent, based upon criteria utilized in the identification of farmland preservation areas in county farmland preservation plans completed within the Region in the early 1980s, including the Waukesha County Agricultural Land Preservation Plan. The 100-acre minimum combined farmland area was chosen for such plans because it was consistent with the State's minimum acreage planning criterion for farmland preservation areas under Wisconsin's Farmland Preservation Program. This relatively small area would enable the largest number of farmers to qualify for tax credits under the State Farmland Preservation Program.

While the recognition in a land use plan of smaller blocks of farmland may enable a larger number of farmers to qualify for tax credits, the maintenance of long-term agricultural use within such smaller blocks in an urbanizing region such as Southeastern Wisconsin has proven to be very difficult. Among those reasons frequently cited to explain that difficulty is the following:

1. Relatively large blocks of farmland are necessary to support such agriculture-related businesses as distributors of farm machinery and parts and farm supplies. Scattered, relatively smaller blocks of farmland do not provide the critical mass necessary for such agribusiness support enterprises. Consequently, farmers remaining in such smaller blocks must travel ever-increasing distances for support services.

2. In many cases, smaller blocks of farmland are merely remnants of formerly larger blocks, which have been subject to intrusion by urban residential development. This intrusion has resulted in significant urban-rural conflicts, including problems associated with the objection by residents of urban-type land subdivision developments to odors associated with farming operations; to the use of fertilizers, herbicides and pesticides, and other agriculturally related chemicals; to the noise associated with the operation of farm machinery during the early and late hours of the day; and to the movement of large farm machinery on rural roads being used increasingly for urban commuting.
3. For most farming enterprises, the economies of scale require relatively large tracts of land, frequently involving many hundreds of acres. The breakup of large blocks of farmland by urban intrusion makes it more difficult for farmers to assemble such larger tracts either through ownership or rental arrangements. Tract assembly is thus complicated by scattered field locations, resulting in costly and inconvenient related travel distances and, therefore, in unproductive time and higher fuel consumption.
4. In agricultural communities on the fringe of urbanizing areas, there is often a declining interest among the next generation of farmers to continue farm operations. This is particularly true where alternative land uses are perceived to be available. This phenomenon is reinforced by the rigors of day-to-day farm life when compared with urban lifestyles.

The criterion specifying that prime agricultural lands include those areas where 50 percent or more of the farm unit is covered by soils meeting U. S. Natural Resources Conservation Service standards for National prime farmland or farmland of Statewide importance was valid when the first county farmland preservation plans were prepared in the early 1980's. Inclusion of soils of statewide importance, or Class III soils, in the standard was appropriate even though such soils may have had marginal crop production value because a high proportion of the farms within the County then were dairy operations. Dairy operations can be viable even though a relatively large portion of the farm unit may be covered by Class III soils because such soils are suitable for grazing, production of animal feed crops, and the use of cover crops related to the dairy operations. However, increased specialization of farm operations, and loss of smaller "family" farms and dairy farms in Waukesha County has now raised questions concerning continued utilization of farmland of statewide importance, or Class III soils, as a criterion in the identification of prime agricultural lands within Waukesha County.

Local public officials, farmers, landowners, and soil scientists stated, at meetings held to review the preliminary 1997 Development Plan for Waukesha County land use plan, that lands covered by Class III soils should not be considered as prime farmland. It was noted that such soils in Waukesha County, being excessively wet, droughty or steep, rendering them unsuitable for the production of cash grain crops such as corn or soybeans. Because Class III soils are not as well-suited for intensive cash grain farming as Class I and Class II soils, and because of the significant loss of dairy farm operations within Waukesha County over the past three decades, lands covered by Class III soils no longer have the

same inherent value as an agricultural resource as when dairy farms were prevalent. The criterion for the five square mile farmland block size is not a new criterion. Indeed, the Southeastern Wisconsin Regional Planning Commission utilized the five-square-mile-block criterion in the identification of prime agricultural land under the first-generation, design year 1990, regional land use plan adopted by the Commission in 1966. This criterion was established with direct input from, and utilizing the collective judgment of, University of Wisconsin-Extension agricultural agents working in the Region at that time.

As a practical matter, the application of the “block” standard would involve the delineation of gross areas of at least five square miles containing concentrations of farmland meeting the three criteria cited above. At least 75 percent of the gross area should be comprised of such farmland including adjacent associated environmental corridor lands that occur within the blocks of such farmland.

*Notes: National prime farmland consists of agricultural lands covered by U. S. Natural Resources Conservation Service-designated Class I and Class II soils. Class I soils are deep, well drained, and moderately well drained, nearly level soils with no serious limitation that restrict their use for cultivated crops. Class II soils are generally deep and well drained but may have some limitations that reduce the choice of plants that can be economically produced or require some conservation practices.*

*Farmland of Statewide importance consists of agricultural lands covered by U. S. Natural Resources Conservation Service-designated Class III soils. Class III soils have moderate limitations due to wetness, steepness or drought conditions that restrict the choice of plants or require special conservation practices or both.*

### Agricultural, Natural and Cultural Resources Objective No. 3

The preservation and protection of open space to enhance the total quality of the Town environment, maximize essential natural resource availability, give form and structure to urban development, and provide opportunities for a full range of outdoor recreational activities.

#### **Parks and Recreation**

##### ***Principle***

Open space is the fundamental element required for the preservation and sustainable use of such natural resources as soil, water, woodlands, wetlands, native vegetation, and wildlife; it provides the opportunity to add to the physical, intellectual, and spiritual growth of the population; it enhances the economic and aesthetic value of certain types of development; and it is essential to outdoor recreational pursuits.

### **Standards**

- a. Park and recreation sites providing opportunities for a variety of natural resource-oriented activities and nonresource-oriented outdoor recreation activities should be provided by the Town. The Town should provide a minimum of two (2) community parks having a minimum gross site area of 25 acres. The parks should provide a variety of activities, including but not limited to, soccer fields, softball fields, playground equipment, picnic areas, hiking trails, and general play field areas.
- b. Areas having unique scientific, cultural, scenic, or educational value should not be allocated to any urban or agricultural land uses; adjacent surrounding areas should be retained in open space use, such as agricultural or limited recreational uses.
- c. The Town should acquire or otherwise protect land and establish Greenways along the Ashippun River. For the purposes of this plan, greenways are located along a stream or river and are intended to provide aesthetic and natural resource continuity and often serve as ideal locations for trail facilities.
- d. Public use of outdoor recreational sites promote the maintenance of proper physical and mental health both by providing residents the opportunity to participate in activities that facilitate the maintenance of proper health because of the exercise involved. Well designed and properly located public general use outdoor recreation sites also provide a sense of community, bringing people together for social and economical purposes and contribute to desirability and stability of residential neighborhoods.

### **Agricultural, Natural and Cultural Resources Objective No. 4**

A spatial distribution of land uses and specific site development designs which protects or enhances the surface and ground water resources of the County.

### **Principle**

Information regarding existing and potential surface and ground water quality and quantity conditions is essential to any comprehensive land use and natural resource planning program. The existing quality condition of the surface and ground water resource provides important baseline data. The potential condition becomes the goal upon which planners and resource managers target their land use efforts.

### **Standards**

- a. Potentially contaminating land uses should not be located in areas where the potential for groundwater contamination is the highest.
- b. Storm water management planning should seek to meet the potential biological use objectives of the streams in the Town.

*Notes: The Wisconsin Department of Natural Resources (DNR) is required, under Wisconsin Statutes and the State Water Resources Act of 1965, to establish a set of water use objectives and supporting water quality standards applicable to all surface waters of the state. The type of aquatic community a particular surface water resource is capable of supporting is represented by the biological use objectives. The potential biological use*

*of streams indicates the biological use or trout stream class a stream could achieve if it was well managed and pollution sources were controlled.*

*The Wisconsin Department of Natural Resources (DNR) has established Administrative Code NR 140 to establish groundwater quality standards for substances detected in or having a reasonable probability of entering the groundwater resources of the state; to specify scientifically valid procedures for determining if a numerical standard has been attained or exceeded; to specify procedures for establishing points of standards application, and for evaluating groundwater monitoring data; to establish ranges of responses the department may require if a groundwater standard is attained or exceeded; and to provide for exemptions for facilities, practices and activities regulated by the department.*

- c. Land use development patterns and practices should be designed to preserve important groundwater recharge areas and should support maintaining the natural surface and groundwater hydrology to the extent practicable.
- d. Storm water management planning should seek to encourage ground water recharge to maintain the natural groundwater hydrology.

Notes: As of the writing of this Plan, the Southeastern Wisconsin Regional Planning Commission is engaged in the preparation of a Regional Water Supply Plan. The recommendations contained in the plan may be incorporated into future amendments to this Comprehensive Development Plan for the Town of Oconomowoc.

#### Agricultural, Natural and Cultural Resources Objective No. 5

A spatial distribution of the various land uses which maintains biodiversity and clean air and will result in the protection and wise use of the natural resources of the Town, including its soils, nonmetallic minerals, rivers/streams, groundwater, wetlands, woodlands, prairies, and wildlife.

#### **Principle**

The proper allocation of uses to land can assist in maintaining an ecological balance between the activities of man and the natural environment.

#### **1. Soils**

#### **Principle**

The proper relation of urban and rural land use development to soil types and distribution can serve to avoid many environmental problems, aid in the establishment of better settlement patterns, and promote the wise use of an irreplaceable resource.

#### **Standards**

- a. Urban development, particularly for residential use, should not be located in areas covered by soils identified in the detailed operational soil survey as having severe limitations for such development.

- b. Unsewered suburban residential development should not be located in areas covered by soils identified in the detailed operational soil survey as unsuitable for such development.
- c. Rural development, including agricultural and rural residential development, should not be located in areas covered by soils identified in the detailed operational soil survey as unsuitable for such uses.
- d. Urban and rural development should be directed away from areas, with steep slopes (20% or greater) or with seasonally high groundwater one foot or less from the surface.
- e. Land use patterns should be designed to discourage development of below grade structures on soils with seasonally high groundwater less than 3 feet from the surface. The intent is to allow development on these marginal soils, providing below grade structures (including basements) maintain a minimum of one foot separation from the seasonally high groundwater level.

## **2. Nonmetallic Minerals**

### ***Principle***

Nonmetallic minerals, including sand and gravel, dimensional building stone, and organic materials, have significant commercial value and are an important economical supply of the construction materials needed for the continued development of the Town, County and the Region and for the maintenance of the existing infrastructure. Development of lands overlying these resources and urban development located in close proximity to these resources may make it impossible to economically utilize these resources in the future and thus may result in shortages and concomitant increases in the costs of those materials, which would ultimately be reflected in both consumer prices and in the community tax structure.

### ***Standard***

All known economically viable nonmetallic mineral deposits should be protected and preserved and only utilized for specific (large) projects where trucking costs would make it non-economical to transfer material from other pre-existing quarry sites. Mining sites in the Town should only be permitted as a last possible alternative.

## **3. Clean Air**

### ***Principle***

Air is a particularly important determinant of the quality of the environment for life, providing the vital blend of oxygen and other gases needed to support healthy plant and animal life. Air, however, contains pollutants contributed by both natural and human sources which may be harmful to plant and animal life, that may injure or destroy such life, and that may severely damage personal and real property.

### ***Standards***

- a. Encourage a centralized land use development pattern to minimize automobile travel and related air pollutant emissions.

- b. Encourage protection of existing woodlands, wetlands, and prairies to enhance atmospheric oxygen supply levels.

**Land Use Allocation Objective No. 1:**

To balance the allocation of space to the various land use categories in order to meet the physical, social and economic needs of the Town of Oconomowoc.

**Principle** - The planned supply of land set aside for any given use shall approximate the known and anticipated demand for that use through the Year 2035.

**Standard** - The amount of land set aside for accommodating forecast growth in the Town of Oconomowoc study area.

**Standards**

- a. For each additional 100 dwelling units to be accommodated within the Town at each urban residential density, the following amounts of residential and related land should be allocated:

Residential Density	Residential Area (Net Area)		Residential Area Plus Supporting Land Uses (Gross Area)	
	Acres Per 100 Dwelling Units	Dwelling Units Per Acre	Acres Per 100 Dwelling Units	Dwelling Units Per Acre
High-Density Urban	8	12.5	13	7.7
Medium-Density Urban	23	4.3	32	3.1
Low-Density Urban	83	1.2	109	0.9
Rural-Density	500	0.2	588	0.17

- b. For each additional 1,000 persons to be accommodated within the Town, at least nine (9) acres should be set aside in other local/public parks.

**Land Use Development Objective No. 2**

A spatial distribution of the various land uses, which will result in a convenient and compatible arrangement of land uses.

**Principle**

The proper allocation of uses to land can avoid or minimize hazards and dangers to health, safety, and welfare and maximize amenity and convenience in terms of accessibility to supporting land uses.

**Standards**

- a. Urban high and medium-density residential uses should be located within neighborhood and other planning units which are served with centralized public sanitary sewerage and water supply facilities and contain, within a reasonable

- walking and bicycling distance necessary supporting local service uses, such as park, commercial, and elementary-school facilities.
- b. Mixed-use development designs should be used, as appropriate, to accommodate urban land uses that are compatible and complementary in the vicinity of each other. Mixed-use development may consist of residential and compatible business uses together.
  - c. To the extent practicable, residential and employment-generating land uses should be located so as to provide opportunities for living in close proximity to work.
  - d. Residential development should be located in such a way as to minimize conflicts attendant to dust, odors, and noise associated with farming activity that may arise when residences are located in the vicinity of agricultural operations. Rural residential development should also be located in such a way as to minimize impacts on the natural resource base including wildlife habitat.

### Land Use Spatial Distribution Objective No. 3:

A spatial distribution of various land uses which is available to the supporting transportation, utility and public facility systems in order to assure the most economic provision for those services.

#### ***Principle***

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

#### ***Standards***

- a. Urban development should be located and designed so as to maximize the use of existing transportation and utility systems.
- b. The transportation system should be located and designed to serve not only all land presently devoted to urban development but to land planned to be used for such urban development.
- c. The transportation system should be located and designed to minimize the penetration of existing and planned residential neighborhood units by through traffic.
- d. Transportation terminal facilities, such as off-street parking, off-street truck loading, and public transit stops, should be located in proximity to the principal land uses to which they are accessory.
- e. Land developed or planned to be developed for urban high- and medium-density residential use should be located in areas serviceable by an existing or planned public sanitary sewerage system and preferably within the gravity drainage area tributary to such a system.
- f. Land developed or planned to be developed for urban high-, medium-, and low-density residential use should be located in areas serviceable by an existing or planned public water supply system.

- g. Land developed or planned to be developed for urban high, medium- density residential and commercial use should be located in areas serviceable by existing or planned public transit facilities.
- h. Mixed use development should be encouraged to accommodate multi-purpose trips, including pedestrian trips, as a matter of convenience and efficiency.
- i. In the absence of public sanitary sewer service, onsite sewage disposal systems should be utilized only in accordance with the following:
  - 1. Onsite soil absorption sewage disposal systems should be sited and designed in accordance with Chapter Comm 83 of the *Wisconsin Administrative Code*.
  - 2. The use of onsite sewage disposal systems should be limited to the following types of development:
    - Rural density residential development.
    - Sub-urban density residential development, limited, however, to areas already committed to such use through subdivision plats or certified surveys.
    - Urban land uses, which may be, required in unsewered areas limited to agriculture businesses, communication facilities, utility installations, public institutional uses and park and recreation sites.
  - 3. New urban development served by onsite sewage disposal systems in areas planned to receive sanitary sewer service is discouraged. Where such development is permitted, it should be designed so that the public and private costs of conversion to public sanitary sewer service are minimized.
  - 4. For a private sewage system serving multiple buildings located on a separate property and owned by multiple owners, the private sewage system must be owned and maintained by a governmental entity or agency. For condominium private sewage systems serving multiple units/buildings, owned by multiple owners and located on the same property as the unit/building, the owner/association must accept responsibility for the operation and maintenance of the private sewage system and have the local municipality provide written acceptance of this responsibility should the owner/association fail to do so.

#### Land Use Development Objective No. 4

The development and preservation of residential areas within a physical environment that is healthy, safe, convenient, and attractive.<sup>1</sup>

#### **Principle**

Residential development in the form of planned residential neighborhoods can provide a desirable environment for families as well as other household types; can provide efficiency in the provision of neighborhood services and facilities; and can foster safety and convenience.

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<sup>1</sup> *This objective does not address sub-urban density residential development (between 0.2 and 0.6 dwelling units per acre) since new sub-urban density residential development would be limited to that which is already committed in subdivision plats and certified surveys.*

## **Standards**

- a. Urban high-, medium-, and low-density residential neighborhoods should be designed as cohesive units properly related to the larger community of which they are a part. Such neighborhoods should be physically self-contained within clearly defined and relatively permanent recognizable boundaries, such as arterial streets and highways, major park and open space reservations, or significant natural features, such as rivers, streams, or hills. Desirably, the neighborhoods should contain enough area to provide the following: housing for the population served by one elementary school and one neighborhood park; an interconnected internal street, bicycle-way, and pedestrian system which provides multiple opportunities for access and circulation; and those community and commercial facilities necessary to meet the day-to-day living requirements.<sup>2</sup>
- b. Desirably, urban residential neighborhoods should accommodate a mix of housing sizes, structure types, and lot sizes, resulting in an overall density that is within the planned density range for each neighborhood.
- c. Conservation subdivision design concepts should be incorporated into high-, medium- and low-density neighborhoods, as appropriate.<sup>3</sup>
- d. To the extent practicable, efforts directed at the conservation and renewal of existing residential areas should be undertaken on a neighborhood basis and should seek to preserve those cultural features, which contribute to the promotion of neighborhood identity within the larger urban complex.

## **Principle**

Residential development in mixed-use settings can provide a desirable environment for a variety of household types seeking the benefits of proximity to places of employment as well as civic, cultural, commercial, and other urban amenities. Examples of mixed-use settings include dwellings above the ground floor of commercial uses and residential structures intermixed with, or located adjacent to, compatible commercial, institutional, or civic uses.

## **Standards**

- a. Opportunities should be provided for residential dwellings—particularly in the medium- and high-density range—within a variety of mixed-use settings.
- b. Residential uses should be integrated into, or located in close proximity to, major economic activity centers.

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<sup>2</sup> *Neighborhood sizes envisioned under these standards are as follows: high-density—160 acres; medium-density—640 acres; and low-density—2,560 acres. As a practical matter, smaller household sizes and the attendant lower neighborhood population levels often require that an elementary school or retail and service area be provided to serve two or more contiguous neighborhoods, rather than a single neighborhood.*

<sup>3</sup> *Conservation subdivision designs generally involve locating dwelling units in clusters surrounded by open space, thereby achieving the desired density for the site on an overall basis. The layout of individual lots and supporting streets is done in a manner that preserves the most significant existing natural resource features to the extent practicable. In a rural setting, conservation subdivisions can include agricultural lands as part of the open space area that is planned to be preserved.*

**Principle**

Residential development in a rural setting can provide a desirable environment for households seeking proximity to open space.

**Standards**

- a. The Town comprehensive land use plan seeks to maintain the rural character of lands located in the Town.
- b. Continued agricultural and other open space uses are encouraged in such areas.
- c. Where residential development is to be accommodated, an overall density of no more than one dwelling unit per five acres should be maintained. The use of residential cluster designs, with homes developed in clusters surrounded by agriculture or other open space sufficient to maintain the maximum recommended density of no more than one home per five acres, is encouraged. Although there are areas within the Town rural areas where higher densities are permitted and in some instances encouraged.
- d. A development density of no more than one home per five acres in rural areas is recommended to help accomplish the following:
  - Minimize traffic volumes on rural highways and the need to widen highways beyond two lanes.
  - Preserve natural drainage systems insofar as possible and minimize drainage problems and the need for stormwater management facilities.
  - Preserve open space and rural character, especially through the use of cluster design, to accommodate residential development while avoiding “wall to wall” residential subdivisions.
  - Minimize the risks to the groundwater supply and quality, which the widespread use of onsite sewage treatment and wells at higher densities may pose in the long term.
  - Minimize the risks to the groundwater supply and quality, which the widespread use of onsite sewage treatment and wells at higher densities may pose in the long term.
  - Preserve, through careful design, the overall integrity of the rural landscape, including environmental corridors and wildlife habitat areas.
  - Minimize the loss of farmland covered by agricultural soils classified as Class I and Class II soils.

**Land Use Development Objective No. 5**

Provide for the preservation, development, and redevelopment of a variety of suitable industrial and commercial sites both in terms of physical characteristics and location.

**Principle**

The production and sale of goods and services are among the principal determinants of the level of economic vitality in any society; the important activities related to these functions require areas and locations suitable to their purposes.

## Standards

- a. Industrial, retail, and office uses should meet the following standards:
  1. Available adequate water supply, sanitary sewer service (desirable), stormwater drainage facilities, and power supply.
  2. Ready access to the arterial street and highway system.
  3. Adequate on-street and off-street parking (may not be directly on-site but within vicinity) and loading areas.
  4. Provision of properly located points of ingress and egress appropriately controlled to prevent congestion on adjacent arterial streets.
  5. Site design emphasizing integrated nodes or centers, rather than linear strips.
  6. Site design appropriately integrating the site with adjacent land uses.
  
- b. In addition, major centers accommodating industrial, retail, and office development should meet the following standards:
  - a. Served by rapid and express transit service.
  - b. Access within two miles of the freeway system.
  - c. Access to a transport-corporate airport within a maximum travel time of 30 minutes (major office and industrial development).<sup>5</sup>
  - d. Reasonable access through appropriate components of the transportation system to railway and seaport facilities, consistent with the requirements of the industries concerned (major industrial development).
  - e. Residential uses appropriately integrated into, or located in proximity to, the major center.

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<sup>4</sup> A major economic activity center is defined as a concentrated area of commercial and/or industrial land having a minimum of 3,500 total employees or 2,000 retail employees. Major economic activity centers are further classified according to the following employment levels, recognizing that a major economic activity center may meet more than one of the indicated thresholds:

Major industrial center: A major economic activity center that accommodates at least 3,500 industrial employees.

Major office center: A major economic activity center that accommodates at least 3,500 office employees.

Major retail center: A major economic activity center that accommodates at least 2,000 retail employees.

General-purpose major center: A center that qualifies as a major economic activity center having total employment of at least 3,500, but does not meet any of the above individual thresholds for an industrial, office, or retail center.

It should be recognized that major industrial, office, and retail centers generally encompass a mix of uses. A major industrial center may accommodate offices, service operations, and research facilities in addition to manufacturing, wholesaling, and distribution facilities. A major retail center may accommodate office and service uses in addition to retail operations. The mix of uses extends to residential uses—which should be integrated into, or provided in close proximity to, major economic activity centers, as those centers develop or are re-developed.

<sup>5</sup> A transport-corporate airport is defined as an airport that is intended to serve business and corporate jets as well as virtually all small single- and twin-engine general aviation aircraft. Existing and proposed transport-corporate airports in the Region are identified in the regional airport system plan, documented in SEWRPC Planning Report No. 38 (2nd Edition), A Regional Airport System Plan for Southeastern Wisconsin: 2010, November 1996.

## Land Use Development Objective No. 6

The conservation, renewal, and full use of existing urban areas of the Town.

### ***Principle***

The conservation and renewal, as appropriate, of existing urban areas can enhance their viability and desirability as places to live, work, recreate, and participate in cultural activities. Such efforts, along with infill development on vacant land within existing urban service areas, serves to maximize the use of existing public infrastructure and public service systems and can moderate the amount of agricultural and other open space land converted to urban use to accommodate growth in the county and regional population and economy.

### ***Standards***

1. Existing urban areas should be conserved and renewed, as appropriate.
2. To the extent practicable, the additional urban land necessary to accommodate growth in the regional population and economy should be met through the renewal or redevelopment as appropriate of older, underutilized urban areas that are in need of revitalization and through the infilling of undeveloped land within existing urban service areas.

## Transportation Objective No. 1

A multi-modal transportation system which, through its location, capacity, and design, will effectively serve the existing regional, County and Town land use patterns and promote the implementation of the Town comprehensive development plan, meeting and managing the anticipated travel demand generated by the existing and proposed land uses.

### ***Principle***

An integrated multi-modal local and regional transportation system connects major land use activities within the Town and adjacent communities, providing the accessibility essential to the support of these activities. The transportation system should provide higher accessibility to areas recommended for development and redevelopment, and lower accessibility to areas not recommended for development.

### ***Standards***

- a. The transportation system should be consistent with and serve to support, and promote the implementation of the comprehensive development plan.
  1. Higher relative transportation accessibility should be provided to areas recommended for development than to areas not recommended for development;
  2. Improvements in accessibility should be provided to areas recommended for development rather than to areas not recommended for development.

## Transportation Objective No. 2

A multi-modal transportation system, which provides appropriate types of transportation, needed by all residents of the Town at an adequate level of service; provides choices among transportation modes; and provides inter-modal connectivity.

### ***Principle***

A multi-modal regional transportation system is necessary to provide transportation service to all segments of the population and to support and enhance the economy and quality of life. The arterial street and highway system serving personal travel by automobile and freight travel by truck is, has been, and will likely continue to be the dominant element of the transportation system carrying over 90 percent of total daily travel, and serving the overwhelming majority of the population. However, there are substantial reasons for a multi-modal regional transportation system, including public transit and bicycle-pedestrian elements. Moreover, in the most heavily traveled corridors, public transit and bicycle and pedestrian facilities can alleviate peak travel loadings on highway facilities and the demand for land for parking facilities. Also, a multi-modal transportation system can support and enhance the quality of life and economy by providing a choice of modes.

### ***Standards***

- a. Local Streets — The primary function of the local street is to provide direct traffic access to abutting lands and to direct said traffic to collector or arterial streets.
- b. Collector Streets — The primary function of a collector street is to collect traffic from local streets and convey it to arterial streets or highways.
- c. Arterial Streets — The primary function of arterial streets is to provide for the expeditious movement of through traffic into, out of, and within the community. Where possible, arterial streets should not be located within existing or proposed residential areas.

Streets and highways in the town should be improved to the level of service outlined above and to accommodate the traffic generated. Transportation facilities, such as off-street parking and off-street truck loading, should be located in close proximity to the commercial or industrial land uses to which they are accessory. Bicycle and pedestrian paths may be provided as a part of an overall system plan and be designed in conformance with generally accepted and contemporary standards and guidelines.

## Community Facilities Objective No. 1

To provide police, fire and other emergency service facilities necessary to maintain high-quality protection throughout the Town.

### ***Principle***

The adequacy of police, fire and other emergency protection in the Town is dependent upon the relationship between the distribution of land uses and the location of facilities available to serve those uses.

### ***Standard***

The future placement and current use of emergency service facilities needs to be coordinated to optimize emergency response times and to eliminate overlap of service areas and equipment.

## Housing Objective No. 1

The provision of an adequate stock of decent, safe, and sanitary housing to meet the Town's total housing requirement and, as components of that requirement, the effective market demand and true housing need.

### ***Principle***

Slightly increase the total number of households within the Town as a result of new household formations and net in-migration of additional households as well as changing size and composition of existing households. New centers of employment, which accommodate industrial, retail, service, governmental, or other uses, may also prompt the need for additional employee housing.

### ***Standards***

- a. The supply of vacant and available housing units should be sufficient to maintain and facilitate ready housing consumer turnover. Rental and homeowner vacancy rates at the Town level, if possible, should be maintained at a minimum of 4 percent and a maximum of 6 percent for rental units and a minimum of 1 percent and a maximum of 2 percent for homeowner units over a full range of housing types, sizes, and costs.
- b. The supply of sound housing units should be provided through the working of the private housing sector to the maximum extent possible, with continued assistance, incentives, and cooperation by various Federal, State, and local governmental agencies rendered as necessary.
- c. A sufficient supply of new housing should be made available within reasonable proximity to new employment centers. To meet this standard, additional housing at a rate of 75 housing units per 100 new jobs should be provided within a six-mile one-way travel distance of such employment centers.

## Housing Objective No. 2

The provision of adequate locational choice of housing.

### ***Principle***

The Southeastern Wisconsin Region provides a wide variety of employment, educational, cultural, and recreational facilities. Adequate choice in the size, cost, and location of housing units will facilitate the opportunity for all households to utilize and enjoy these facilities. Geographic distribution and price level variety of housing units can also assist in reducing economic and racial imbalances and equalize fiscal disparities and services differences among communities within the Region.

### ***Standard***

With new commercial and industrial development, the Town should ensure that a broad range of housing styles, types and price ranges are provided so as to provide opportunities to minimize geographic imbalances between job and residence locations. In so doing, the Town should examine both its range of housing stock and its range of jobs, with a view toward ensuring that the price range of the existing and planned housing stock compares favorably with the income range of the workers in those jobs.

## Chapter 3

# Agricultural, Natural and Cultural Resources

## Chapter 3

### **AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES**

#### **INTRODUCTION**

This chapter of the plan presents an inventory and analysis of the agricultural, natural and cultural resource base of the Town of Oconomowoc. Included is descriptive information pertaining to climate, air quality, physiography, bedrock geology, topography, soils, groundwater resources, surface-water resources, wetlands, woodlands, natural areas and critical species habitat sites, park and open space sites, environmental corridors, historic and cultural resources and agricultural lands.

#### **NATURAL RESOURCE BASE**

The natural resource base of the Town, defined herein as the surface waters, wetlands, woodlands, wildlife, and soils, are vital elements to its economic development and to its ability to provide a pleasant and habitable environment for human life. Therefore, a careful evaluation and analysis of the capabilities of this resource base to support various kinds of land use development is important to a sound local planning effort. Land and water resources are limited and subject to misuse through improper land use development. Such misuse may lead to severe developmental and environmental problems, which may be difficult and costly to correct, and may lead to the general deterioration and even destruction of the resource base itself. Intelligent selection of the most desirable land use pattern must, therefore, be based in part upon a careful assessment of the natural resource base. A sound and meaningful planning effort must therefore acknowledge that natural resources are limited, and that urban development should be consistent with sound management of the natural resources so that serious and costly environmental problems can be avoided.

#### **Soils**

Soil properties exert a strong influence on the manner in which man uses land. Soils are an irreplaceable resource, and mounting pressures upon land are constantly making this resource more and more valuable. A need exists, therefore, in any land use planning effort to examine not only how land and soils are presently used, but also how they can be best managed for future use. Physical properties and limitations exhibited by the soils within the Town of Oconomowoc are a key consideration to be utilized for an effective planning program. Development should only be permitted where suitable soils are demonstrated to exist and where the long-term suitability for the uses proposed can be supported. At the same time these sensitive soils, if developed, will contribute to a loss of ground water recharge, groundwater pollution or unnecessary drainage of wetlands and can be protected through sound land use planning practices. The maps which are inventoried show those areas of the Town of Oconomowoc that exhibit soils with severe limitations for onsite sewage disposal systems and those areas which exhibit good agricultural suitability characteristics, i.e., prime agricultural soils as well as well-drained soils of state-wide significance. Generally, the soils,

which are not suitable for onsite sewage disposal systems are located in wetland complexes both adjacent to water bodies or in isolated conservancy areas and have severe and very severe limitations for septic tank use. 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 subject to periodic flooding or surface ponding. The southern half of the Town of Oconomowoc generally has Fox and Casco type soils which are well drained, sandy, gravelly soils which in accordance with the current COMM 83 standards are acceptable for on-site sewage disposal systems. It should be further noted, that the U.S.D.A. has rated many of these permeable soils with an unsuitable rating for onsite sewage disposal systems because of their permeability being too fast to effectively attenuate the contamination of septage. All these characteristics are detrimental to development for urban use and particularly to residential use utilizing septic tanks for sewage disposal. However, the Department of Commerce amended the sanitary code (Comm 83) as it relates to septic systems. In 2003, Comm 83 allowed A+4 systems, which require only four (4) inches of suitable soil below the "A" horizon. In most cases the "A" horizon is only 8 – 12 inches in depth. Therefore, areas that could not accommodate private on-site waste disposal systems in the past are now able to support the new A+4 systems. Given the minimum standards of the A+4 systems, it is extremely difficult to map those areas only able to accommodate the A+4 systems.

In the absence of centralized public water supply system within the Town individuals must rely on shallow wells for a potable water supply. These types of wells are recharged from rainfall and runoff and subject to contamination from local sources. Urban development utilizing onsite sewage disposal systems may, if poorly planned and located, result not only in surface water pollution but in groundwater pollution and contamination of individual shallow wells, which can cause serious public health hazards.

In 1963, to assess the significance of the diverse soils found in Southeastern Wisconsin, the Southeastern Wisconsin Regional Planning Commission negotiated a cooperative agreement with the U. S. Department of Agriculture, Soil Conservation Service (SCS), now known as the Natural Resources Conservation Service (NRCS), under which detailed operational soil surveys were completed for the entire Region. The results of the soil surveys have been published in SEWRPC Planning Report No. 8, Soils of Southeastern Wisconsin and subsequently updated in by the NRCS, 2003. These soil surveys have resulted in the mapping of the soils within the area, including the Town of Oconomowoc, in great detail. At the same time, the surveys have provided definitive data on the physical, chemical, and biological properties of the soils and, more importantly, have provided interpretations of the soil properties for planning, engineering, agricultural, and resource conservation purposes.

### **Suitability for Agriculture**

In order to lend uniformity to the identification of productive farmlands throughout the nation, the U. S. Department of Agriculture, Soil Conservation Service, established a soil classification system under which soils are categorized relative to their agricultural productivity. The two most highly productive soils are categorized as either National prime farmland or as farmland of Statewide significance (Map C). National prime farmland is defined as land that is well suited for the production of food, feed, forage, fiber, and oilseed crops, with the soil quality, growing season, and moisture supply needed to produce

economically sustained high yields of crops when properly treated and managed. Farmland of statewide importance includes land in addition to national prime farmland, which is of statewide importance for the production of food, feed, fiber, forage, and oilseed crops.

Analysis of the soils in general in the Town, indicates approximately 25 percent of the land in the Town is covered by soils that are classified as hydric or poorly drained soils (Map D). The hydric soils are generally located along river/stream systems and for the most part are scattered throughout the Town. Most of the areas with slopes in excess of 12 percent are generally not good for agricultural production. Class 1 and Class II soils are generally considered prime for agricultural productivity. In an analysis of the vacant parcels in the Town of Oconomowoc, it appears the areas containing Class I and II soils are located in the northern portion of the Town, roughly that area north of C.T.H. K. Although, few farmers remain in the Town, the amount of area being farmed is a large percentage (51%).

### **Suitability for Development**

The primary soil features that present potential limitations for land development, including depth to water table and bedrock and steep slopes are shown on Map E. The soil features are presented for planning purposes only. Detailed on-site soil analysis is necessary to validate site conditions. Hydric soils generally have seasonal depth to water table of 1 foot or less and are capable of supporting wetland vegetation. Poorly drained soils have seasonal depth to water table of 3 feet and are concentrated on the eastern part of Waukesha County where many of the soils have high clay content, often causing a perched water table condition. Shallow water table conditions risk groundwater contamination from on-site septic systems and could cause wetness problems for dwellings with basements. Shallow bedrock conditions pose higher construction costs for basements and also risk groundwater contamination from on-site septic systems because of the lack of a filtering soil layer. Steep slopes represent possible increased grading costs and higher risks for soil erosion during land development activities. Note that steep slopes are scattered throughout the Town with the highest elevations near the northeast corner of the Town.

Lot size is known to have a significant affect on soil limitations in the Town of Oconomowoc. The soil properties concerned are such that septic tank systems require a larger filter field and therefore a larger lot. Prudence would also dictate that if onsite sewage disposal systems are to be used as a permanent means of sewage disposal, the lot size were large enough to permit construction of a replacement filter field in the event of system failure. Thus, the Town has pursued a policy of permitting residential development, on lots ranging in size from 30,000 square feet to 1.5 acres.

As a part of the planning program for the Town of Oconomowoc, detailed soils maps were examined. These maps depict the severe and very severe limitations of soils for residential development served by onsite soil absorption sanitary sewage disposal systems (septic tanks) on lots less than an acre in size and on lots one acre or more in size, as well as showing the particular limiting characteristics of the soil - i.e., slow permeability, high groundwater, shallow bedrock, flooding potential, and steep slopes.

Most of the existing urban development in the southeast corner of the Town is located within the Town of Oconomowoc Utility District No.1. Sanitary sewer is provided to a small area on or around Okauchee Lake. It is anticipated that as more sewer recs become available, additional areas will be added to the Utility District. The Town also has two (2) sanitary districts located near Lac La Belle. Mary Lane Sanitary District is located on the south side of Lac La Belle and services the southwestern portion of the Town. Blackhawk Sanitary District is located on the east side of Lac La Belle, along Blackhawk Drive.

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

### **Surface Waters**

The entire Town of Oconomowoc is located in the Rock River Basin. A comprehensive watershed plan has not been completed for the basin. Lake plans have been completed for several of the Lakes in the Town of Oconomowoc.

### **Lakes**

Inland lakes contribute to the community's environmental health in many ways. They add to the atmospheric water supply through evaporation; provide a suitable environment for desirable and sometimes unique plant and animal life; provide the population with an opportunity for certain scientific, cultural and educational pursuits; constitute prime recreational areas; provide a desirable aesthetic setting for certain types of land use development; store and convey flood waters; and provide a source of water. According to the 1995 SEWRPC Land Use Inventory, the Town of Oconomowoc has 2,220 acres of surface water (Map F), which is second only to Muskego in Waukesha County.

Lac La Belle is located in the southwesterly portion of the Town and has a surface area of 1,164 acres, with approximately 9% of the lake area having a depth of 3 feet or less, 70% having a depth ranging from 3 to 20 feet, and 21% having a depth over 20 feet. The maximum depth of Lac La Belle is 45 feet. Lac La Belle has a total Shoreline of approximately 9.5 miles, with the shoreline shared with the City of Oconomowoc and Village of Lac La Belle.

Okauchee Lake is located in the southeast corner of the Town of Oconomowoc and has an area of 1,187 acres with a maximum depth of 94 feet. There are approximately 12.8 miles of shoreline, some of which is located in the Town of Merton. Ashippun Lake is located in the central portion of the Town and has a total area of 84 acres with a shoreline of 1.5 miles and a maximum depth of 40 feet. It should be noted that a large wetland complex is located northwest of Ashippun Lake. The Monterey Mill Pond is located in the north central portion of the Town and has a total area of 28 acres with a shoreline of approximately 2.6 miles with

57% of the total lake area having a depth under 3 feet and a maximum depth of 8 feet. There are numerous and scattered glacial and pothole lakes throughout the northern portion of the town with sizes ranging under 1/2 acre to 31 acres.

### **Streams and Watersheds**

There are 5 named streams and sub-watersheds located in the Town of Oconomowoc (Map G). The northerly portion of the Town lies within the Ashippun River Watershed which is 9.5 miles in total length, the west central area of the Town is located in the Lac La Belle Watershed, and the southwest corner of the Town is in the Lower Oconomowoc River Watershed, the south central portion of the Town is within the Rosenow Creek Watershed and the southerly and easterly portions of the Town of Oconomowoc lie within the Okauchee Lake Watershed. These Watersheds are all part of the Oconomowoc River system which passes through a number of communities and has a total length of 14.3 miles in Waukesha County and which creates 2 impoundments within the Township. Rosenow Creek is also a significant river system having 3.6 miles and entering the Oconomowoc River system at Lac La Belle. A small portion of the south central area of the Town is within the Fowler Lake Watershed, whose shorelines are within the city limits of the City of Oconomowoc (Map \_\_\_).

The Town contains a large area of floodlands. These are located throughout the Town along the river systems and around the lakes. These floodlands encompass an area of about 3,834 acres, or 18.3 percent of the total area of the Town. These streams and lakes have been designated by the Regional Planning Commission as part of the environmental corridors and, consequently, preservation of these lands in essentially natural, open uses with ultimate public acquisition is recommended.

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

## **GROUND WATER RESOURCES**

Groundwater is a vital natural resource of Waukesha County, which not only sustains lake levels and wetlands and provides the perennial base flow of the streams, but also is a major source of water supplies. In general, Waukesha County has an adequate supply of groundwater to support its growing population, agriculture, commerce, and a viable, diverse industry. However, overproduction and water shortages may occur in areas of concentrated development and intensive water demand, especially in the sandstone aquifer and in selected areas served by the shallow aquifers. The amount, recharge, movement, and discharge of the groundwater is controlled by several factors, including precipitation, topography, drainage, land use and soil limitations.

In 2002, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) published Technical Report 37 entitled, Groundwater Resources of Southeastern Wisconsin. The Report provided baseline information regarding groundwater availability and use in southeastern Wisconsin.

### **Groundwater Aquifers**

Groundwater occurs within three major aquifers that underlie Waukesha County. From the land's surface downward, they are: 1) the sand and gravel deposits in the glacial drift; 2) the shallow dolomite strata in the underlying bedrock; and 3) the deeper sandstone, dolomite, siltstone, and shale strata. Because of their proximity to the land's surface and hydraulic interconnection, the first two aquifers are commonly referred to collectively as the "shallow aquifer," while the latter is referred to as the deep aquifer. Within most of the County, the shallow and deep aquifers are separated by the Maquoketa shale, which forms a relatively impermeable barrier between the two aquifers. This shale layer is not located in the Town of Oconomowoc and is primarily located in the eastern portion of Waukesha County.

### **Groundwater Use**

In 2003, the Wisconsin Legislature passed the Groundwater Protection Act (Act 310) which sets new standards and conditions for approval of high capacity wells by the Department of Natural Resources (DNR) and other requirements for the management of the use of groundwater. Under Act 310, groundwater management areas were established in Southeastern and Northeastern Wisconsin, most notably Waukesha and Brown Counties, respectively. Those areas were designated as such because declining groundwater levels have become a chronic concern.

### **Groundwater Availability**

Recharge to groundwater is derived almost entirely from precipitation. Much of the groundwater in shallow aquifers originates from precipitation that has fallen and infiltrated within a radius of about 20 or more miles from where it is found. The deeper sandstone aquifers are recharged by downward leakage of water through the Maquoketa Formation from the overlying aquifers or by infiltration of precipitation in western Waukesha County

where the sandstone aquifer is not overlain by the Maquoketa Formation and is unconfined. On the average, precipitation annually brings about 32 inches of water to the surface area of the County. It is estimated that approximately 80 percent of that total is lost by evapotranspiration. Of the remaining water, part runs off in streams and part becomes groundwater. It is likely that the average annual groundwater recharge to shallow aquifers is 10 to 15 percent of annual precipitation.

Groundwater quality conditions can, through improper construction or management, be impacted by such sources of pollution on the surface as infiltration of storm water runoff, landfills, agricultural fertilizer, pesticides, manure storage and application sites, chemical spills, leaking surface or underground storage tanks, and onsite sewage disposal systems. The potential for groundwater pollution in the shallow aquifer is dependent on the depth to groundwater, the depth and type of soils through which precipitation must percolate, the location of groundwater recharge areas, and the subsurface geology. The Town of Oconomowoc exhibits a high potential for contamination of groundwater in the shallow glacial drift and Niagara aquifers.

Compared to the deep aquifer, the shallow aquifers are more susceptible to pollution from the surface because they are nearer to the source in terms of both distance and time, thus minimizing the potential for dilution, filtration, and other natural processes that tend to reduce the potential detrimental effects of pollutants. Isolated cases of contamination have been identified in portions of Waukesha County. Such problems can often be traced to runoff pollution sources, septic system discharges, and chemical spills or leakage.

In the Town of Oconomowoc, as well as, the far western portion of the County, there is no confining impermeable layer of rock between the glacial drift and the sandstone aquifer. This is cause for concern in planning for the future development of the Town. Urban development adversely affects both the quantity and quality of recharge water, especially where the aquifer is overlaid by outwash, end moraine, or other highly permeable glacial material. An increase in the area of impervious surfaces such as pavement affects the recharge of the sandstone aquifer by diverting larger amounts of precipitation into surface drainage courses as runoff, rather than allowing it to percolate into the ground.

### **Water Supply Planning**

In January 2005, the Southeastern Wisconsin Regional Planning Commission announced that it has initiated the conduct of a regional water supply study for the Southeastern Wisconsin Region. That study will lead to the preparation and adoption of a regional water supply system plan. The preparation of the regional water supply plan represents the third, and final, element of the SEWRPC regional water supply management program. The first two elements, comprising the development of basic groundwater inventories and the development of a groundwater simulation model for the Southeastern Wisconsin Region, were completed previously.

The regional water supply plan is intended to include the following major components:

- Development of water supply service areas and of forecast demands for water use.
- Development of recommendations for water conservation efforts to reduce water demand.
- Evaluation of alternative sources of supply, culminating in identification of recommended sources of supply for each service area and in recommendations for development of the basic infrastructure required to deliver that supply.
- Identification of groundwater recharge areas to be protected from incompatible development.
- Specification of any new institutional structures found necessary to carry out the plan recommendations.
- Identification of any constraints to development levels in sub areas of the Region that may emanate from water supply sustainability concerns.

The regional water supply plan will be based upon a design year of 2035. It is expected that the regional water supply plan will be completed by the end of 2007, with plan adoption and documentation following early in 2008.

### **Topography**

The elevations above mean sea level in the Town of Oconomowoc as shown on Map H, range from the lowest elevations of 770-780 feet above mean sea level in the southeast corner of the Town (near Point Drive) to the highest elevations of 1060 to 1070 feet above mean sea level in the Kettle Moraine Estates area (Section 19).

### **Suitability for Nonmetallic Mining**

The Town of Oconomowoc had a large supply of sand, gravel, and stone. Most of the areas containing the sand and gravel are smaller areas scattered around the Town. Currently, the Town of Oconomowoc does not contain any active quarry sites. However, there may be isolated projects (such as State DOT projects), which could require some smaller mining operations in the Town of Oconomowoc.

### **Significant Geological Sites**

A survey of scientifically and historically important bedrock geological sites in Southeastern Wisconsin was conducted by Dr. Joanne Klussendorf of the University of Illinois-Champaign-Urbana and Dr. Donald G. Mikulic of the Illinois State Geological Survey. Based on published literature, library archives of manuscripts, letters and unpublished reports, field notes and maps of earlier geologists and new field examinations, a list of significant geological sites known to have existed over the last 150 years, was compiled. The report identified no significant geological sites in the Town of Oconomowoc.

## **ENVIRONMENTAL CORRIDORS**

Environmental Corridors are linear areas in landscape that contain concentrations of high-quality, high-value elements of the natural resource base (Map I). These resource elements include lakes; streams and rivers; wetlands; woodlands; prairies; wet, poorly drained and organic soils; wildlife habitat areas; and high relief topography. These environmental corridors are generally located along rivers and streams and surround the major water bodies within the Town of Oconomowoc. The Environmental Corridors contain most of the best remaining woodlands, wetlands, wildlife habitats, flood lands, and steep-sloped areas. Environmental Corridors serve to maintain a high level of environmental quality in the Town and will avoid the creation of problems such as flood damage, wet basements, and failing septic systems and damage to the environmental qualities of that natural resource base. Environmental Corridors are broken down into three (3) categories; Primary Environmental Corridors, Secondary Environmental Corridors and Isolated Natural Resource Areas.

Primary Environmental Corridors are at least 400 acres in size, two (2) miles in length, and 200 feet in width. Secondary Environmental Corridors are at least 100 acres in size and one mile in length. Secondary Environmental Corridors usually connect larger areas of Primary Environmental Corridors. Smaller concentrations of natural resources areas that are separated from Primary and Secondary Environmental Corridors, which are at least five (5) acres in size, are identified as Isolated Natural Resource Areas. Environmental corridors can further be classified into two categories, lowland corridors (conservancy) or upland corridors. A comparison of the two types of corridors suggest that lowland corridors (wetlands and floodplain) make up about 3,639 acres (99% of the environmental corridor area) and upland corridors, usually wooded areas, contains 31 acres (>1% of the environmental corridor area) (See Map J). The Environmental Corridors should, to the maximum extent practicable, be preserved in essentially open spaces for resource preservation and limited recreational purposes.

Southeastern Wisconsin as a whole does not have an overabundance of natural assets relative to other areas of the State and, therefore, there is an almost critical need to maintain the integrity of the remaining primary environmental corridors. A total of approximately 3,670 acres of environmental corridor, or about 18 percent of the total area of the Town, are recommended to be preserved and protected in an essentially open natural state.

For the most part there are two (2) major areas of primary environmental corridors in the Town. The first is located along the Oconomowoc River, Rosenow Creek and around Lac La Belle. Second area spans across the Town along the Ashippun River corridor. Although the map shows environmental corridor around Okauchee Lake, much of the corridor around the lake has been severely disturbed.

While this plan recommends the protection of environmental corridors and isolated natural resource areas, it recognizes that certain development may be accommodated in such areas without jeopardizing their overall integrity. The plan recognizes that certain transportation and utility uses may of necessity have to be located within such areas and that limited residential and recreational uses may be accommodated in such areas. Guidelines pertaining to such development within environmental corridors are presented in Table II-10, contained

in the planning standards section in Chapter 2. Under these guidelines, residential development in environmental corridors would be limited to upland environmental corridors at an overall density of no more than one dwelling unit per five acres. Conservation subdivision designs are strongly encouraged where such rural density residential development is accommodated.

Under the comprehensive plan, the existing (year 2000) configuration of environmental corridors and isolated natural resource areas would be modified slightly. These modifications include minor deletions attendant to prior local commitments documented in adopted sewer service area plans, along with certain additions. The additions include currently farmed floodplains adjacent to existing environmental corridors within planned urban service areas that may be expected to revert to more natural conditions over time and become part of the corridor.

### **Natural Areas and Critical Species Habitat Sites**

Natural areas were classified based upon the natural area classification system developed by the Wisconsin Department of Natural Resources. Three classification categories are used: NA-1, natural areas of Statewide or greater significance, which contain nearly complete and relatively undisturbed plant and animal communities, which are believed to resemble closely those of presettlement times; NA-2, natural areas of countywide or regional significance, which contain native biotic communities judged to be of lower than NA-1 significance, either because of evidence of a limited amount of human disturbance or because of limited size; and NA-3, natural areas of local significance, which have been substantially altered by human activities, but which provide refuge for native plant and animal species that no longer exist in the surrounding area because of land uses and associated activities.

As of 1994, there are seven (7) natural areas identified in the Town of Oconomowoc (Map K). Of the seven (7) sites identified: two (2) are classified as an NA-II sites and five (5) are classified as an NA-III sites. It is recommended that these areas be preserved and protected to the greatest extent possible through acquisition by public agencies and non-profit conservation organizations or where developed through protective zoning ordinances or conservation easements.

### **Wetlands**

Wetlands perform an important set of natural functions, which make them particularly valuable resources lending to overall environmental health and diversity. Some wetlands provide seasonal groundwater recharge or discharge. Those wetlands that provide groundwater discharge often provide base flow to surface waters. Wetlands contribute to the maintenance of good water quality, except during unusual periods of high runoff following prolonged drought, by serving as traps, which retain nutrients and sediments, thereby preventing them from reaching streams and lakes. They act to retain water during dry periods and hold it during flooding events, thus keeping the water table high and relatively stable. They provide essential breeding, nesting, resting, and feeding grounds and predator escape cover for many forms of fish and wildlife. These attributes have the net effect of improving general environmental health; providing recreational, research, and educational

opportunities; maintaining opportunities for hunting and fishing; and adding to the aesthetics of an area. Wetlands also support a wide variety of desirable and sometime unique plant and animal life; trapping and storing plant nutrients and runoff, thus reducing the rate of enrichment of surface water and obnoxious weed and algae growth; contributing to atmospheric oxygen and water supply and stormwater runoff and floodwater impoundment and storage.

Wetlands pose severe limitations for urban development. In general, these limitations are related to the high water table, and the high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils. These limitations may result in flooding, wet basements, unstable foundations, failing pavements, and failing sewer and water lines. Moreover, there are significant and costly onsite preparation and maintenance costs associated with the development of wetland soils, particularly in connection with roads, foundations, and public utilities. Wetlands existing in 2000 are shown on Map L, covering 2,880 acres scattered throughout the Town.

According to the 2000 SEWRPC Land Use Inventory, there are 2,880 acres of Wetlands in the Town of Oconomowoc. This is a decrease of only 1.25 acres or .04 percent since 1990. Three large wetland areas exist in the Town of Oconomowoc. One (1) east of S.T.H. "67", north of C.T.H. "CW" and one (1) west of Highway "P". A large wetland complex also exists northwest of Ashippun Lake, east of the Monterey Mill Pond and adjacent to the Ashippun River. The other large wetland complex in the Town of Oconomowoc is along the Oconomowoc River, just east of the City of Oconomowoc and north of the Village of Oconomowoc Lake. Other smaller wetland complexes exist within the Ashippun River, Rosenow Creek and Oconomowoc River Watersheds along with other isolated wetlands within the Town (See Map L). It should be noted in evaluating the land use inventories that the amount of wetlands in the Oconomowoc Township has been reduced from 3,076 acres to 2,946 acres or approximately 130 acres between 1963 and 1985. These losses are principally related to the inventories being done by photometric methods, which may have classified the wetland areas as farmland or surface water during high groundwater conditions. Some of the loss of wetlands may have been attributed to the old Town dump north of Lang Road and south of Mc Mahon Road and the Highway "16" construction.

### **Floodlands**

The floodlands of a stream are the wide, gently sloping areas contiguous with and usually lying on both sides of a stream channel. Streams occupy their channels most of the time. However, during even minor flood events, stream discharges increase beyond the capacity of the channel to accommodate the entire flow, especially where urban development increases runoff or alters the stream channel. As a result, stages increase and the river or stream spreads laterally over the floodlands. The periodic flow of a river onto its floodlands is a recurring phenomenon and, in the absence of costly flood control measures, will occur regardless of the extent of urban development in floodlands.

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 would be reached or exceeded in severity on the average of once every

100 years. It should be noted that the 100-year recurrence interval floodland contains within its boundaries the areas inundated by floods of less severe but more frequent occurrence such as every 5, 25, or 50 years. Floodlands are not suited to urban development because of flood hazards, high water tables, and inadequate soils. These areas are, however, generally suitable locations for valuable park and open space areas. Floodlands also provide storage for floodwaters and thereby decrease downstream flood discharges and stages.

General floodlands in the Town of Oconomowoc, delineated by the Southeastern Wisconsin Regional Planning Commission, the Federal Emergency Management Agency, and the Wisconsin Department of Natural Resources, are shown on Map G. The 100-year flood recurrence interval flood hazard area encompasses about 3,418.62 acres or about 16.32 percent of the Town's total land area.

### **Woodlands**

Woodlands assist in maintaining unique natural relationships between plants and animals; reduce stormwater runoff; contribute to the atmospheric oxygen supply; contribute to the atmospheric water supply through transpiration; aide in reducing soil erosion and stream sedimentation; provide the resource base for forest product industry; provide the population with opportunities for scientific, educational and recreational pursuits; provide a desirable aesthetic setting for certain types of land use development.

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

Six significant woodland areas exist in the Town of Oconomowoc, many of which are located within wetland areas. The woodlands are located in Sections 4, 9, 10, 13, 15, 16, 17, 19 and 34. According to the Southeastern Wisconsin Regional Planning Commission, land use inventories between 1963 and 1985, upland woodland areas have actually increased from 626 acres in 1963 to 632 acres in 1985 in the Study Area. The 2000 land use inventory indicates there are 691 acres of woodlands in the Town.

### **Wildlife Habitat**

Wildlife, when provided with a suitable habitat, supplies the population with opportunities for certain scientific, education and recreational pursuits; comprises an integral component of the life systems which are vital and beneficial natural processes, and including the control of harmful insects and other noxious pests; the promotion of plant population; provides food sources, offers an economic resource for recreational industries; and serves as an indicator of

environmental health. Waterfowl are numerous in the area along with deer and other wildlife species, which are present throughout the Town.

### **Outdoor Recreational Uses**

In addition to the basic elements of the underlying and sustaining natural resource base, existing and potential sites having scenic, historic, and recreational value should be considered in any comprehensive land use planning effort. Although these elements are not strictly a part of the natural resource base, they are so closely linked to the underlying resource base that it was considered desirable to include them. Map M presents the location and extent of these additional elements within the Town in graphic form.

In the 1970's, the Waukesha County Park and Planning Commission's staff prepared an Outdoor Recreation Plan for the Town of Oconomowoc. That Plan, assigned an acreage requirement for park categories per 1,000 population and should be evenly distributed throughout the township. The study also indicated that a standard of 10 acres per 1,000 people is used as a basis for evaluating community programs. This acreage standard is distributed among the following types of parks: play lots (1.0 acre per 1,000 persons), playfields (1.5 acres per 1,000 persons), neighborhood parks (2.5 acres per 1,000 persons), and community parks (5 acres per 1,000 persons).

The Town of Oconomowoc contains 1 golf course, the Oconomowoc Golf Club with 168.7 acres. The Department of Natural Resources owns approximately 265 acres of land consisting of principally wetlands and located in the northwest corner of Section 4, containing 82 acres; 74 acres in the west one-half of Section 15; 115 acres in the north portion of Section 16; and 10.9 acres in the southeast corner of Section 29. Generally these areas are used for public open space purposes. The area located in Section 15 in the Town of Oconomowoc also contains a boat launch, which the Waukesha County Park and Planning Department operates. There are other Open Space lands within the Town of Oconomowoc owned by Waukesha County and located in Saddlebrook Farms. The Misty Meadows Homeowners Association and Lakeview Acres Homeowners Association also have private recreational areas for their residents.

The Town of Oconomowoc owns three (3) main parks (Map N). The Mapleton community Center is approximately 24 acres is located in Section 11 and is divided by the Ashippun River. The main facility on the subject property is a Community Hall, which is used for club meetings, activities and community affairs. The park is considered a community park—type as it is not within walking distance of a concentrated population area and most users of the subject property must drive to the site. The park is undergoing major changes with the installation of playground equipment, park benches, picnic tables and potentially a pavilion, grill area and natural area. The Monterrey Park (known as the Soccer Park) is approximately 88.50 acres. The park is leased to the Oconomowoc Soccer Association for soccer activities. The park will eventually be utilized as a multiple use park facility with softball fields, walking trails, playground equipment, etc. The full development of the park will take over ten (10) years. The West Shore Park, which is approximately 43 acres, is located in the southwest ¼ of Section 25. The park contains two (2) large ponds and is a passive type park.

It is used mainly for walking and viewing nature. No plans are proposed for any development of this park and this time.

The Okauchee Lions Club also owns an approximately 14 acre parcel in Section 36 which facilitates large celebrations and carnivals in addition to family picnics and after school ballgames. This park has significance because it is accessible to nearby residents who make up a large majority of the population in the Town of Oconomowoc; it attracts people from outside and attracts people from outside the township as it has good highway access.

School playgrounds as long as playgrounds remain open for public use during non-school year hours; they can be classified as neighborhood parks. The Brown Street School site, which is located in Section 22 contains playground apparatus and grass athletic field. Use of this site is limited due to the location as it is away from the population concentration.

The Okauchee School, which is located on an approximately 8 acre parcel and in Section 35, is in a more populated area and has limited area for recreational needs but can be considered a neighborhood facility. The Town of Oconomowoc must recognize that recreation use is essential to the welfare and happiness of their citizens. Too often recreation is considered less important than other community programs. Lands unsuited for recreation purposes are often devoted to such uses without regard for the impact they may have on recreational needs. This often results in community officials being reluctant to invest additional public funds to upgrade said facilities. The Town of Oconomowoc should address the recreational issues by working with the School District in order to utilize open spaces, which are only available on a limited basis.

## **CLIMATE**

Its midcontinental location gives the Town of Oconomowoc a continental climate that spans four seasons, one season succeeding the other through varying time periods of unsteady transition. Summers, generally the months of June, July, and August, are relatively warm, with occasional periods of hot, humid weather and sporadic periods of cool weather. The cold winter, accentuated by prevailing frigid northwesterly winds, generally spans the months of December, January, and February, but may in some years include parts of November and March. Autumn and spring in the Town are transitional times of the year between the dominant seasons and usually periods of widely varying weather conditions. Temperatures are extremely varied, and long periods of precipitation are common in autumn and spring. Some of the more pronounced weather events include tornadoes and major snowmelt occurrences.

Air temperatures within Waukesha County are subject to extreme seasonal variation. Data on temperature observations in Waukesha County, recorded at the City of Waukesha, indicate variations in temperature from a low in January with a mean daily temperature of 18.7 degrees to a high in July with a mean daily temperature of 71.8 degrees. The growing season, which is defined as the number of days between the last freeze in the spring and the first freeze in the fall, averages about 155 days in Waukesha County. The last freeze in the spring normally occurs during the first two weeks in May and the first freeze in the fall normally occurs in mid-October.

Precipitation in Waukesha County, in the form of rain, sleet, hail, and snow, ranges from gentle showers to destructive thunderstorms. The more pronounced weather events can cause major property and crop damage, inundation of poorly drained areas, and lake and stream flooding. Daily precipitation data for observations recorded at the City of Waukesha record that the total average annual precipitation observed is slightly more than 32 inches, expressed as water equivalent. Monthly averages range from a low of 1.2 inches in February to a high of 3.70 inches in June. Snowfall and sleet averages approximately 41 inches annually, with January receiving the most snow and sleet, at about 11 inches.

Prevailing winds in the Town are northwesterly in the late fall and winter, northeasterly in the spring, and southwesterly in the summer and early fall. Wind velocities are less than five miles per hour (mph) for about 15 percent of the year, between five and 15 mph for about 60 percent of the year, and more than 15 mph for about 25 percent of the year.

## **AIR QUALITY**

The Clean Air Act requires the U.S. Environmental Protection Agency (EPA) to set national ambient air quality standards (NAAQS) for six criteria pollutants (carbon monoxide, lead, nitrogen dioxide, particulate matter, ozone, and sulfur oxides) which are considered harmful to public health and the environment. Areas not meeting the NAAQS for one or all of the criteria pollutants are designated as nonattainment areas by the EPA. In areas where observed pollutant levels exceed the established NAAQS and which are designated as “nonattainment” areas by the EPA, growth and development patterns may be constrained. For example, major sources of pollutants seeking to locate or expand in a designated nonattainment area, or close enough to impact upon it, must apply emission control technologies. In addition, new or expanding industries may be required to obtain a greater than one-for-one reduction in emissions from other sources in the nonattainment area so as to provide a net improvement in ambient air quality. Nonattainment area designation may therefore create an economic disincentive for industry with significant emission levels to locating or expanding within or near the boundaries of such an area. In order to eliminate this disincentive and relieve the potential constraint on development, it is necessary to demonstrate compliance with the NAAQS and petition EPA for redesignation of the nonattainment areas.

The Southeastern Wisconsin Region currently meets all but the ozone NAAQS, and the EPA has designated a single six-county ozone nonattainment area within the Region which is made up of Kenosha, Milwaukee, Ozaukee, Racine, Washington, and Waukesha Counties. Ozone is formed when precursor pollutants, such as volatile organic compounds and nitrogen oxides, react in the presence of sunlight. The ozone air quality problem within the Region is a complex problem because ozone is meteorologically dependant. In addition, the ozone problem in the Region is believed to be attributable in large part to precursor emissions which are generated in the large urban areas located to the south and southeast and carried by prevailing winds into the Region. The ozone problem thus remains largely beyond the control of the Region and State and can be effectively addressed only through a multi-state abatement effort. Over the past decade, the combination of local controls and offsets implemented within and external to the Region, along with national vehicle emissions control requirements have resulted in a significant improvement in ambient air quality within the Region as well as nationally, and projections of future emissions indicate a continued decline in precursor emissions and a continued improvement in air quality.

## **CULTURAL RESOURCES**

Historic sites in the Town of Oconomowoc have important recreational, educational, and cultural value. A variety of inventories and surveys of sites that possess architectural, cultural, and archaeological value have been conducted by the Wisconsin Historical Society and by various units and agencies of government in Waukesha County. Certain sites of known historic significance in Waukesha County are listed on the National Register of Historic Places. In 2005, there were 652 sites listed on the National Register. The Town of Oconomowoc did not have any site listed.

It is important to note that the potential exists for the identification of additional sites of historical significance which either is eligible for listing on the National Register or which are potentially eligible for listing but would require additional evaluation.

## **FIRE PROTECTION**

The Town of Oconomowoc is serviced by four (4) Fire Departments/Districts (Map O). Three (3) of the Fire Departments are voluntary. The Ashippun Fire Department, which serves approximately the northwest ¼ of the Town, the Stonebank Fire Department, which serves the northeast ¼ of the Town and the Okauchee Fire Department, which serves the southeast ¼ of the Town. The City of Oconomowoc Fire Department is Full-time and services the southwest portion of the Town.

## Chapter 4

# Utility and Community Facilities

## Chapter 4

### **UTILITY AND COMMUNITY FACILITIES**

#### **INTRODUCTION**

Chapter 2 of the plan contains a compilation of background information, objectives, principals, standards, policies and recommended programs to guide the future maintenance and development of utilities and community facilities in the Town of Oconomowoc, as required under §66.1001, Wisconsin Statutes.

#### **COMMUNITY FACILITIES AND UTILITIES STRENGTHS.**

- **Waukesha County operates a state of the art central communication center for police, fire, and emergency response**  
All municipalities within Waukesha County have the opportunity to become a part of the County's central communication center for dispatching emergency calls. The ultimate goal is to have all municipalities in the county participate.
- **The Town of Oconomowoc has a full-time police department and is served by Four (4) fire Departments.**  
The Town of Oconomowoc has 13 sworn officers and four (4) fire departments (including Oconomowoc, Okauchee, Ashippun and Stone Bank) that serve the Town. The Waukesha County Sheriffs Department and the Wisconsin State Patrol also provide law enforcement services to the Town of Oconomowoc residents.
- **As an agent for the Department of Commerce, Waukesha County has assured that private sewage systems are properly designed, sited and maintained.**  
The use of private sewage systems provides for development in areas not served by municipal sewer; infill development of vacant lots; returns groundwater to the aquifer; prevents most replacement systems from using sewage holding tanks; and are a cost effective means of providing safe on-site sewage disposal.
- **The Town of Oconomowoc has a well planned sewer service area known as the Town of Oconomowoc Utility District No. 1 and Two (2) Sanitary Districts.**  
This sewer service area allows for higher density development and adequate services for residential and business growth. It also provides needed service to replace failing septic systems around Okauchee Lake. Within the Town of Oconomowoc are two (2) sanitary Sewer Districts. The Blackhawk Sanitary sewer District serves about 55 residents and is located on the east side of Lac La Belle. The Mary Lane Sanitary District serves 212 residents and several businesses and is located on the south side of Lac La Belle.

- **Waukesha County has a nationally recognized recycling program**  
Waukesha County serves as the responsible recycling unit for 25 local government units. Six cities, thirteen villages, and seven towns participate in the Waukesha County Recycling Program.
- **Waukesha County has an excellent public school system and several districts are nationally recognized for their performance**  
Twenty public school districts and 54 private schools within Waukesha County provide K-12 education to over 80,000 students. These exceptional educational institutions are a major reason why families are attracted to Waukesha County. The Town of Oconomowoc is served by two (2) public school districts.
- **Private electric, gas, phone and cable systems are in place to meet projected county growth**  
The intermediate population growth projection for Waukesha County is 446,768 residents by Year 2035. The existing private electric, gas, phone, and cable systems are in place to meet the County's growing population.

## **COMMUNITY FACILITIES AND UTILITIES CONCERNS AND WEAKNESSES.**

- **Concern about new technology private sewage systems that are available**  
New technology is available for alternative on-site wastewater treatment systems (POWTS) to address soil conditions not suitable for in-ground conventional systems. The types of systems available demand that several Waukesha County divisions discuss and cooperate on all levels of land development.
- **Protecting groundwater in the Town of Oconomowoc.**  
The Town of Oconomowoc has no control over the installation of high capacity wells in adjacent communities that may have a negative impact on the groundwater supply in the Town of Oconomowoc.

## **UTILITIES**

### **Telecommunications Service**

In September 2006, SEWRPC adopted a Wireless Antenna Siting and Related Infrastructure Plan for Southeastern Wisconsin. This plan serves as the regional wireless plan for the southeastern Wisconsin region. The intent of the plan is to develop a high level of telecommunications service within the Region to maintain economic competitiveness and to help meet growing needs in such areas as public safety, emergency response, and home health care.

Although there are many telecommunication service providers, there are only a few basic types of communication services. These are: 1) Voice Transmission Services, including "Plain Old Telephone Service" (POTS) cellular wireless, satellite wireless, packet-based telephone networks, and Internet voice services; 2) Data Transmission Services, including the Internet, ATM-Frame Relay, and third generation (3G) cellular wireless networks; 3)

Multimedia Services, including video, imaging, streaming video, data, and voice; and 4) Broadcast Services, including AM/FM terrestrial radio, satellite radio and television, terrestrial radio and television, terrestrial television, and cable television. Currently there are three (3) cellular tower antenna sites in the Town of Oconomowoc (Map P).

### **Wireless (WiFi, WiMAX)**

The first broadband wireless standard that served as an alternative to a wired local area network (LAN) was IEEE 802.11 or wireless fidelity (WiFi). Introduced in 1997, this standard initially utilized the frequency hopping spread spectrum (FHSS) technology operating in the 2.4 gigahertz band. The frequency hopping spread spectrum technology was soon abandoned and replaced with direct sequence spread spectrums (DSSS-IEEE standards 802.11b) or orthogonal frequency division multiplexing (OFDM-IEEE standard 802.11g) for physical layer operation. The 802.11b standard became the popular WiFi for coffee shops, airports, schools, hotels, and other locations where people are on the move. These locations are known as hot spots. The number of WiFi hot spots has grown rapidly in the Region over the last few years. The 802.11b standard has now been superseded by 802.11g, which has connection speeds of up to 54 megabits per second.

A new major IEEE standard 802.16 (WiMAX) is due for release in 2006 in the form of standard 802.16d. WiMAX is an acronym for Worldwide Interoperability for Microwave Access. WiMAX is a long range version of 802.11 WiFi. WiMAX capabilities include extending the range of WiFi from 300 feet to up to 30 miles. WiFi will continue to serve as a low cost, high speed access network for direct interconnection with end users. The higher speed access and wireless services will provide enhanced services for both business development and local government public safety services. WiMAX is well positioned to serve as a backhaul network for localized WiFi access networks.

The proposed telecommunications plan that SEWRPC recommends for the Region consists of two levels of wireless networks—a wireless (WiMAX) backhaul network plan, and a pilot, community level, wireless (WiFi) access network plan. The backhaul network would have the capability to service a multitude of community level access points that would forward data to the backhaul network for cost effective Internet connection.

## **PUBLIC UTILITIES**

### **Sewage Disposal and Water Supply**

Sanitary sewerage and water supply utilities are particularly important to land use planning because the location and density of urban development influences the need for such services and, conversely, the existence of such services influences the location and density of new urban development. The extent and location of areas served by existing sanitary sewerage and water supply utilities are thus important considerations in any land use planning effort. The majority of sewerage and water supply utilities in the County are organized as sewer and water departments of incorporated municipalities, and serve largely those areas within the respective political boundaries of the municipalities. A general pattern of sewer and water service areas following political boundaries rather than natural topographic boundaries, such

as watershed boundaries, exists within the County. Currently, only a portion of the Town of Oconomowoc is served sanitary sewer, known as the Town of Oconomowoc Utility District No. 1 (Map Q). The City of Oconomowoc provides the sanitary sewer service to the Town through a mutual agreement. The Town of Oconomowoc Utility District was completed in two (2) phases. The first phase was installed in 2003 and the second phase was completed in 2007. Approximately 716 residential homes have been connected to the sanitary sewer since its inception. Within the Town of Oconomowoc are two (2) sanitary Sewer Districts. The Blackhawk Sanitary sewer District serves about 55 residents and is located on the east side of Lac La Belle. The Mary Lane Sanitary District serves 212 residents and several businesses and is located on the south side of Lac La Belle.

### **Private Onsite Wastewater Treatment Systems (POWTS)**

The Town of Oconomowoc is regulated by Waukesha County under the authority in Chapter 145.20, State Statute, for the administration of private sewage systems. This responsibility is assigned to the Department of Parks and Land Use, Environmental Health Division, as the government unit that provides assurance of compliance with State Statutes, Administrative Codes and County Ordinance by verification of soil and site conditions, plan review, permit issuance, on-site inspection at time of installation and an enforceable maintenance tracking program. The disposal of domestic and commercial wastewater in the Town of Oconomowoc is mainly handled through the use of individual on-site wastewater disposal systems or otherwise known as septic systems that discharge wastewater to underground drainage fields.

### **Water Supply Facilities**

In 2005, 16 municipal water supply utility systems provided water to about 88 square miles of service area, or about 16 percent of the area of Waukesha County. These systems served a 2005 population of about 234,200 persons, or about 62 percent of the residential population in Waukesha County. Most of the water supply systems in Waukesha County rely on groundwater as the source of supply.

In addition to the 16 municipal water supply systems, there are two additional water service supply systems; the Prairie Village Water Trust and the Ethan Allen School. The Prairie Village Water Trust, located in the Village of North Prairie, serves about 1,600 residents, or approximately 85 percent of the residential population within the Village. This system is classified as “other than municipal, community water systems” by the WDNR. Located in the Town of Delafield, the Ethan Allen School is an institution operated by the Wisconsin Department of Corrections that serves a population of about 750 transient residents. This system is classified as “municipal, community water system” by the WDNR. Neither of these systems is required to provide annual reports to the Public Service Commission of Wisconsin.

In 2005, the total storage capacity for these municipal water systems operating in Waukesha County was approximately 45.8 million gallons, divided among the 40 elevated tanks and standpipes and 43 reservoirs. As the largest water provider, the City of Waukesha Water

Utility maintained six elevated tanks and standpipes and six reservoirs, with a total storage capacity of about 15.3 million gallons. Based on Wisconsin Public Service Commission annual reports for the year 2005, approximately 29.3 million gallons per day of water were pumped for use in the 16 municipal systems concerned. The water use totaled about 25.6 mgd for residential, commercial, industrial, institutional, or other urban uses, with the remaining 3.7 mgd of total pumpage being used for purposes, such as water production and system maintenance, or being unaccounted-for water. Overall, about 13.7 mgd, or about 54 percent of total municipal water used, was for single- and two-family housing units residential purposes; about 8.3 mgd, or about 33 percent, for commercial, multi-family residential, institutional, and miscellaneous uses; and about 2.9 mgd, or about 11 percent, was for industrial uses. The remaining 0.7 mgd, or about 3 percent, was used for other municipal purposes.

Based upon the population served and reported water use, residential water consumption within the seven water supply systems was approximately 72 gallons per person per day in 2005. When accounting for all municipal water uses, the average water consumption was about 134 gallons per person per day. In 2005, the amount of water, which was unaccounted for, ranged from 5 to 15 percent, with an average of 8 percent of the water pumped. This, unaccounted-for water was not included in the computed per capita consumption rates. It should be noted that the residential water use reported by the water utilities excludes that associated with the use of water by multiple-unit dwelling units with a single meter serving three or more units. Those uses are included with commercial water uses. Chapter 3 of this Plan contains a complete discussion of ground and surface water supplies. In the spring of 2008, the "Great Lakes Water Pact" was signed by the State of Wisconsin and other states, which limit the amount of water a municipality, may draw from the Great Lakes.

No residents or developments in the Town of Oconomowoc draw their water resources from the Lake Michigan or the other Great lakes. The Town of Oconomowoc does not provide municipal water service to its residents. Most, of the town's households obtain their water supply from individual wells. The Sunnyfield acres subdivision has a private water trust that serves its residents. Westshore Subdivision also has a private water trust and supplies water to residents in the Westshore Subdivision and the Bay Pointe Condominium development. The City of Oconomowoc has the authority to extend its water service to properties within the Town of Oconomowoc, if it chooses to do so.

### **Radium in the Water Supply**

Over the past few years, naturally occurring radium in groundwater has created some public health concerns. Radium in groundwater is derived from naturally occurring radioactive isotopes radium-226 and radium-228 in certain types of rock. Radium enters groundwater by dissolution of aquifer materials, desorption from rock or sediment surfaces, and ejection from minerals by radioactive decay. The human body metabolizes radium in much the same way that it metabolizes calcium. Ingestion of trace quantities of radium over time will result in an accumulation of radium in the skeleton. Ultimately, the damage from continuous exposure to radium can potentially cause bone and sinus cancer.

A number of water supply systems in Waukesha County exceeded the current five picocuries per liter U.S Environmental Protection Agency (EPA) standard for radium. These water supply systems serve all or parts of the Cities of Brookfield, New Berlin, Pewaukee, and Waukesha and the Villages of Eagle, Mukwonago, Pewaukee, and Sussex. Water-treatment processes such as ion-exchange softening, lime softening, and filtration to remove iron can appreciably reduce radium concentrations in groundwater. Some communities dilute groundwater that contains elevated concentrations of radium by blending it with surface water or groundwater from aquifers with lower radium concentrations. Water softeners, ion exchange, or reverse osmosis water-treatment systems can be installed in the home to reduce radium concentrations.

### **Solid Waste Management**

Solid waste management has become an increasingly important issue of concern to State, County, and local units of government. This concern stems from the growing per capita generation of solid wastes and the heightened public awareness of the need to process and dispose of those wastes in an environmentally sound and cost-effective manner. In 2005, Waukesha County generated 190,432 tons of residential solid waste. Of this total, 67,076 or 35 percent was recycled. The Town of Oconomowoc does not contract with a private waste hauler for removal of residential waste. Residents have a choice of two (2) waste haulers (Waste Management & Veolia) to contract with for removal of their waste.

### **Landfills**

Landfilling is still the primary method of disposal of solid wastes generated in Waukesha County. As of 2006, there were two active, licensed, privately owned and operated sanitary landfills accepting municipal wastes within the county; the Parkview/Orchard Ridge Landfill in Menomonee Falls and the Emerald Park Landfill in Muskego.

The Parkview Landfill, located in the northeastern portion of the Village of Menomonee Falls, is part of an over 700-acre complex. In addition to landfill operations, the complex also serves as a center for hauling operations and contains a yard waste management facility, a commercial materials recycling and recovery facility, a medical waste incinerator, and a chemical waste disposal facility. The Parkview Landfill reached capacity in early 1994; as a result, the Orchard Ridge Landfill, located adjacent to the Parkview Landfill, opened in early 1994. The initial phase of the Orchard Ridge landfill had an estimated life of 10 years. The initial phase of the Orchard Ridge Landfill reached capacity in 2004. The Orchard Ridge Landfill expanded by 75 acres in 2004, with an estimated life of 11 years based on a design capacity of 10,917,662 cubic yards.

The Emerald Park Landfill is part of a 480-acre complex. The Emerald Park Landfill opened in 1994 and began a three-phase expansion in 1996. The Emerald Park Landfill has an estimated life of 10 years.

## **Recycling**

Wisconsin statutes provide for designation of “responsible units” for implementing recycling programs throughout the State. The duties of responsible units include: 1) to develop and implement a recycling or other program to manage the solid waste generated within its region, 2) to submit to the Wisconsin Department of Natural Resources a report setting forth the manner in which the responsible unit intends to implement its program, and 3) to provide information to the DNR on the status of implementation of the program. Waukesha County is a Responsible Unit for recycling for 25 municipalities and receives state grant funding. The total Population served is about 272,000. The remaining 12 municipalities maintain their own Responsible Unit status and receive state funds directly. The Town of Oconomowoc participates in the Waukesha County recycling program. In 2005, the Town of Oconomowoc produced 4,368 tons of solid waste and recycled approximately 1,110 tons or 25 percent.

Waukesha County has operated a processing facility for residential recyclables, the Materials Recycling Facility (MRF), since 1991. The existing facility was enlarged and updated with full paper and container sort lines in 1995. It is a dual-stream MRF, with separation of paper and containers required by residents and haulers. The County hires a private company, currently FCR, Inc., under a multi-year contract to maintain and operate the facility and process and market the recyclables. Under the current contract, the county pays a per ton processing fee and receives 50% of the revenue from sale of recyclables. Annual tonnage processed is about 24,000 tons during one shift, five days per week. An average of 90-100 tons per day of recyclables is delivered by private haulers; approximately 64% paper and 36% bottles and cans by weight.

The 25 participating municipalities are responsible for collection contracts with private haulers to collect recyclables and solid waste. Four municipalities do not have municipal contracts, instead they license haulers to provide collection and residents subscribe directly with a private hauler. Haulers in participating municipalities are directed by contract or license agreement to deliver recyclables to the County Materials Recycling Facility (MRF).

A consultant has been hired in 2007 to conduct a study of long term recycling needs, including recycling processing capacity and system design, comparison of two types of collection and processing systems (existing dual vs. new single stream), per capita generation and population projections, and review of landfill diversion goals in order to increase landfill diversion and position municipalities for increasing landfill costs and reduced capacity in the future.

The study will focus on recycling processing capacity of the existing dual-stream Waukesha County Materials Recycling Facility and the forces pushing new collection and processing systems. The study involves a cost/benefit analysis of single vs. dual stream recycling specific to the county, including collection and processing costs, and its impact on recycling participation. The study will also investigate the feasibility of and identify opportunities and barriers to a new regional recycling processing facility in the Waukesha or Milwaukee area shared by neighboring municipalities.

## **Yard Waste**

Waukesha County owns property in the Town of Genesee that had been mined of gravel and sand by the County and private vendors for several decades. The mining activity had left the property in need of reclamation. To generate enough topsoil to reclaim the site, the County in 2004 initiated operation of a municipal yard waste composting facility. Through a contract with a private vendor, municipalities in the County deliver yard and wood waste to the site. The yard waste material is processed and composted. The compost material is combined with the available subsoil on-site, to create topsoil for final restoration. The project will be completed within a 10- year period. The facility has processed over 6,600 tons of yard waste per year. As of 2005, 13 municipalities have signed agreements to participate in the yard waste composting project. The Town of Oconomowoc owns and operates its own yard waste recycling facility. Town residents can drop off their yard waste for no charge. In addition, the Town provides free wood chips and mulch to its residents. The Town of Oconomowoc also has an agreement with the Village of Lac La Belle for their residents to also use the facility.

## **Stormwater Management**

Municipal stormwater management systems are comprised of facilities that function to provide stormwater drainage, control runoff pollution and downstream flooding, and more recently, to increase infiltration of stormwater. The facilities that perform these functions generally work as part of an integrated system, which ultimately connect to the streams, lakes, ponds, wetlands, and the groundwater system of the study area. Components of a stormwater management system may include subsurface pipes and appurtenant inlets and outlets, streams and engineered open channels, detention basins, retention basins, pumping facilities, infiltration facilities, bioretention and constructed wetlands for treatment of runoff, and proprietary treatment devices based on settling processes and control of oil and grease. Those stormwater practices that are designed to reduce water pollution are called “best management practices” (BMPs) under a variety of state and federal water pollution control regulations.

In Wisconsin, the U.S. Environmental Protection Agency has designated the Wisconsin Department of Natural Resources as the administering authority for the program to regulate stormwater discharges as required under the 1972 Federal Clean Water Act. Under Chapter NR 216 Wisconsin Administrative Code, the Department administers Wisconsin Pollutant Discharge Elimination System (WPDES) permits for discharges from municipal separate storm sewer systems (“MS4 permits”). Under this program, MS4 permits were issued to 32 communities in the county in two phases.

Planning stormwater systems by watershed area has proven to be the most cost-effective way to address stormwater management issues. Land use planning plays a large role in this process because different types of land use generate widely varying quantities and quality of storm water runoff. These facts often create challenges for intergovernmental cooperation since watershed boundaries rarely follow any municipal boundaries. Due to MS4 permits

and the fiscal impacts that stormwater management has on local budgets in general, stormwater planning has become an important function of local governments.

The Town of Oconomowoc is one of the Phase II communities and is working on a stormwater program/plan to address the requirements of NR 216 and the MS4 permit. The Town has conducted an inventory of all existing stormwater facilities and is currently putting together a plan for inspection and evaluating each facility. Steps will then be taken to address each facility and reduce the suspended solids and illicit discharges accordingly. In addition, Waukesha County has combined land use and stormwater planning together with a review of related local regulatory and educational efforts for the purpose of protecting a particular water resource. This is called watershed protection planning. A local example of this type of planning effort is the Pebble Creek Watershed Protection Plan in the Town of Genesee, which was aimed to protect a cold-water stream in the Town of Genesee and the center part of Waukesha County that is experiencing significant development pressures.

### **Public Inland Lake Protection and Rehabilitation Districts**

SEWRPC defines major inland lakes as those with a surface area of 50 acres or larger, a size capable of supporting reasonable recreational use with minimal degradation of the resource. Waukesha County contains all or portions of 33 major lakes of 50 or more acres in size with a combined surface area of approximately 14,000 acres. Under Wisconsin Statute 33.22, public inland lake protection and rehabilitation districts may be created for the purpose of undertaking a program of lake protection and rehabilitation. In 2005, the Town of Oconomowoc contained three (3) lake protection districts (Table IV-1).

Any district organized under state statute 33.22, may have such powers of a town sanitary district. Lake districts also have powers to enter into contracts; own property; disburse funds; and bond, borrow, and/or levy special assessments to raise money. A lake districts specific lake management powers include: 1) study of existing water quality conditions to determine the causes of existing or expected water quality problems, 2) control of aquatic macrophytes and algae, 3) implementation of lake rehabilitation techniques, including aeration, diversion, nutrient removal, dredging, sediment covering, and water drawdown, 4) construction and operation of water level control structures, and 5) control of nonpoint runoff pollution

Management of the affairs of the district is designated to a board of commissioners. The board of commissioners consists of a person appointed by the county board and three owners of property within the district. Members of the board of commissioners serve staggered three-year terms.

## **Lake Associations**

A lake association can be formed when any number of individuals concerned with lake issues decides to organize and deal with them. Many associations incorporate under Chapter 181 Wisconsin Statutes. Associations can be comprised of all or a few people living on a lake and may have members not living on the lake. Membership in associations is rarely mandatory; people may or may not decide to participate. Lake associations are run by officers elected by the membership. Associations use various fund-raising activities and voluntary dues to raise capital for their activities.

**Table IV-1  
LAKE DISTRICTS IN THE TOWN OF OCONOMOWOC: 2005**

<b>District Name</b>	<b>Lake Size</b>
Ashippun Lake Inland Lake Protection and Management District	84 Acres
Lac La Belle Inland Lake Protection and Management District	1164 Acres
Okauchee Lake Inland Lake Protection and Management District	1187 Acres

Source: Wisconsin Lake List, UW-Extension, 2005

## **GAS AND ELECTRIC UTILITIES**

### **We Energies**

We Energies provides natural gas and electric service to most of the Town and to most of Waukesha County. Through expanded power production projects in Port Washington and Oak Creek, We Energies will increase total energy generation from 6,000 megawatts to 8,300 megawatts by 2010. This is crucial since the Region and state are facing an emerging electricity shortage. On average, electricity consumption increases by a rate of 2.5 to 3 percent per year due to population growth, business expansion, and higher usage among all customer segments. Projections show that Wisconsin will require an additional 7,000 megawatts of electricity in 2016 to keep pace with increasing demand. Because other areas of the country are facing the same supply situation, purchasing power is not a future option due to limited supplies and the need for an improved transmission line grid.

### **Oconomowoc Electric Utility**

The City of Oconomowoc also provides service to an area of the Town of Oconomowoc through the City of Oconomowoc Electric Utility. This municipal utility serves over 10,000 people.

### **American Transmission Company**

The electric system is comprised of three components: generating plants, transmission lines and distribution facilities. American Transmission Company is a public utility that owns and operates the transmission system, which carries electricity from generating plants to load centers or areas where a considerable amount of electricity is needed. American

Transmission Company delivers transmission power in southeastern Wisconsin with various transmission facilities including:

- North-south 345-kV lines extending from Edgewater, Point Beach and Sheboygan Energy power plants
- 345-kV lines from Pleasant Prairie Power Plant
- 345-kV, 230-kV and 138-kV lines from Oak Creek Power Plant and numerous 138-kV lines in and around metro Milwaukee

In 2006, American Transmission Company completed a ten year assessment. They identified low voltages, transmission facility overloads, and transmission service limitations in southeastern Wisconsin. Specifically, one area identified as vulnerable to low voltages is west of Milwaukee. These low voltages are mainly caused by low probability outages at substations. The low-voltage situation west of Milwaukee is an indication that load growth will exceed the load-serving capabilities of the 138-kV network serving that area, and the existing network will be insufficient without significant reinforcements. Currently, the City of Waukesha is most vulnerable to facility overloads and low voltages are a system limitation in Hartland, Menomonee Falls, and Delafield.

## **SCHOOL DISTRICTS**

### **Public School Districts and Private Schools**

There are Twenty (20) public school districts and 54 private schools operate within the boundaries of Waukesha County.

Wisconsin Department of Public Instruction projections show that the school age population in Waukesha County will increase from 82,090 in 2005 to 86,700 in 2030 resulting in a 5 percent increase. However, the projected school age population projections will decrease between 2005 and 2015 and begin to increase slowly after this period. This projection is lower than the projected intermediate population growth from 377,365 in 2005 to 440,289 in 2030 resulting in an increase of 14 percent. This is the result of a continuing trend of declining household size and a population that continues to grow older.

The Town of Oconomowoc has two (2) school districts, Arrowhead and Oconomowoc (Map R). There two (2) elementary schools located within its boundaries. Holy Trinity Evangelical Lutheran School (private) and Meadow View Elementary School.

### **State Pre-Kindergarten Programs**

The 4-year-old kindergarten program is organized by school districts to provide educational experience for 4-year-old children. Twenty-five percent of school districts in Wisconsin offer this program, which serves over 16,500 year old children from throughout the state. Teachers for this program must possess a Pre K-3 certification or a Pre K-6 certification.

## **Colleges and Universities**

Cardinal Stritch University, Carroll College, the Keller Graduate School of Management, Ottawa University, the University of Phoenix, the University of Wisconsin-Waukesha, Upper Iowa University, and Waukesha County Technical College offer associate or bachelor degrees at locations in Waukesha County. In addition, the University of Wisconsin-Whitewater and the University of Wisconsin-Milwaukee provide Master of Business Administration (MBA) Degree programs at UW-Waukesha. The University of Phoenix and the Keller Graduate School of Management also offer graduate degrees at locations within the county. In addition, the University of Wisconsin Cooperative Extension through a partnership with Waukesha County provides university outreach and life long learning opportunities to residents of Waukesha County.

## **LIBRARIES**

### **Waukesha County Federated Library System**

Sixteen (16) public libraries operate in Waukesha County. They are all members of the Waukesha County Federated Library System. These libraries are located with the cities of Brookfield, Delafield, Muskego, New Berlin, Oconomowoc, and Waukesha; the villages of Big Bend, Butler, Eagle, Elm Grove, Hartland, Menomonee Falls, Mukwonago, Pewaukee, and Sussex, and the Town of Merton. The libraries in the federated system serve the needs of all library and non-library communities within the county. Most Town of Oconomowoc residents use the City of Oconomowoc Library.

In 2002, the Waukesha Federated Library System conducted a countywide telephone survey of residents that used at least one of the libraries in Waukesha County. This survey replicated a national survey conducted by the American Library Association. Some of the key survey findings are noted below:

- Almost 45 percent of the respondents had used a library within Waukesha County more than 11 times in the past year compared to 25% nationally.
- Individuals use from home of a computerized library catalog was only 11% in Waukesha County and 46% nationally. (Note that fewer libraries have web accessible catalog in Waukesha County).
- Waukesha County residents reported use of a computer in the library at a 59% rate compared to 31% nationally.
- Nearly 83% of Waukesha County residents were either extremely satisfied or very satisfied with their public library. That compared to 60% of U.S library users.
- Nearly 88% of Waukesha County residents rated their library's use of tax funds as good or excellent, comparable to the rate found nationally.
- Nearly 80% of those that responded in Waukesha County thought that \$26 per capita or more was a proper amount of library taxes to pay. That compared to 52% nationally.
- In Waukesha County, 95% of respondents believe that libraries will continue to exist despite the Internet. That compares to 91% nationally.

In 2006, the Waukesha County Board of Supervisors appointed a long term library planning committee pursuant to the provisions of Wisconsin Act 150. The Committee report concluded that it was not cost effective to consolidate any of the 16 libraries within the County.

## **CEMETERIES**

Waukesha County has a total of 74 cemeteries, which include mausoleums. Fifty-seven of these cemeteries or 77 percent are less than 5 acres in size. The remaining 17 cemeteries are five acres in size or larger. In addition, the State Historical Society of Wisconsin lists four historic burial mound sites within the County. Additional information on the cultural resources within Waukesha County is presented in Chapter 3. The Town of Oconomowoc has two (2) cemeteries owned by the Town. The Town of Oconomowoc owns a 2.19 acre cemetery located on the South side of C.T.H. K, just north of Tamarack Lake and a 1.84 acre cemetery located on the west side of Main Street in Monterey.

## **HEALTHCARE FACILITIES**

Waukesha County has five operating hospitals that provide care to county residents (See Table IV-6). In addition, over 600 physicians practicing in Waukesha County provide a variety of healthcare services for residents. Aurora Healthcare is in the process of developing a new 110-bed hospital in the Town of Summit near Interstate I-94.

In addition, the Town of Oconomowoc contains Angels Grace Hospice facility, which contains fifteen (15) rooms for terminally ill patients.

**Table IV-7  
HOSPITALS IN WAUKESHA COUNTY: 2006**

<b>Name of Hospital</b>	<b>City</b>	<b>Number of Beds</b>
Waukesha Memorial Hospital	Waukesha	400
Community Memorial Hospital	Menomonee Falls	208
Elmbrook Memorial Hospital	Brookfield	166
Oconomowoc Memorial Hospital	Oconomowoc	130
Rogers Memorial Hospital	Oconomowoc	90
<b>Total</b>		<b>994</b>

## **CHILDCARE FACILITIES**

Adequate childcare facilities are necessary in order to provide maximum participation in the county labor force. In order to become a child care provider in Wisconsin, you must obtain a certificate, unless you are a relative of the child. There are several qualifications a person must meet to become a certified childcare provider. They include:

- Must be at least 18 years of age.
- Written verification of negative TB test.

- References regarding his/her child care abilities.
- Agency and Police Background check on all household members.
- In-Home inspection to insure the safeness of the home facility for child care.
- If all requirements are met, a provisional certification will be issued.
- A regular certification will be issued if the day care provider chooses to take 15-hour course in childcare.
- Recertification will be done every two years after the initial certification is issued.

The Bureau of Regulation and Licensing (BRL) in the Division of Children and Family Services is responsible for licensing and regulating child care centers, residential care facilities for children and private child welfare agencies in Wisconsin. More information on licensed childcare facilities can be found at [http://www.dhfs.state.wi.us/rl\\_dcfs/index.htm](http://www.dhfs.state.wi.us/rl_dcfs/index.htm).

## **PUBLIC SAFETY**

### **Fire Departments and Emergency Medical Services**

Waukesha County has 30 fire departments. Municipalities operate Twenty-four of these departments and 6 are privately managed. The majority of these fire departments rely on volunteers, paid on call, or a combination of the two. These 30 fire departments have 51 fire stations within the County, with 90 fire engines, 20 ladder trucks, and 64 ambulances. These fire departments serve areas from 1 square mile to 57 square miles ranging in populations of 1,000 residents to over 65,000 residents. In 2003, there were approximately 6,500 fire calls within the County and an additional 19,000 Emergency Medical Service (EMS) calls. Within the County, the cities of Brookfield, Delafield, New Berlin, and Waukesha; the Villages of Big Bend/Vernon, Elm Grove, and Mukwonago; and the Town of Brookfield provide paramedic services. Discussions continue among several municipalities in the County regarding the appropriateness of I-99 advanced life support service versus paramedic service. I-99 service is just below the paramedic level. I-99's are able to administer certain cardiac drugs via IV's. The IV Tech, also known as the Intermediate Technician can start IV's, however they are only authorized to administer certain fluids, such as dextrose and glucagons. The IV Techs do not have the authority to administer cardiac drugs. Waukesha County contracts with the City of Waukesha to provide HAZMAT (Hazardous Materials) services to all communities within Waukesha County.

A municipality may by ordinance establish a full-time fire department. A full-time department provides around the clock service seven days a week using full-time professional fire fighters. Only the cities of Brookfield and Waukesha have full-time fire departments in Waukesha County. A combination fire department consists of at least one full-time staff and other staff serving in a part-time, volunteer, or paid-per call capacity. The average population of a community with a combination fire department in Wisconsin is 12,269. The Cities of Delafield, New Berlin, Oconomowoc and Pewaukee, the Villages of Big Bend/Town of Vernon, Dousman, Eagle, Hartland, Menomonee Falls, Mukwonago, Sussex and Wales/Town of Genesee and the Towns of Brookfield, Delafield, Lisbon, and Waukesha operate combination fire departments in Waukesha County. Volunteer fire departments are the most common method of fire protection in Wisconsin and Waukesha County. A volunteer

department has no full-time paid staff. The volunteers may receive a minimal stipend when responding to calls.

The Town of Oconomowoc has four (4) fire districts that provide emergency care. The City of Oconomowoc, which provides service to the southwestern portion of the Town, has a full-time staff. The Okauchee Fire Department provides service for the southeastern portion of the Town. The Okauchee fire Department is a private business and run by volunteers. The Stonebank Fire Department handles the northeastern portion of the Town, while the Ashippun Fire Department handles the northwestern portion of the Town.

### **Law Enforcement Departments**

Twenty-four municipal police departments, the Waukesha County Sheriffs Department, and the Wisconsin State Patrol provide law enforcement services to Waukesha County residents. The cities of Brookfield, Delafield, Muskego, Pewaukee, New Berlin, Oconomowoc, and Waukesha; the villages of Big Bend, Butler, Chenequa, Dousman, Eagle, Elm Grove, Hartland, Lannon, Lisbon, Mukwonago, North Prairie, Oconomowoc Lake, and Pewaukee; and the towns of Brookfield, Mukwonago, Oconomowoc, and Summit all operate municipal police departments. The Waukesha County Sheriffs Department contracts with local municipalities to provide law enforcement services to various Villages and Towns.

The Waukesha County Sheriffs Department Jail Division operates the Waukesha County Jail and Huber Facility. In 2005, these correctional facilities housed an average of 333 inmates a day at the jail and 269 inmates at the Huber facility. The jail division booked 9,310 inmates in 2005. Corrections make up nearly 43 percent of the \$28 million dollar Waukesha County Sheriffs Department budget.

The Town of Oconomowoc provides local police service to its residents. The Town of Oconomowoc Police Department has operated for over 30 years.

### **Shared Dispatch**

In 2005, Waukesha County began shared dispatch where 911 police, fire, and emergency management calls for service go to the County's central communication center in Waukesha. In addition, all 911 calls made from cell phones in Waukesha County go directly to the Waukesha County Central Communication Center. Currently 24 of 37 communities participate in shared dispatch. The cities of Brookfield, Delafield, and Pewaukee; the villages of Butler, Chenequa, Dousman, Eagle, Hartland, Lac La Belle, Merton, Nashotah, North Prairie, Oconomowoc Lake, Pewaukee, Sussex, and Wales; and the towns of Brookfield, Delafield, Genesee, Lisbon, Merton, Oconomowoc, Ottawa, Summit, and Waukesha participate in shared dispatch.

## **IMPLEMENTATION RECOMMENDATIONS**

1. The Town and County should work with the Southeastern Wisconsin Regional Planning Commission (SEWRPC) as part of the regional water supply planning process to identify groundwater aquifers that can sustain planned development.
2. The Town and County should consider modifying its Park and Open Space Planning process to identify lands that may need to be preserved for municipal groundwater supplies, specifically meeting the use isolation distances required for high capacity wells.
3. Municipalities should be encouraged to work on a county-wide basis to plan for the future placement and current use of emergency service facilities to optimize emergency response times and to eliminate overlap of service areas and equipment.
4. Since watershed boundaries rarely follow municipal boundaries, municipalities and Waukesha County should work to develop storm water system plans based on watershed areas.
5. Where unique surface water resources exist in Waukesha County (Outstanding or Exceptional Resource Waters or Cold Water Streams), local and County planning efforts should combine land use and storm water planning together with a review of related local regulatory and educational efforts to prepare watershed protection plans.
6. Waukesha County in cooperation with SEWRPC and local municipalities should develop a long-range wireless facilities plan to enhance business competitiveness, public safety and government communications.
7. School Districts should be encouraged to work with the Town of Oconomowoc and Waukesha County to use the demographic data and land use projections contained in this Plan for facility and sub-district planning. Often, School Districts are in a reactionary mode in responding to increases and decreases in the school age population. The population and trend data as well as the land use projections contained in a comprehensive development plan can be invaluable information to forecast facility demands for the school age population. In addition, it is suggested that school districts use the information contained in this Plan as baseline and conduct an annual assessment of actual enrollment to verify projections contained in this Plan.
8. In 2000, the Waukesha County Land Development Workgroup, consisting of many of the municipalities in the County, addressed several issues created by current land division and development processes. The goal was to create a consistent definition for land development projects to be considered subdivisions as well as a uniform checklist for the review of subdivisions. Municipalities in the County should continue to consistently use and cooperatively amend as necessary the review checklist.

# Chapter 5

## Housing

## Chapter 5

### **HOUSING ELEMENT**

#### **INTRODUCTION**

The housing element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the Wisconsin Statutes. Section 66.1001 (2) (b) of the Statutes requires the housing element to assess the age, structural condition, value, and occupancy characteristics of existing housing stock in the Town of Oconomowoc. In addition, specific policies and programs must be identified that:

- Promote the development of housing for residents of the Town and provide a range of housing choices that meet the needs of persons of all income levels and age groups and persons with special needs.
- Promote the availability of land for the development or redevelopment of affordable housing.
- Maintain or rehabilitate existing housing stock.

In addition, the following comprehensive planning goals related to the housing element are set forth in Section 16.965 of the Statutes and must be addressed as part of the planning process:

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
- Provide an adequate supply of affordable housing for individuals of all income levels throughout each community.
- Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.

Part 1 of this chapter provides an inventory of existing housing stock, including age, structural condition, value, and occupancy characteristics. This information, along with housing demand inventory data such as household, income, and demographic information presented in Chapter 2 of this plan, is used to analyze future housing needs for residents of the Town.

Part 2 provides a description of government programs which facilitate the provision of housing, including affordable housing and information on community policies established for the percentage distribution of single-family, two-family, and multi-family units.

Part 3 of this chapter sets forth recommendations through the plan design year of 2035. Planning principles, standards, and objectives for the housing element are found in Chapter 2.

### **Census Data**

Census 2000 Summary File 1 and Census 2000 Summary File 3 were used in the collection of the existing housing stock data presented in this chapter. This information is collected by the U.S. Bureau of the Census every 10 years. Because the sample sizes are different, the data reported by the Census may differ for each data source. Unfortunately, the Census does not make adjustments to reconcile the discrepancies. In addition, some of the data to follow in this chapter are based on total housing units and some are based on occupied units only, depending on how the Census data were reported. This distinction is footnoted on all applicable tables.

### **HOUSING STRENGTHS, CONCERNS, AND WEAKNESSES**

The Waukesha County Comprehensive Planning Land Use, Housing and Transportation Subcommittee, which the Town of Oconomowoc participated in, expressed the following housing strengths, concerns, and weaknesses.

#### **Housing Strengths**

- Sufficient housing supply for mid-to high-market single-family residential
- High housing quality
- Diverse housing age and style
- Safe neighborhoods
- Strong neighborhood associations
- Increasing ethnic and racial diversity
- Public willingness to have cluster design subdivisions

#### **Housing Concerns and Weaknesses**

- High cost of land
- A need for increased density
- Densities driven more toward single-family (suburban) densities
- Need for increased availability of affordable housing
- Housing affordability needs to be based on projected job growth
- Municipalities pushing for higher value development for tax base purposes
- A lack of diverse housing stock in neighborhoods (i.e. two-family or more with single-family homes)
- A need for more energy and water efficient appliances and continued emphasis on green building concepts
- A need for more education on stormwater management and other infiltration techniques
- A need for increased political support to decrease the cost of the land and utilities to achieve affordable housing

- Few municipal caps on maximum housing size
- A need for increased understanding regarding the connection between the housing and community and regional economics
- A need for increased ethnic and racial diversity

## **HOUSING INVENTORY**

The characteristics of existing housing in the Town of Oconomowoc have been inventoried to help determine the number and type of housing units that will best suit the needs of Town residents through 2035. The existing housing stock inventory includes:

- Total housing units
- Vacancy rate
- Value of owner-occupied housing units
- Monthly cost of housing units by tenure
- Number of bedrooms
- Structure type and year built
- Condition of existing housing stock

### **Total Housing Units**

The quantity and tenure (owner- or renter-occupied) of existing housing units in the Town of Oconomowoc is one of the key inventory items needed to forecast the number of additional housing units the planning area will require in 2035. Table V-1 sets forth the total number of housing units in the Town in 2000. In 2000, there were 3,045 total housing units in the Town. Of the total housing units, 76.78 percent, or 2,338, were owner-occupied and 14.02 percent, or 427, were renter-occupied. The number of vacancies in 2000 was 280 units, or 9.20 percent. Waukesha County as a whole had 103,373 (79.32 percent) owner-occupied housing units and 31,856 (16.13 percent) renter-occupied housing units with approximately 5,080 (4.56 percent) vacant units. The Town of Oconomowoc has a similar percentage of its housing units as owner-occupied as Waukesha County.

### **Vacancy Rate**

Another key housing supply inventory item is the vacancy rate of various housing types. The vacancy rate is the number of vacant and available housing units divided by the total number of housing units within the Town. The vacancy rates for owner-occupied units and rental units are shown on Table II-4. Some vacancies are necessary for a healthy housing market. The U.S. Department of Housing and Urban Development (HUD) states that an area needs a minimum overall vacancy rate of 3.0 percent to ensure adequate housing choices, which should include a minimum 1.5 percent vacancy rate for owner-occupied housing units and a minimum 5 percent vacancy rate for rental units to ensure adequate housing choices. Vacant units can fall into several categories including for rent; for sale only; for seasonal, recreational, or occasional use; for migrant workers; and other vacant units.

The overall vacancy rate in the Town was 9.20 percent in 2000 (Table V-1). Although the overall vacancy rate for the Town did not meet HUD guidelines, many other municipalities within Waukesha County also had vacancy rates higher than 3 percent (including Towns of Brookfield, Delafield, Eagle, Merton, Ottawa and Summit; the Villages of Chenequa, Elm Grove, Hartland, Lac La Belle, Mukwonago, Oconomowoc Lake, Pewaukee and Sussex; and the Cities of Delafield, Oconomowoc, Pewaukee and Waukesha).

**Table V-1**  
**TOTAL HOUSING UNITS BY TENURE IN THE TOWN OF OCONOMOWOC: 2000**

Community	Owner-Occupied Units		Renter-Occupied Units		Vacant Units		Total Housing
	Number	Percent	Number	Percent	Number	Percent	Number
Town of Oconomowoc	2,338	76.78%	427	14.02%	280	9.20%	3,045

Totals are based on 100 percent of respondents to the 2000 Census (Summary File 1)  
Source: U.S. Bureau of the Census and SEWRPC.

The vacancy rate in the Town for “owner-occupied units”<sup>1</sup> was determined by dividing the number of units for sale (22) from Table V-2 by the total number of owner-occupied units (2,338) in the Town from Table V-2. The approximate vacancy rate for rental units was determined by dividing the number of units for rent (19) from Table V-2 by the number of rental units (427) from Table V-2. The results of these calculations were a vacancy rate of 0.94 percent for owner-occupied units and 4.45 percent for rental units in the Town in 2000. The owner-occupied unit vacancy rate was substantially lower than the minimum vacancy rate of 1.5 percent identified by HUD to provide for an adequate choice of owner-occupied units. The rental unit vacancy met HUD guidelines.

**Table V-2**  
**HOUSING VACANCIES IN THE TOWN OF OCONOMOWOC: 2000**

For Rent	For Sale Only	Rented or Sold, Not Occupied	Seasonal, Recreational, or Occasional Use	For Migrant Workers	Other Vacant	Total Vacancies	Total Units	Vacancy Rate
19	22	17	198	24	0	280	3,045	9.20%

<sup>a</sup>Totals are based on 100 percent of the responses to the 2000 Census (Summary File 1)

<sup>b</sup>The unit is classified “rented or sold, not occupied” if any money towards rent has been paid or the unit has recently been sold but the occupant has not yet moved in.

<sup>c</sup>If a vacant unit does not fall into any of the other categories it is classified as an “other vacant unit.” An example would be a unit held for occupancy by a caretaker.

Source: U.S. Census and SEWRPC

<sup>1</sup> The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings.

**Value of Owner-Occupied Housing Units**

Table V-3 presents the values of specified owner-occupied housing units in the Town in 2000. These values can be used to determine if there are adequate home ownership opportunities for residents of all income levels in the County. Homes that had values between \$50,000 and \$99,999 comprised 3.96 percent of housing units. Homes that had values between \$100,000 and \$149,999 comprised 20.40 percent of all owner-occupied housing units, and 26.10 percent had values between \$150,000 and \$199,999. Owner-occupied homes that had values between \$200,000 and \$249,999 comprised 15.17 percent of housing units, 8.01 percent fell within \$250,000 and \$299,000, and 25.57 percent had values at \$300,000 or more. The median value for owner-occupied housing units in the Town in 2000 was \$197,500 compared with Waukesha County, which had a median Value of 170,400.

**Table V-3**  
**STRUCTURAL VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS**  
**IN THE TOWN OF OCONOMOWOC**

Value	Number	Percent
Less than \$50,000	17	.80%
\$50,001 to \$99,999	84	3.96%
\$100,000 to \$149,999	433	20.40%
\$150,000 to \$199,999	554	26.10%
\$200,000 to \$249,999	322	15.17%
\$250,000 to \$299,999	170	8.01%
\$300,000 to \$399,999	272	12.81%
\$400,000 or more	271	12.75%
Total	2,123	100.00%

Table V-4 shows the median value for owner-occupied housing units for each adjacent municipality to the Town of Oconomowoc. The median value of \$197,500 in the Town was among the lowest when compared to adjacent communities in this area of the county. The Town of Oconomowoc also had a low household median income when compared to adjacent municipalities (See Chapter 2, Table II-6).

**Table V-4**  
**MEDIAN VALUE FOR OWNER OCCUPIED HOUSING UNITS**

<b>Municipality</b>	<b>Median House Value</b>
Town of Oconomowoc	\$197,500.00
Town of Merton	\$242,100.00
Town of Summit	\$227,300.00
Village of Oconomowoc Lake	\$713,500.00
Village of Lac La Belle	\$483,300.00
City of Oconomowoc	\$147,900.00

Source: US Census Bureau

### **Monthly Housing Costs**

Monthly housing costs for owner-occupied housing units and rental housing units have been inventoried to determine if there is an adequate supply of affordable housing units for each household income level in the planning area. HUD defines affordability as access to decent and safe housing that costs no more than 30 percent of a household's gross monthly income. According to the U.S. Census Bureau, over 75 percent of all owner-occupied housing units in Waukesha County had a mortgage loan in 2000. Twenty-seven percent had a second mortgage or home equity loan. These were the highest percentages within the Region and adjacent counties.

Table V-5 sets forth monthly housing costs<sup>2</sup> for specified owner-occupied housing units with a mortgage in the Town of Oconomowoc. The median monthly housing cost for homeowners with a mortgage in the Town was \$1,383 in 2000. About 22 percent of homeowners in Waukesha County with a mortgage spent less than \$1,000 per month. Nearly 40 percent of homeowners in the County with a mortgage spent between \$1,000 and \$1,499 on monthly housing costs. Almost 24 percent spent between \$1,500 and \$2,000 and close to 15 percent of homeowners with a mortgage spent over \$2,000 per month.

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<sup>2</sup> Selected monthly owner costs are the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities. Costs do not include maintenance.

\*<sup>a</sup>Data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multiunit buildings. Totals are based on a sample of one in six respondents to the 2000 Census (Summary File 3). Selected monthly owner costs are the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities.

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

**Table V-5**  
**MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITH A**  
**MORTGAGE IN THE TOWN OF OCONOMOWOC – 2000\***

Costs	Number	Percent
Less than \$700	118	7.26
\$701 - \$999	218	13.41
\$1,000 - \$1,499	624	38.38
\$1,500 - \$1,999	357	21.96
\$2,000 - \$2,499	182	11.19
\$2,500 or more	127	7.80

Table V-6 displays monthly housing costs for specified owner-occupied housing units without a mortgage in the Town of Oconomowoc in 2000. The median monthly housing cost for homeowners without a mortgage in the Town was \$439. Waukesha County as a whole had a median monthly housing cost for homeowners without a mortgage of \$442 in 2000. In Waukesha County, over 68 percent of homeowners without a mortgage spent under \$500 a month on housing costs in 2000. About 22 percent of homeowners without a mortgage spent between \$500 and \$699 a month on housing costs and 10 percent spent over \$700 per month.

Table V-7 displays monthly housing costs for rental units, or gross rent, in the Town of Oconomowoc in 2000. Contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels (oil, kerosene, wood, and coal) are included in the calculations of monthly gross rent. These costs are included in the monthly cost calculation if the renter pays them or they are paid for the renter by another party, such as the property owner. Rental units that are occupied without payment of rent are included in the no cash rent category of Table V-7. Median rent per month in the Town was \$851. About 15 percent of all rental housing units within the County in 2000 were below \$500 in rent per month. Over 35 percent of all rental housing units in the County in 2000 were in the City of Waukesha.

**Table V-6**  
**MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITHOUT A MORTGAGE IN THE TOWN OF OCONOMOWOC – 2000\***

Costs	Number	Percent
Less than \$300	84	16.90%
\$301 - \$399	134	26.96%
\$400 - \$499	79	15.90%
\$500 - \$699	84	16.90%
Over \$700	116	23.34%
Total	497	100.00%

\*Data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multiunit buildings. Totals are based on a sample of one in six respondents to the 2000 Census (Summary File 3). Selected monthly owner costs are the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities.

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

**Table V-7**  
**MONTHLY GROSS RENT FOR RENTER OCCUPIED HOUSING UNITS IN THE TOWN OF OCONOMOWOC – 2000\***

Costs	Number	Percent
Less than \$300	23	5.75%
\$301 - \$499	19	4.75%
\$500 - \$749	98	24.50%
\$750 - \$999	144	36.00%
\$1,000 - \$1,499	53	13.25%
\$1,500 or More	43	10.75%
No Cash Rent	20	5.00%
Total	400	100.00%

\*Contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels are included in the calculations for monthly gross rent. Totals are based on a sample of one in six respondents to the 2000 Census (Summary File 3).

<sup>b</sup>Includes rental units that are occupied without payment of rent. These units may be occupied by friends or relatives of the owner who do not get charged rent or caretakers, tenant farmers, and others who receive the unit as compensation.

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

## **Number of Bedrooms**

Tables V-8 and V-9 set forth the number of housing units by tenure and number of bedrooms in the Town of Oconomowoc in 2000. This information, when compared with household size information inventoried in Chapter 2, provides a greater understanding of what type of housing units will best suit the future needs of the Town residents.

Approximately 83.51 percent of all owner occupied homes in the Town of Oconomowoc in 2000 were three or four bedroom units (Table V-8). The number of two bedroom units may grow in the County due to the increased incidence of empty nesters as baby boomers continue to age, but the Town is unlikely to see a change in the number of two bedroom units. Since the Town of Oconomowoc does not have municipal sewerage and water throughout the Town and lot sizes average 30,000 square feet, the number of more three and four bedroom homes will continue to increase.

**Table V-8**  
**OWNER-OCCUPIED HOUSING UNITS BY NUMBER OF BEDROOMS**  
**IN THE TOWN OF OCONOMOWOC – 2000\***

No. of Bedrooms	Number	Percent
1 or no Bedroom	52	2.24%
2 Bedrooms	276	11.89%
3 Bedrooms	1,347	58.01%
4 Bedrooms	592	25.50%
5 or more Bedrooms	55	2.37%
Total	2,322	100.00%

<sup>a</sup>Totals are based on a sample of one in six responses to the 2000 Census (Summary File 3)

<sup>b</sup>Totals include occupied housing units only.

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

About 89.64 percent of renter occupied housing units in the Town of Oconomowoc had three (3) or fewer bedrooms in 2000 (Table V-9). A family looking for a four (4) bedroom or larger unit to rent has far fewer options in the Town as less than 10.27 percent of rental occupied units had four or five bedrooms in 2000. The largest number of renter occupied units with one bedroom or less are found in the Village of Menomonee Falls (1,231 units) or the City of Waukesha (4,649 units). The largest numbers of two bedroom renter occupied units are found in the Village of Menomonee Falls (1,228 units) and the cities of New Berlin (1,509 units) and Waukesha (4,754 units).

**Table V-9**  
**RENTER-OCCUPIED HOUSING UNITS BY NUMBER OF BEDROOMS**  
**IN THE TOWN OF OCONOMOWOC – 2000\***

No. of Bedrooms	Number	Percent
1 or no Bedroom	60	14.67%
2 Bedrooms	188	45.97%
3 Bedrooms	119	29.10%
4 Bedrooms	22	5.38%
5 or more Bedrooms	20	4.89%
Total	409	100.00%

<sup>a</sup>Totals are based on a sample of one in six responses to the 2000 Census (Summary File 3)

<sup>b</sup>Totals include occupied housing units only.

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

### **Structure Type and Year Built**

An inventory of housing units by structure type in the Town of Oconomowoc provides an insight into the number of existing single family, two-family, and multi-family units. The number of units in these types of structures can be compared to resident characteristics to determine the future need for units in each type of structure. An inventory of housing units by structure type also provides insight into the character of the existing housing stock in the Town. Table V-10 sets forth the number of housing units by structure type in the Town of Oconomowoc in 2000.

Table V-10 includes the number of building permits issued for units in each structure type in the Town from 1970 to 2000 and 2006. The building permit data from the U.S. Bureau of the Census represents the number of new privately-owned housing units authorized by building permits in the United States. A housing unit is defined as a house, an apartment, a group of rooms or a single room intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have a direct access from the outside of the building or through a common hall. In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Housing units, as distinguished from "HUD-code" manufactured (mobile) homes, include conventional "site-built" units, prefabricated, panelized, componentized, sectional, and modular units. Housing unit statistics in this table excludes group quarters (such as dormitories and rooming houses), and transient accommodations (such as transient hotels, motels, and tourist courts that are primarily engaged in providing lodging, or lodging and meals. Also excluded are "HUD-code" manufactured (mobile) homes, moved or relocated units, and housing units created in an existing residential or nonresidential structure. These numbers provide a general indication of the amount of new housing stock that may have been added to the housing

inventory. Since not all permits become actual housing starts and starts lag the permit stage of construction, these numbers do not represent total new construction, but do provide a general indicator on construction activity and the local real estate market.

**Table V-10**  
**HOUSING UNITS BY STRUCTURE TYPE**  
**IN THE TOWN OF OCONOMOWOC: 1970 – 2006**

Community	Single-Family Detached		Single-Family Attached		Two-Family		Multi-Family		Mobile Homes and Other		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Town of Oconomowoc												
1970	1,680	86.9	0	0.0	163	8.4	48	2.5	42	2.2	1,933	100.0
1980	2,194	90.0	33	1.4	148	6.1	61	2.5	0	0.0	2,436	100.0
1990	2,537	89.3	80	2.8	119	4.2	64	2.3	41	1.4	2,841	100.0
2000	2,729	91.1	101	3.4	97	3.2	68	2.3	0	0.0	2,995	100.0
2006	3,178	93.0	0	0.0	125	3.7	113	3.3	0	0.0	3,416	100.0

<sup>a</sup>1970 to 2000 data are from the U.S. Census Bureau. 2006 data includes 2000 Census data plus the number of building permits issued for each type of housing unit from 2000 through 2006. Building permit data were provided by the Wisconsin Department of Administration.

<sup>b</sup>In this data, single-family attached housing units, sometimes called townhouses, are one-unit structures that have one or more walls extending from ground to roof separating it from adjoining structures. These include and are also sometimes referred to as rowhouses, double houses, and houses attached to nonresidential structures. Such Census data was not available for 1970. 2006 data properly includes two attached townhouses in the two-family structure category and 3 or more attached townhouses in the multi-family structure category.

<sup>c</sup>Includes mobile homes and living quarters that do not fit into the other categories.

<sup>d</sup>Totals are based on all housing units, including occupied and vacant units.

<sup>e</sup>Single-family attached, two-family, and multi-family structure totals were combined in the 1970 Census. The 1970 multi-family data reflects this combined total.

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

From 2000 to 2006, the Town of Oconomowoc has experienced a 12.75 percent increase in single family homes while Waukesha County (as a whole) experienced an 8.54 percent increase in single-family homes over the same time period. The Town of Oconomowoc experienced a 28.87 percent increase in two-family structures, and a 66.17 percent increase in multi-family developments (which includes 3 or more units per structure). Waukesha County experienced a 19.02 percent increase in two-family structures, and a 14.20 percent increase in multi-family developments.

Table V-10 shows the progression of growth in the number of housing units by structure type in the Town between 1970 and 2006. The total number of housing units in the Town increased from 1,933 in 1970 to 3,416 in 2006 for a gain of 1,483 housing units during this period. The largest growth in housing units occurred between 1970 and 1980 when 514 housing units were constructed. The percentage of housing units constructed during this period was 30.96 percent.

Table V-10 reveals that single family housing is the predominant housing structure type within the Town. While single family housing has increased since 1970, two family and multi-family housing has also increased, although the demand for these types of housing has not been significant over the last 30+ years. However, this demand may increase especially as the baby boomer population ages in place and the population of age 65 is projected to

increase in size within the Town between 2000 and 2035. It also is important from a planning perspective to take into account that nationally 28 percent of the population of age 65 and over has a physical disability. Senior housing options include single family, apartment living, community based residential facilities (CBRF's), group homes, continuing care retirement communities, and nursing homes. Even though the Town of Oconomowoc does not have public sewer and water for the entire Township, the Town of Oconomowoc may see more demand for this type of housing in the future.

The age of the existing housing stock in the Town also provides insight into the character and condition of existing homes. It can be assumed that as housing stock ages, more housing units will need to be rehabilitated or replaced. Table V-11 presents the age of the existing housing stock in the Town. The median year built for housing units was 1968 for the Town. According to Table V-11, the Town of Oconomowoc realized its greatest impact in the 1970's when 22.80 percent of the existing housing units were constructed.

**Table V-11**  
**YEAR BUILT FOR HOUSING UNITS IN THE TOWN OF OCONOMOWOC – 2000\***

Year Built	Number	Percent
1995 to March 2000	260	8.68%
1990 through 1994	250	8.35%
1980 through 1989	215	7.18%
1970 through 1979	683	22.80%
1960 through 1969	425	14.19%
1940 through 1959	605	20.20%
Before 1940	557	18.60%
Total <sup>a</sup>	2,995	100.00%

\* Totals are based on a sample of one in six respondents to the 2000 Census.

<sup>a</sup> Totals are based on all housing units, including occupied and vacant housing units.

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

### **Existing Housing Stock Condition**

The condition of individual housing units must be examined to gain a more precise understanding of the number of existing housing units that need to be removed from existing housing stock totals. Generally, this provides a more accurate projection of the number of new housing units that will be needed to serve the projected population of the planning area through 2035.

## **HOUSING DEMAND**

Household, income, and demographic characteristics of the County and participating local governments have been inventoried and will be analyzed with housing supply inventory items to help determine the number and type of housing units that will best suit the needs of the Town residents through 2035. This analysis can help the Town prioritize the needs of the existing housing stock and determine how the supply of housing meets the demand. Housing demand inventory items include:

- Affordable housing need assessment
- Household projection: 2035
- Household income
- Age distribution
- Household size

### **Affordable Housing Need Assessment**

As previously stated, HUD defines housing affordability as households "paying no more than 30 percent of their income for housing." Households that pay more than 30 percent of their gross monthly income for housing are considered to have a high housing cost burden. The measure is based on gross pre-tax income. Another measure of affordability is implicit in the long-standing mortgage lending practice of limiting borrower's monthly housing costs to 28 or 29 percent of their gross monthly income as a condition of loan approval. Thus, 28 to 30 percent can be considered a cutoff beyond which housing is not affordable. Data show that most households opt for less than that percentage, while others, particularly those with low incomes, are generally unable to find housing that costs less than 30 percent of their monthly income.

The high school age group has the economic benefit of living with parents and relatives. However, this group is a declining source of labor for retailers and food service industries, and has declined since the late 1970s. In 1978, 49.1 percent of all high school teenagers (almost 1 out of every 2) in the United States worked part-time. In 2007, according to the Center for Labor Market Studies at Northeastern University, 34.1 percent (1 out of every 3) of high school teenagers in the nation worked part-time. High school student labor force participation has experienced a declining trend for nearly 30 years. This decline in the number of high school students in the labor force has been an issue for employers facing tightening labor market issues. This situation presents a critical workforce challenge for future-focused employers and communities. The high school age group is not projected to grow in number in Waukesha County through the year 2030. Some of this loss in high school age employees may be offset by hiring immigrants and senior citizens to work in retail and especially food service positions.

In general, it is important for economic stability and growth for workers to have housing opportunities. If a range of housing types is available at a range of prices affordable to workers, a local community will have a better opportunity to attract workers and thus grow local businesses. Policies that support a wide range of housing types are an important economic development tool as well as a route to social inclusion.

Table V-12 sets forth the median percentage of monthly income spent on housing costs by owner-occupied and renter-occupied households in the Town of Oconomowoc in 2000. The median percentage of monthly income spent on owner-occupied housing was 20.7 percent. The median percentage of monthly income on renter occupied housing was 16.2 percent in the Town. The median percentage of monthly income spent on housing costs in the County by owner-occupied households with a mortgage was 21.4 percent. The median percentage spent by owner-occupied households without a mortgage in the County was 11.3 percent and the percentage spent by renter-occupied households was 22.8 percent. This shows that most households in the Town of Oconomowoc as well as other adjacent communities (including Waukesha County as a whole) opt to pay substantially less than the 30 percent affordability standard as defined by HUD.

**Table V-12**  
**MEDIAN PERCENTAGE OF MONTHLY INCOME SPENT ON HOUSING IN**  
**WAUKESHA COUNTY COMMUNITIES: 2000**

<b>Community</b>	<b>Owner-Occupied with a Mortgage<sup>a</sup></b>	<b>Owner-Occupied Without a Mortgage<sup>b</sup></b>	<b>Renter-Occupied<sup>c</sup></b>
Town of Oconomowoc	21.9	9.9	19.1
Town of Merton	22.2	9.9	18.1
Town of Summit	22.9	12.9	19.3
Village of Oconomowoc Lake	21.6	10.6	22.5
Village of Lac La Belle	23.9	20.0	25.0
City of Oconomowoc	21.9	13.7	21.7
<b>Waukesha County</b>	21.4	11.3	22.8

<sup>a</sup>Specified owner-occupied housing units: Median selected monthly owner costs as a percentage of household income in 1999 ; Housing units with a mortgage

<sup>b</sup>Specified owner-occupied housing units: Median selected monthly owner costs as a percentage of household income in 1999 ; Housing units without a mortgage

<sup>c</sup>Specified renter-occupied housing units paying cash rent: Median gross rent as a percentage of household income in 1999

Source: U.S. Bureau of the Census

Tables V-13 and V-14 show in detail the number of persons per room in owner and renter occupied households in the Town of Oconomowoc in 2000. A housing unit is considered “overcrowded” if there is more than one occupant per room. Rooms considered for this calculation include kitchens, bedrooms, enclosed porches, finished recreation rooms and living and dining rooms. Table V-13 sets forth the number of households with more than 1 occupant per room in the County. Within the Town, .09 percent of all owner occupied homes had more than 1 occupant per room. No renter occupied units had more than one occupant per room in the Town, whereas Waukesha County had 3.61 percent of occupied had more than one occupant per room.

**Table V-13**  
**OWNER-OCCUPIED<sup>a</sup> HOUSING OCCUPANCY BY NUMBER OF OCCUPANTS**  
**PER ROOM IN THE TOWN OF OCONOMOWOC: 2000<sup>b</sup>**

Community	Occupants per room								Total
	0.50 or less		0.51 to 1.00		1.01 to 1.50		1.51 or more		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Town of Oconomowoc	1,717	73.94	603	25.97	2	0.09	0	0	2,322
Waukesha County	78,295	75.68	24,434	23.62	588	0.57	141	0.14	103,458

<sup>a</sup>A housing unit is considered overcrowded if there is more than one occupant per room. Rooms considered in the calculation include: living room, dining room, kitchen, bedrooms, finished recreation rooms, and enclosed porches suitable for year-round use. <sup>b</sup>Totals are based on a sample of one in six responses to the 2000 Census. Source: U.S. Census Bureau and SEWRPC.

**Table V-14**  
**RENTER-OCCUPIED<sup>a</sup> HOUSING OCCUPANCY BY NUMBER OF OCCUPANTS**  
**PER ROOM IN THE TOWN OF OCONOMOWOC: 2000<sup>b</sup>**

Community	Occupants per room								Total
	0.50 or less		0.51 to 1.00		1.01 to 1.50		1.51 or more		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Town of Oconomowoc	298	72.86	111	27.14	0	0.00	0	0.00	409
Waukesha County	21,612	68.02	9,012	28.37	711	2.24	436	1.37	31,771

<sup>a</sup>A housing unit is considered overcrowded if there is more than one occupant per room. Rooms considered in the calculation include: living room, dining room, kitchen, bedrooms, finished recreation rooms, and enclosed porches suitable for year-round use. <sup>b</sup>Totals are based on a sample of one in six responses to the 2000 Census. Source: U.S. Census Bureau and SEWRPC.

**Household Projections: 2035**

The number of additional housing units needed in the 2035 plan design year is projected by first selecting a population projection. According to the Demographics Services Center, Wisconsin Department of Administration, the 2035 population for the Town of Oconomowoc projected to be 7,374. The number of additional housing units needed between 2000 and 2035 to provide an adequate supply is determined by subtracting the number of housing units in 2000 (3,045) from the projected number of housing units needed in 2035 (2,742). The resulting projected demand is zero (0) additional housing units. However, this is unlikely and the Town should determine the type of housing units that ultimately may be developed based on household income, age distribution, and household size to best meet the needs of Town residents.

## **Household Income**

Household income should be considered when developing policies intended to help provide housing units within a cost range affordable to all income groups. The median household income was \$68,676.00 in the Town and \$62,829.00 in Waukesha County (Table II-6).

About 5.50 percent of households in the Town of Oconomowoc, or 150 households, earned less than \$15,000. Another 4.90 percent, or 134 households, earned between \$15,000 and \$24,999 in 2000. These households were in either the extremely low income group or very low income group. About 5.70 percent of households, or 158, earned between \$25,000 and \$34,999. An additional 329 households, or 11.90 percent, earned between \$35,000 and \$49,999. A majority of the households in the Town earned between \$50,000 and \$150,000. About 1,621 households or 58.80 percent fell into this category.

## **Place of Residence and Place of Work**

Most residents in the Town of Oconomowoc work in other areas of Waukesha County or in surrounding Counties. According to the U.S. Census Bureau, the average drive time for someone living in the Town of Oconomowoc to get to Work is 25.8 minutes. That is a good indicator that many residents work outside the municipal boundary.

## **HOUSING PROGRAMS AVAILABLE IN WAUKESHA COUNTY**

Government sponsored housing programs have been inventoried to assess government's potential to help the private sector meet housing needs in Waukesha County. The full array of government sponsored programs and funding availability is almost continually changing, therefore, this section focuses on those programs that have the potential for increasing the availability of lower-cost housing and rehabilitation in the Town of Oconomowoc and Waukesha County. Many of the programs available in Waukesha County are administered through local and statewide nonprofit organizations that receive funding from the Federal government. Several entities are involved in administering and funding the following programs, including the HOME Consortium, the Wisconsin Housing and Economic Development Authority (WHEDA), and the U.S. Department of Housing and Urban Development (HUD).

Numerous local housing programs, receiving funding from state and federal resources are available in Waukesha County. A sample of programs funded by Waukesha County, the State of Wisconsin and the Federal Government include,

- Community Housing Initiative, Inc.
- Waukesha County Homebuyer Program
- Waukesha County Lenders Consortium
- Wisconsin Department of Administration Division of Housing
- Housing Cost Reduction Initiative
- Wisconsin Housing Economic Development Authority (WHEDA)
- Low Income Housing Tax Credit Program

- Multi-Family Tax Exempt Rental Housing Program
- Taxable Bond Fix Rate Financing Program
- U.S. Department of Housing and Urban Development (HUD)
- Community Development Block Grant (CDBG)
- The Federal Housing Administration (FHA)
- U.S. Department of Agriculture (USDA) Rural Development
- Green Building Programs, Incentives, Associations, Material Re-use, and Project Examples

## **IMPLEMENTATION RECOMMENDATIONS**

The general housing issue identified in this chapter was the need for a variety of housing choices for the Town of Oconomowoc residents. Housing choices have been identified as important as the population ages, new jobs are created and as a way to provide housing needed by those who live in the Town of Oconomowoc. Since many residents of the Town work outside the municipal boundaries of the Town of Oconomowoc and because most of the new development within the Town is located on private septic systems and private wells, it is not realistic to plan for affordable housing or large scale housing in the Town. Developing affordable housing requires basic services such as basic public infrastructure facilities, including public sanitary sewer, public water supply, storm water facilities, sidewalks and street lighting. In addition, to provide affordable single-family housing at the lowest reasonable costs, lot sizes would not exceed 7,200 square feet in area and multi-family would be provided at a density around 14 units per acre. For the most part, the Town of Oconomowoc does not have these services available. The Best location for affordable housing is on the Old Okauchee School property. However, additional sewer recs are needed from the City of Oconomowoc, before this redevelopment can occur.

This general housing issue is supported by the housing inventory data collected in this Chapter, demographic data collected in Chapter II (Trends, Issues, Opportunities and Planning Standards), and the income and employment data collected in Chapter VI (Economic Development). Further analysis of this data refines the general housing issue into the following more specific goals and recommendations for residential development as follows:

- There is sufficient amount of land for development to meet the projected population in 2035. In 2000, the Town of Oconomowoc had a total 3,045 housing units with the projected number of housing units decreasing to 2,742 in 2035. The resulting number decreases the demand for housing units.
- Determine the type of housing units based on household income, age distribution and household size to best meet the needs of Town residents.
- To protect the existing housing stock and provide a range of housing stock to meet the needs of the aging population. A higher percentage of smaller housing units, multi-family, independent and assisted living units may be required to better meet the housing needs of smaller households, including the increase in one- and two-person empty nester and elderly households and persons with disabilities.

- To maintain the rural character of the Town of Oconomowoc while allowing limited controlled growth.
- Provide a range of housing choices, types and styles.
- Investigate newer approaches to implementing affordable housing using private wells and private onsite waste disposal systems.
- Possible examination of regulatory codes to identify the extent to which they permit or exclude relatively lower cost housing, and make appropriate changes to facilitate the provision of such housing.
- The Town should research, educate and study the use of energy efficient homes and green housing development design concepts.
- Promote Cluster Type Developments – Promoting and allowing density bonuses for Cluster Developments.
- The Town acknowledges the challenges with affordable housing and is not opposed to affordable housing.

# Chapter 6

## Economic Development

## Chapter 6

### **ECONOMIC DEVELOPMENT**

Economic development is vital for communities in Waukesha County. With optimum paying jobs and growing businesses, Waukesha County and the Region will be able to maintain and expand its quality of life. In order to maintain the highest quality of life for its residents, communities in Waukesha County must be a partner in the regional economy. Waukesha County and the region need to foster job growth and new business development.

In any planning effort, forecasts are required for those future events and conditions that are outside the scope of the plan, but will affect plan design and implementation. The Town of Oconomowoc, in cooperation with Waukesha County in the preparation of the Comprehensive Development Plan for Waukesha County, is determining the future demand for land by analyzing the future population, household, and employment levels. Future population, household, and employment levels must therefore be forecasted, with land use and supporting facility plans being designed to accommodate forecast conditions.

This chapter provides an overview of the methodology and assumptions that underlie the economic and employment projections of the Town of Oconomowoc. Included is descriptive information pertaining to measures of economic activity and employment projections.

### **Waukesha County Economic Development Strengths, Concerns and Weaknesses**

The Waukesha County Comprehensive Planning Economic Development Element subcommittee expressed the following strengths, concerns, and weaknesses.

#### **Economic Strengths**

- **Rich history of local entrepreneurship fostering business growth**  
Historically, the fostering of local small businesses in Waukesha County has led to the growth of larger companies and jobs.
- **Milwaukee-Waukesha Metropolitan Statistical Area (MSA) with over 1.5 million people**  
Despite the fact that the City of Milwaukee has declined in population the Milwaukee-Waukesha MSA that includes Milwaukee, Ozaukee, Washington, and Waukesha counties continues to grow and prosper.
- **Preference for ownership demonstrates longer term commitment to area**  
Businesses want to establish equity by owning commercial or industrial land and buildings. This provides more opportunities to establish equity and creates more options for future expansion, but also challenges the typical dynamics of traditional industrial park development. Business condominium concepts are growing, which encourages ownership and longer term business commitment.

- **Outstanding work ethic**  
In the opinion of business leaders in Waukesha County, when compared to other regions of the country, employees have a superior work ethic.
- **Growing tax base**  
Waukesha County's tax base continues to grow due to development and redevelopment of residential, commercial, and industrial areas.
- **Attractive local, county, and state park system**  
Local, county, and state parks, lakes, and natural areas offer a variety of recreational activities for residents, thereby, attracting employers and employees.
- **Sustained population growth**  
In every federal population census, Waukesha County has recorded an increase in population. Since 1960, the population of the county has more than doubled.
- **Innovative business leaders**  
Waukesha County has grown businesses and jobs mainly through innovation and investment by local leaders.
- **Quality schools are the driving force in attracting families and businesses**  
Waukesha County is recognized as having both quality public and private school systems. This is a huge attraction for families with children. In addition, a quality education system is important for businesses that will employ workers after graduation.

### Concerns and Weaknesses

- **The median price of a home is increasing at a faster rate than median income**  
Waukesha County has the second highest median home price in the state. Nineteen percent of household's pay more than 30 percent of their gross monthly income on housing and 5 percent pay over 50 percent of their gross monthly income for housing. The U.S. Department of Housing and Urban Development (HUD) defines affordable housing where housing costs are no more than 30 percent of a household's gross monthly income. As the number of potentially lower paying jobs in service sector industries such as hospitality, eating and drinking, and retail trade increases this becomes even more of an issue for providing affordable housing opportunities within Waukesha County.
- **Need to generate enough revenue to continue all municipal and county services while balancing fees and taxes and remaining competitive at the same time**  
The costs to operate government continue to increase especially with the increase of unfunded state and federal mandates. Sometimes the pursuit of taxes from new development increases urban sprawl. Citizens continue to express concerns about the taxes they pay and do not support tax increases.
- **Health care costs continue to rise**  
Rising health care costs create obstacles for business and job growth. Health care costs in Wisconsin and the Midwest are higher than other regions of the country.

- **Need to focus on regional and countywide cooperation including school districts in the delivery of governmental services**  
 Local governments and school districts have been and should continue to pursue new, cost-effective cooperative approaches to meet their own governmental service demands.
- **Community development plans must be complimentary**  
 The Wisconsin Comprehensive Planning law requires that communities must have plans that complement each other. This is a difficult task since there are 37 municipalities within Waukesha County.
- **Transportation costs continue to rise**  
 Rising energy prices continue to increase transportation costs for Waukesha County businesses and residents. Transportation infrastructure demands that are not paid for by enhanced tax revenues continue to increase transportation costs.
- **Continued population growth will impact local school districts**  
 The intermediate population growth projection developed by SEWRPC shows Waukesha County gaining over 86,000 people from 2000 to 2035. According to the state Department of Public Instruction projections, the K-12 student population in Waukesha County will begin to experience steady growth after 2010. This will result in local school boards addressing the need for more new school buildings and expansion of existing facilities in order to continue to provide quality education and job training.
- **Cyclical over-development of office space within the county**  
 Over-development of office space can lead to a temporary condition of more supply than demand, empty office buildings, lower rent prices, and less profit for developers, investors, and real estate professionals as well as creating unneeded or underutilized infrastructure.
- **Need for additional technology development**  
 Waukesha County needs to continue to thrive in a knowledge-based economy. To do so, businesses and government must continue to adopt new technologies. A need exists for enhanced communication and collaboration between businesses and research universities.
- **Need to continue to increase the number of people with college and technical degrees**  
 Although Waukesha County has a highly skilled workforce there is still demand for additional growth, especially in the areas of business, information technology, engineering, and nursing and health care professions. Both public and private universities in the region must do a better job of making professionals aware of what continuing education opportunities and degrees exist, and identifying what degrees to offer. It is necessary to increase the number of people with both technical college and four-year degrees to grow in a knowledge-based new economy.
- **Need to maintain and expand our transportation infrastructure**  
 Waukesha County has an excellent network of local, county, state, and federal roads, streets, and highways. It also has several local and county airports. This infrastructure must be maintained and expanded to meet economic growth needs.

- **Declining water supply**  
Waukesha County's water supply is finite. The trends show that the deep aquifer ground water supply and quality is declining. The county must work together with local communities and regional agencies to identify ways to conserve water and protect the quality of water resources.
- **Aging workforce**  
The potential for a future labor shortage in the county is significant as the rate of retirement is likely to surpass the rate of entry into the workforce between 2015 and 2020.
- **Lack of population diversity**  
Waukesha County has not experienced high growth in ethnic diversity of other populations.

### **Other Relevant Business Analysis**

Waukesha County Economic Development Corporation (WCEDC) completed 24 listening sessions with businesses between March and September 2002. WCEDC published the results of these sessions in their report titled *Waukesha County 2020*. The businesses that attended the listening sessions accounted for 80 percent of the payroll in the county. These businesses prioritized 12 major issues based on the impact each issue was thought to have on the County's economy. These comments do not necessarily reflect the findings of the Waukesha County Development Plan, but provide additional opinions to inform the preparation of the plan.

- Infrastructure limitations (roads, water, power, high-speed Internet, housing, public transportation) inhibit economic growth, retention and attraction of businesses.
- Labor force issues inhibit the success of existing businesses and the attraction of new business; quantity and quality of workers, and assimilation of ethnic/minority workers.
- Ineffective resource allocation across educational units hinders workforce preparedness in key areas.
- Multiple layers of government create inefficiencies for businesses and higher taxes, thus driving up the cost of doing business.
- Government and the citizenry lack an understanding of business issues.
- Insufficient resources are available to create a supportive environment for "new economy" businesses (finance, information, collaborative networks).
- The high cost of health care is making local businesses and the area in general less competitive.
- The County doesn't have a strong image for attracting business, entrepreneurs, young workers, and visitors.
- The region is losing corporate headquarters with high paying jobs.
- Excessive governmental regulations limit the growth of certain industries.
- There's a resistance/conservatism among area businesses for investing in new technology and businesses processes in the face of global competition.
- Unresolved regional issues are caused by fragmented and short-term governmental and business planning.

## **Workforce Analysis**

In order to plan for future economic growth and development it is essential to understand current workforce demographics. Workforce data that is often analyzed includes income, educational attainment, labor availability, and employer information.

### **Median Household Income**

The Waukesha County median household income was \$62,839 in 2000. This is the second highest county median household income in the state and fifty-first highest in the nation. A total of 84,720 county residents making up over 21 percent of the population were considered low to moderate household income by the U.S. Department of Housing and Urban Development (HUD). Low to moderate income is defined as household income that is 80 percent or less of county median household income. Seventy-nine percent of county households have incomes above low to moderate income. The Town of Oconomowoc had a median household income of \$68,676.00, which is \$5,837.00 (9.3 percent) higher than Waukesha County and \$8,042.00 (13.3 percent) higher than the State of Wisconsin (Table II-6).

### **Average Adjusted Gross Income Per Return**

In 2004, Waukesha County ranked third in Wisconsin in average adjusted gross income behind Milwaukee and Dane counties. In 2004, Waukesha County residents generated 12 billion dollars in individual adjusted gross income. The average adjusted gross income per return filed individually or jointly ranged from \$32,824.00 in the Village of Butler to \$592,030.00 in the Village of Oconomowoc Lake. The Town of Oconomowoc had an adjusted gross income of \$76,817.00.

### **Per Capita Personal Income**

Per capita personal income is defined as a location's total personal income divided by its total resident population. This measure is one of the most widely used measures of a location's economic health. According to the U.S. Bureau of Economic Analysis, per capita personal income in Ozaukee County was \$50,543.00 and per capita income in Waukesha County was \$43,455.00 in 2004. Dodge, Jefferson, Milwaukee, Racine, Kenosha, Washington, and Walworth counties have much lower per capita personal incomes when compared to Waukesha County. According to the 2000 census, the per capita income for the Town of Oconomowoc was \$37,244.00, while the median family income was \$75,200.00.

From a regional and national perspective, looking at metropolitan statistical areas (MSA) of similar population size or larger, the Milwaukee-Waukesha MSA ranks lower in per capita income. Per capita income is higher not only in MSA's within the Midwest, but also in MSA's with similar population in other regions of the United States. The lower per capita income in the Milwaukee-Waukesha MSA may be attributed to the high rates of unemployment especially among minorities within the City of Milwaukee.

## Educational Attainment

Waukesha County has a highly educated population and the third highest percentage of people with associate, bachelors, graduate, and professional degrees in Wisconsin.

Cardinal Stritch University, Carroll College, the Keller Graduate School of Management, Ottawa University, the University of Phoenix, the University of Wisconsin-Waukesha, Upper Iowa University, and Waukesha County Technical College offer associate or bachelor degrees at locations in Waukesha County. In addition, the University of Wisconsin-Whitewater and the University of Wisconsin-Milwaukee provide Master of Business Administration (MBA) Degree programs at UW-Waukesha. The University of Phoenix and the Keller Graduate School of Management also offer graduate degrees at locations within the county. In addition, the University of Wisconsin Cooperative Extension through a partnership with Waukesha County provides university outreach and life long learning opportunities to residents of Waukesha County.

According to the 2000 US Census Bureau for educational attainment, 93 percent of the residents of the Town of Oconomowoc have graduated from high school. In addition, 30.7 percent have a bachelor's degree and 9.5 percent have obtained a graduate or professional degree.

A need exists in the County to provide educational opportunities to maintain and enhance businesses and the workforce. Research shows that institutions of higher education are most successful in influencing economic growth when they are attuned to the economic structure of their local economies. It is important for higher education institutions and businesses to continue to develop and maintain relationships that integrate constant changing concepts, innovation and technology into core business functions so Waukesha County and the Town of Oconomowoc can continue to grow in a rapidly changing global economy.

## Workforce Demographics and Labor Availability

In 2005, Waukesha County had 205,012 people employed in its labor force. The average unemployment rate was 3.9 percent. As mentioned earlier, Waukesha County has a highly educated workforce with an outstanding work ethic that produces high quality goods and services. The biggest concern is the fact that the workforce is growing older. The median age of the Town of Oconomowoc residents is 39.7. Approximately 37.8 percent of the population is between the ages of 35 and 54 and over 58.7 percent of the population is over 35 years old. The median age of Waukesha County residents increased from 27 in 1960 to 38.1 in 2000. The 45 to 64 age and 65 and over age groups will continue to grow in number reflecting the aging of "baby boomers" (people born from 1946 through 1964). The population aged 25 to 44 will begin to decrease as baby boomers grow older and smaller age cohorts born in the 1970s move into this age group.

## **EMPLOYER AND EMPLOYEE TRENDS**

### **Largest Employers**

The largest employers in Waukesha County are doing business in the health services, medical product innovation, retail, wholesale, government, education, and communication sectors. Collectively these businesses employ 30,030 workers making up 11 percent of the total workforce in Waukesha County. In 2002, Waukesha County had 12,579 businesses. Ninety three percent of these businesses had less than 50 employees. The Town of Oconomowoc is similar to Waukesha County in that many of those employers in the Town of Oconomowoc have less than 50 employees. The average travel time to work for residents in the Town is 25.8 minutes, which indicates that a high percentage of residents work outside the Town of Oconomowoc in neighboring communities in Waukesha and Milwaukee Counties as well as the City of Watertown.

Waukesha County's total share of regional employment in seven county Southeastern Wisconsin Region has grown from 3 percent in 1950 to 22 percent in 2000. In 2000, Waukesha County had over 270,000 jobs, an increase of over 80,000 jobs since 1990.

### **Employment and Wages**

In 2004, the average annual wage paid to workers employed in Waukesha County was just below \$40,000 per year. This figure was 14.2 percent above the state average. Jobs in financial occupations provide the highest average wage in Waukesha County at \$51,502. Jobs in information technology and manufacturing provide the second and third highest average wages in the County.

## **INDUSTRY ANALYSIS**

Waukesha County has experienced significant employment growth between 1990 and 2000 in finance, insurance, and real estate, services, construction, wholesale trade and retail trade. For planning and economic development purposes, it is important to analyze and understand what industry sectors have the greatest potential for future job growth.

### **Agriculture**

Agriculture is still a viable economic sector in the Town of Oconomowoc as well as Waukesha County. In Waukesha County, production agriculture has shifted from dairy farming to specialty crop production, orchards, greenhouses, and plant and tree nurseries. Due to continued growth pressures, most agricultural employment is occurring from the growth of small family operated micro enterprise businesses that provide locally grown products for the expanding urban market and the growing green industry that includes horticulture, vegetable farming, and tree and shrub farming. In 1990, the Town of Oconomowoc had 145 persons employed in Agriculture, Forestry, Fisheries & Mining. In 2000, only 24 persons are employed in Agriculture, Forestry, Fisheries & Mining. Although

dairy farming has declined over the last decade, viable dairy farms continue to exist in the Town of Oconomowoc.

### Construction

Construction type jobs include all forms of building construction jobs as well as jobs in heavy construction, roads, bridges, sewer and water lines, and sewage treatment facilities. Construction jobs include employment in new development, additions, reconstructions, installations, and repair and maintenance. Construction jobs will continue to provide job growth in Waukesha County. In 2000, the Town of Oconomowoc had 348 jobs in construction. Many of these jobs were in residential construction. Residential real estate made up nearly 76 percent of Waukesha County's equalized assessed value in 2005.

### Manufacturing

Waukesha County grew from 44,870 manufacturing jobs in 1990 to 56,754 manufacturing jobs in 2000 for a 21 percent increase in the number of jobs over the decade. In 2000, the Town of Oconomowoc had 805 persons employed in manufacturing. Since 2000, the number of manufacturing jobs in Wisconsin has declined. Most of these jobs were lower skilled positions with manufacturers producing commodity goods that were eliminated by technological developments, or moved to Mexico or overseas where costs are lower. Wisconsin continues to maintain more skilled manufacturing positions than other states.

### Wholesale & Retail Trade

This sector includes businesses that employ people who primarily sell products and goods to retailers. Wholesale trade in Waukesha County is linked to manufacturing. In 1990, 16,128 jobs in Waukesha County were in wholesale trade. Jobs increased to 22,508 in 2000 for a gain of 6,380 jobs over the decade and a 28 percent increase. In 2000, the Town of Oconomowoc had 287 people that were employed in the wholesale trade business. The retail industry includes businesses engaged in selling merchandise primarily for personal or household consumption. Employment in retail trade grew steadily in Waukesha County throughout the 1990s. Jobs in retail trade grew from 31,054 in 1990 to 43,132 in 2000 showing a 12,078 gain in the number of jobs and a 28 percent increase. In 2000, the Town of Oconomowoc had 554 people employed in retail trade, which is the third highest employer.

### Commercial and Industrial Uses

In 2000, Waukesha County had 55,451,190 square feet of space in manufacturing and another 871,189 square feet projected for future manufacturing development. In addition, 86,334,846 square feet was used for wholesale and storage use and 100,970,824 square feet was in commercial uses within the county. In the Town of Oconomowoc, approximately 325 acres have been designated as existing/future commercial and industrial development.

## Brownfields and Contaminated Sites

There is one known site that contained contamination. That site is located on Nelson Road, just south of Pondview Lane. A lot of construction debris was dumped at the site over many years. The site has been remediated and now contains about 12 acres of woods. Based on information in the Bureau of Remediation and Redevelopment Tracking System (BRRTS) there are no current contaminated sites in the Town of Oconomowoc.

## **OVERALL EMPLOYMENT PROJECTIONS**

Employment projections are important to analyze when planning for future economic development. Planners, businesses, and local governments should understand the amount of projected employment growth as well as in what occupations this growth will occur.

### Total Employment Projections

The State of Wisconsin Comprehensive Planning Law requires that plans project employment growth for a twenty-year planning period. The county analyzed SEWRPC's Technical Report No. 10 (4<sup>th</sup> Edition), *The Economy of Southeastern Wisconsin, July 2004*. Analysis of that data shows employment sector projections based on a regional scale, not a county scale, and it is based upon past industry trends and future regional, state, and national trends as well as projections from the WDWD and the Wisconsin Department of Revenue. The aging of the population may result in moderate employment growth of the Region. Another significant statistic for the Southeastern Wisconsin Region is the fact that projections show a continuing decline in manufacturing jobs over the next 30 years. This is a concern since manufacturing jobs provided the third highest average wage for workers in Waukesha County in 2004.

The county projected estimates that were low, intermediate and high through 2035. Waukesha County chose the intermediate plan, the intermediate projection was chosen as the best estimate of job growth. Using the intermediate projection, Waukesha County will gain 76,400 new jobs by 2035, which is 52 percent of total regional gain. Due to this growth, Waukesha County will increase to 28.2 percent of regional employment share in 2035.

The intermediate projection for "Civilian Labor Force" for civilian labor force in the Region will increase rapidly until 2015 and then experience slower growth. Between 2010 and 2015 the labor force shows a robust increase of 44,300 jobs over this 5-year period. The labor force will experience a smaller increase between 2015 and 2035 gaining 83,900 jobs over this 20-year period. The intermediate projection for the civilian labor force results in a gain of 145,500 jobs or an 11.9 percent increase between 2000 and 2035. The intermediate projection for Waukesha County predicts that the labor force will increase from 270,800 jobs in 2000 to 347,200 in 2035. This would result in a growth of 76,400 additional jobs, which is actually less than the job growth that occurred between 1990 and 2000.

### Printing and Publishing

Printing and publishing is a strong employment sector within Waukesha County and regional projections show that it will remain a stable industry. The outlook for this sector is promising

due to the continued expansion of periodical publications and bookbinding, which are expected to offset the reduced growth in newspaper publishing.

### Fabricated Metal Products

This sector is projected to continue to decline. It includes establishments engaged in producing metal products, such as metal cans, tin ware, hand tools, cutlery, general hardware, fabricated structural metal products, and metal stampings. Much of this sector will move overseas where it is possible to reduce labor costs and remain competitive. Within the Region, fabricated metals will be reduced from 25,600 jobs in 2000 to 11,600 by 2035, a decrease of 55 percent.

### Industrial Machinery and Equipment

The industrial machinery and equipment industry includes the manufacture of engines, turbines, farm and garden machinery, construction machinery, metalworking machinery, and computer and office equipment. The intermediate projection shows a loss of jobs in this sector. In 2000, 48,000 people worked in this sector in the Region, but by 2035 the intermediate projection shows that only 24,900 will be employed in this industry resulting in a 48 percent decrease.

### Electronic and Other Electrical Equipment

The electronic and electrical equipment sector will experience a decline in the Region and Waukesha County. This sector includes businesses engaged in manufacturing of electricity distribution equipment, electrical industrial apparatus, household appliances, electrical wiring and lighting, and electronic components and is anticipated to experience a decline from 27,000 jobs in 2000 to 15,300 in 2035.

### Other Manufacturing

These are jobs in a wide range of manufacturing businesses that, taken individually, are not large enough to be considered as a separate category. Using the intermediate projection, jobs in other types of manufacturing would decline in the Region by 10 percent from 99,200 jobs in 2000 to a projected 89,400 jobs in 2035.

### Construction

Construction will continue to create new jobs in Waukesha County, but at a much slower rate than what was experienced in the 1990s. Under the intermediate projection, Regional

construction employment would increase from 53,800 jobs in 2000 to 57,100 in 2035, which is a 6 percent increase.

### Retail Trade

Retail trade employment will continue to grow, but the rate of growth will depend on the health of the economy and how much personal income continues to increase. The intermediate projection predicts that jobs in retail trade will grow by 6 percent between 2000 and 2035 resulting in an increase of 11,700 jobs (from 193,700 to 205,400) in the Region.

### Wholesale Trade

Wholesalers for the most part are engaged in selling merchandise to professional business customers, retail establishments, industrial, commercial, institutional, farm, or construction contractors, and other wholesalers. Wholesale trade is highly dependent on providing merchandise to manufacturers. The projected slow growth of manufacturing will have a significant impact on wholesale trade employment. The intermediate projection predicts that jobs in wholesale trade will remain the same at 64,400 jobs in the Region between 2000 and 2035.

### Transportation, Communication, and Utilities

This industry sector will not be a significant provider of new jobs. The best potential for future job growth projected to occur in the transportation sector is in shipping especially in the motor freight and warehousing segments. Increasing demand for air travel will continue to contribute new jobs as well. Projections show that the communication and utility segments will continue to lose jobs. New technology and competition in these sectors will continue to reduce the number of jobs in these sectors. The intermediate projection shows an overall loss of jobs. Under the intermediate projection, 51,100 people will be employed in transportation, communication, and utilities by 2035 in the Region. This is a 7 percent decrease from the 2000 level of 54,800 jobs.

### Business Services

These establishments provide services such as advertising, computer programming, data processing, security systems services, and building cleaning and maintenance services. Businesses that provide engineering, accounting, research, management, and other related services are not included in this sector. They are grouped in the "other services" category. Business services also include workers with temporary employment firms and people that provide services on a contract or fee basis to others. This sector will continue to grow rapidly. Under the intermediate projection for the Region, business services employment will increase to 164,600 jobs in 2035, a 60 percent increase over the 2000 level of 102,800 jobs.

### Health Services

The health services industry includes establishments engaged in furnishing medical, surgical, and other health services including hospitals, offices and clinics of physicians and health care

practitioners, nursing and rest homes, medical and dental laboratories and home health care services. This sector is poised for growth as Waukesha County's median age continues to increase, as the baby-boomer generation continues to grow older, and the overall population continues to increase. Under the intermediate projection, employment in health services in the Region will exceed 132,000 jobs in 2035, an increase of 35 percent over the 2000 level of 97,700 jobs.

### Social Services

These establishments provide help and rehabilitation services to individuals with needs requiring special care and to the disabled and disadvantaged. The industry group also includes child day-care facilities and certain residential care facilities for children, the elderly, and others who need help with self-care. This sector will continue to see significant growth as the aging of baby-boomers continues along with the movement to outpatient care and more home-based assistance living. Under the intermediate projection, social services employment will increase in the Region from 34,300 jobs in 2000 to 62,100 jobs in 2035, for an increase of 81 percent.

### Other Services

This category includes a diverse range of services including lodging places, laundry and dry-cleaning, funeral homes, automotive repair and miscellaneous repair shops, motion picture theaters, recreational services, and engineering, accounting, research, management and other consulting services. The intermediate projection reveals that Regional employment for other services will increase from 171,200 jobs in 2000 to 231,300 jobs in 2035 for an increase of 35 percent.

### Finance, Insurance, and Real Estate

This sector includes banks, credit unions, security brokerages, insurance carriers, real estate agencies, and land development firms. This sector will grow from 93,700 jobs in 2000 to 103,600 jobs in year 2035, resulting in an 11 percent increase for the Region.

### Government and Government Enterprises

This area includes all city, village, town, county, State, and Federal units and agencies of government, public schools, publicly owned enterprises, and the U.S. Postal Service. Government employment is projected to slightly increase over the next 30 years. In 2000, 114,400 people were engaged in employment regionally in this sector, and this figure will slightly increase to 115,300 by 2035, for an increase of 1 percent. This slight increase over the next 30 years is due to the fact that government is projected to create more efficiency, and more opportunities for collaboration and intergovernmental cooperation.

### Agriculture

Agricultural enterprises include farms, orchards, greenhouses and nurseries engaged in the production of crops, plants, trees, or livestock. Increasing technology and mechanization, modern management practices, and global competition, the employment levels in agriculture will continue to decline. Using the intermediate projection, agricultural employment in the Region will decrease from 6,000 jobs in 2000 to less than 4,800 jobs in 2035, resulting in a 20 percent decrease.

### Other Employment

This category includes jobs in forestry, commercial fishing, mining, and agricultural services such as crop services, veterinary services, landscaping services, and lawn and garden services. As urbanization continues, employment will continue to grow in landscaping and lawn and garden services. The intermediate projection for the Region shows a 39 percent increase for such jobs from 11,700 in 2000 to 16,200 in 2035.

### **Select Local, County, Regional, and State Programs and Initiatives and Organizations**

The State of Wisconsin Comprehensive Planning Law encourages cooperation among state government, local government units, and economic development organizations and initiatives. These types of activities and programs are more often used in larger incorporated areas such as the City of Brookfield, City of Muskego, City of New Berlin, City of Oconomowoc and the City of Waukesha.

### Waukesha County Programs and Initiatives

The Waukesha County Development Plan discusses several programs and initiatives for increasing economic development within Waukesha County. These programs include the Waukesha County Economic Development Corporation, a public-private partnership, (WCEDC) works to recruit and retain top business talent, strengthens Waukesha County's business marketplace presence, reduces the cost of conducting business, focuses on local business retention, supports regional initiatives, and manages a business revolving loan fund; the Waukesha County Action Network (WCAN) is a business coalition that recommends strategies for community issues important to maintaining Waukesha County's success in the Region; the Waukesha County Community Block Grant Program, which receives funds from the U.S. Department of Housing and Economic Development for community and economic development projects. These projects must benefit areas of the County with at least 51 percent low to moderate income; the Southeastern Wisconsin Regional Planning Commission (SEWRPC), established in 1960 as the official area-wide planning agency for the highly urbanized southeastern region of the state. The Commission serves the seven counties of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha. The Commission was created to provide the basic information and planning services necessary to solve problems, which transcend the corporate boundaries and fiscal capabilities of the local units of government comprising the southeastern Wisconsin region; the Milwaukee 7, which

is a Council of representatives from seven counties - Milwaukee, Waukesha, Racine, Kenosha, Walworth, Washington and Ozaukee. The council, made up of about 35 civic and business leaders, was formed with the idea that a regional approach is the key to fostering economic growth. Milwaukee 7 is engaged in efforts focusing on regional strategic planning for economic development.

### State and Federal Programs and Initiatives

The Wisconsin Department of Commerce has a broad range of financial assistance programs to help businesses undertake economic development. A quick reference guide available at <http://commerce.wi.gov/BD/BD-COM-2900.html> identifies these programs and selected programs from other agencies. The Department maintains a network of area development managers to offer customized services to each region of Wisconsin. The Wisconsin Department of Workforce Development (DWD) is the state agency charged with building and strengthening Wisconsin's workforce. DWD offers a wide variety of employment programs and services, accessible at the state's 78 Job Centers. The Wisconsin Housing and Economic Development Authority (WHEDA) offers innovative products and services in partnership with others to link Wisconsin residents and communities with affordable housing and economic development opportunities. WHEDA helps borrowers obtain financing on favorable terms to start-up, acquire, or expand small businesses. Forward Wisconsin's role in the economic development arena is to help businesses establish profitable Wisconsin operations. They provide state cost comparisons, Wisconsin financial information and a variety of other relocation consulting services to prospective expanding businesses. The Wisconsin Main Street Program is a comprehensive revitalization program designed to promote the historic and economic redevelopment of traditional business districts in Wisconsin. The Main Street Program was established in 1987 to encourage and support the revitalization of downtowns in Wisconsin communities. Each year, the Department of Commerce selects communities to join the program. These communities receive technical support and training needed to restore their Main Streets to centers of community activity and commerce. The Wisconsin Economic Development Association (WEDA) is a statewide non-profit organization dedicated to expanding the economy of the State of Wisconsin. The U.S Small Business Administration (SBA) is to maintain and strengthen the nation's economy by aiding, counseling, assisting, and protecting the interests of small business and by helping families and businesses recover from national disasters. The U.S. Department of Housing and Urban Development (HUD) has a mission to increase home ownership, support community development, and expand access to affordable housing free from discrimination.

### **IMPLEMENTATION RECOMMENDATIONS**

#### Standards for Future Development

- In order to enhance the viability of existing industrial, office and retail centers, the following standards shall be included in the Land Use Chapter of this Plan (Chapter 9), to guide the placement of new industrial, retail and office uses, such as:

- a. Access to available adequate water supply, sanitary sewer service, storm water drainage facilities, and power supply.
  - b. Ready access to the arterial street and highway system.
  - c. Adequate on-street and off-street parking and loading areas.
  - d. Provision for properly located points of ingress and egress appropriately controlled to prevent congestion on adjacent arterial streets.
  - e. Site design emphasizing integrated nodes or centers, rather than linear strips.
  - f. Site design appropriately integrating the site with adjacent land uses.
  - g. Served by a transit service. (This standard applies to industrial, retail, and office uses located within, or in proximity to, medium- and high-density areas).
- To address cyclical overdevelopment of commercial space or buildings, in particular office space, municipalities should avoid pre-zoning lands. For example, communities should not create zoning patterns within a community that are not justifiable in the marketplace or for which the above standards have not been met.
  - Promote the use of other comprehensive land development tools and techniques in advising communities regarding planning and zoning actions and decisions.
  - Officials in the County should annually review the capital improvement plans or programs of local governments in an effort to coordinate transportation and other improvements that aid in the delivery of goods, services, and employment.
  - Officials in the County should coordinate access to state and federal resources to assist in funding County and local transportation improvements.

#### Tax Increment Financing

- The conservation and renewal of viable urban areas can enhance their viability.
- Tax Incremental Financing should be used for brownfield and other redevelopment projects.
- To encourage viable urban centers, utilize Tax Incremental Financing at higher rates in cities and villages.
- To discourage public subsidizing of development that can occur with lower development costs that cannot be justified. Discourage use of Tax Incremental Financing for development of agricultural lands.

#### Housing Development

- In anticipation of projected employment sector growth, promote and provide an adequate supply of new housing of sufficient quantity and density within reasonable proximity to new and existing employment centers (Refer to Chapter 5).

### Education, Jobs and Business Growth

- In response to existing and projected skilled workforce needs, Waukesha County, in cooperation with appropriate business and community organizations, should work with the University of Wisconsin and other higher education systems to provide greater access to bachelor degree programs in Waukesha County.
- To enhance higher paying jobs, support initiatives to increase development of the bioscience manufacturing industry, especially in the area of medical equipment.
- Create partnerships between local economic development organizations and colleges and universities to promote entrepreneurial programs, industry collaborations, technology transfer and seed capital.
- Collaborate with the Milwaukee 7, the Waukesha County Economic Development Corporation, Waukesha County Technical College and UW-Extension to conduct a labor market analysis for Waukesha County and the Region that assesses the existing and anticipated supply and demand for labor as well as employer and employee training needs.
- To add to the livability of the County and enhance an employer's ability to attract workforce, update the County Park and Open Space Plan in cooperation with municipalities in the County to provide sufficient recreational facilities, including comprehensive trail system, to the resident population.

### Government Services and Taxes

- In an effort to reduce the property tax burden in Waukesha County, consider consolidations, mergers, shared services or legislative measures to reduce the number of governmental jurisdictions.

# Chapter 7

## Transportation Facilities

## Chapter 7

### **TRANSPORTATION FACILITIES ELEMENT**

#### **INTRODUCTION**

The transportation system of the Town of Oconomowoc benefits all Town residents by providing for the movement of goods and people into, out of, through, and within the Town. An efficient, durable, cost-effective transportation system is essential to the sound social, community, and economic development of the Town, County and of the Region. An understanding of the existing transportation system and future improvements is fundamental to the preparation of a comprehensive plan for the Town of Oconomowoc.

#### **Existing Transportation Network**

Access is a key determinant of growth because it facilitates the flow of goods and people. The Town of Oconomowoc is well connected to the county and the region through the existing roadway network. Other transportation facilities, such as freight rail, bicycle and recreation trails are located in the Town.

#### **Regional Access**

One of the major components of a sound Land Use Plan is to determine if the existing collector and arterial streets can accommodate additional traffic if adjacent properties are developed in more intensive uses. The Town of Oconomowoc is served well by State and County Highways, which provides easy access to Madison, Waukesha and Milwaukee.

The Town of Oconomowoc has 6 major arterials, two of which are State Trunk Highways (S.T.H. "67" and S.T.H. "16"). S.T.H. "16" is located on the south side of the Town of Oconomowoc and runs through the City of Oconomowoc. S.T.H. 16 connects to I-94 in the City of Waukesha (in the east) and to the City of Watertown (in the west). The western portion of S.T.H.16, from Lakeview Lane, west to the Town line, is scheduled for reconstruction in 2011. The State of Wisconsin will be reconstructing S.T.H. 16 and then the State of Wisconsin will complete a jurisdictional transfer to the Town of Oconomowoc. The Town of Oconomowoc will then be responsible for maintaining the road. S.T.H. 67 runs north and south from the S.T.H. 16/67 bypass interchange north to the Townline. This highway allows residents of the Town quick access to Dodge County and provides a connection to Highway 60 and Highway 33. Going south on S.T.H. 67 allows access to Elkhorn and Interstate 43.

Utilizing the 16/67 bypass allows residents in the town of Oconomowoc to access I-94 via S.T.H. 67. I-94, which runs east and west, allows both Town of Oconomowoc and City of Oconomowoc residents to commute to Madison, Waukesha and Milwaukee for work and recreation.

Several county highways are located in the Town and provide easy access to the state highway systems. C.T.H. P provides easy access to the Town of Ashippun for those residents who live in the northern part of the Town and to S.T.H. 16. C.T.H. K allows easy access across the Town of Oconomowoc providing a good connection between North Lake Road (former S.T.H. 67) and the Town of Merton. C.T.H. CW runs east and west and bisects the northern 1/6<sup>th</sup> of the Town. C.T.H. CW allows residents easy access to S.T.H. 83 in the Town of Merton and to Jefferson County to the west.

### **Collector Roads**

Collector roads and highways carry vehicular traffic into and out of residential neighborhoods as well as commercial and industrial areas. These collector streets allow traffic to flow from the minor streets onto the collector streets, which then connect to the arterials. Basically, the streets gather (collect) traffic from local streets and funnel it to arterial streets.

### **Local Roads**

Local roads primarily provide access to adjacent properties. The typical rural cross section for a local road in the Town is 24 feet of asphalt with 3-foot gravel shoulders and a typical ditch section. Most of the local streets are not designed to carry significant traffic volumes. Traffic volume is expected to be light and should not interfere with the access function of these streets.

### **Waukesha County Jurisdictional Highway System Plan**

The Waukesha County Established Street and Highway Width Map identifies the ultimate highway width of S.T.H. 16 at 100 feet, S.T.H. 67 is based on right-of-way established by purchase. C.T.H. K and C.T.H. CW have an ultimate right-of-way width of 100 feet, while a portion of C.T.H. P has an established road right-of-way of 110 feet. All local roads are set at 66 feet in width. It is important to note that the Town of Oconomowoc Town Board and Waukesha County have reduced the established right-of-way of many roads in the downtown Okauchee area from 66 feet to a lower number based on the type of road and amount of traffic. No right-of-way widths were reduced to less than what was platted.

### **Other Transportation Modes**

The transportation system, which serves the Town of Oconomowoc, provides the transport of goods and people into, out of, and within the Town. The transportation system operates in the air and on land and water.

### ***Air Service***

Air services provide people, businesses, and goods with direct access to regional, national and international markets. The primary commercial airport serving the Town of Oconomowoc with scheduled air carrier service is General Mitchell International Airport, owned and operated by Milwaukee County. Located within the City of Milwaukee, Mitchell International is the largest

airport in Wisconsin and is served by 13 airlines offering about 235 departures and arrivals every day. Approximately 90 cities are served by nonstop or direct flights from Mitchell International. Waukesha County-Crites Field is a smaller airport facility in the City of Waukesha that provides general aviation services, including business and corporate jets. It is equipped for full instrument landing system approaches and in 2006, handled about 60,000 aircraft operations. The City of Watertown also has a smaller airport facility that provides general aviation services.

### ***Ferry Service***

The only ferry service near the Town of Oconomowoc is the high-speed cross-Lake Michigan ferry service provided between Milwaukee and Muskegon, Michigan, by Lake Express. This ferry service operates from April to October each year and handles automobiles, small trucks, and passengers.

### ***Rail Passenger Service***

Intercity passenger rail service in the Region is provided by Amtrak with stops at the downtown Milwaukee Amtrak depot, Mitchell International Airport, and Sturtevant, and provides no stops in the Town of Oconomowoc or Waukesha County at this time. Amtrak operates two passenger train services in Wisconsin: the long-distance Empire Builder operating from Chicago to Seattle and Portland, with six Wisconsin stops; including Milwaukee, and the Hiawatha Service that carries nearly 600,000 people each year in the Chicago-Milwaukee corridor. Amtrak's Hiawatha Service runs weekday roundtrips daily between Chicago and Milwaukee. In a quick, 90-minute trip, a passenger can be in the middle of either city. Hiawatha Service is funded in part through funds made available by the Illinois and Wisconsin Departments of Transportation. In addition, the Empire Builder runs once a day in each direction between Chicago, Milwaukee, St. Paul-Minneapolis, and Seattle. Commuter rail service to southeastern Wisconsin is provided between Kenosha and Chicago by Metra, with intermediate stops between Kenosha and downtown Chicago in northeastern Illinois north shore suburbs.

### ***Bus Service***

Although no bus routes have drop-off or pick-up in the Town of Oconomowoc, Badger Coaches, Greyhound, Coach USA, and Lamers Bus Lines provide intercity bus service within the Region. Badger Coaches provides daily round trips between Madison, downtown Milwaukee, and Mitchell International Airport. Greyhound has a regional hub in Milwaukee that provides passengers with the opportunity to transfer between buses. Greyhound operates a daily route between Milwaukee and Green Bay with stops in Manitowoc and Oshkosh. Lamers Bus Lines provides a daily roundtrip service between Milwaukee and Wausau. Coach USA provides service between Goerke's Corners in Waukesha County and Chicago O'Hare International Airport, with stops in downtown Milwaukee and at General Mitchell International Airport. Other employee related bus services are also provided by various employers in Waukesha to serve their private needs and meet their needs for employees from outside Waukesha County. Waukesha Metro Transit oversees the operation of eighteen bus routes that travel throughout Waukesha County and parts of Milwaukee County. Waukesha Metro Transit directly operates ten routes to provide bus service within the City of Waukesha and environs. Waukesha Metro

Transit also administers for Waukesha County the County's service contracts with the Milwaukee County Transit System and Wisconsin Coach Lines, Inc. for eight bus routes comprising the Waukesha County Transit System. Wisconsin Coach Lines and the Milwaukee County Transit System operate the other routes for Waukesha Metro Transit.

### ***Bicycle and Pedestrian Traffic***

A "bikeway" is a general term that includes any road, path, or way that may legally be used for bicycle travel. The bicycle and pedestrian facilities element in the 2035 Regional Transportation System Plan for Southeastern Wisconsin is intended to promote safe accommodation of bicycle and pedestrian travel, and encourage bicycle and pedestrian travel as an alternative to personal vehicle travel. The regional plan recommends that as the surface arterial street system of about 3,300 miles in the Region is resurfaced and reconstructed, the provision of accommodation for bicycle travel should be implemented, if feasible, through bicycle lanes, widened outside travel lanes, widened and paved shoulders, or separate bicycle paths. This recommendation would result in an additional 161 miles of off-street bicycle mileage on state, county, and local roads within Waukesha County. Currently, there are no bikeways or separate bicycle paths within the Town of Oconomowoc.

A comprehensive inventory of pedestrian facilities, such as sidewalks, has not been completed for communities in Waukesha County. However, SEWRPC developed a pedestrian facilities policy, which applies to Waukesha County, as documented in the bicycle and pedestrian systems element of the 2035 Regional Transportation System Plan. It recommends that the various units and agencies of government responsible for the construction and maintenance of pedestrian facilities in the Region adopt and follow certain recommended policies and guidelines with regard to the development of those facilities. The Town of Oconomowoc will need to consider if additional sidewalks are necessary in the Okauchee area as well as on the west side of the Town of Oconomowoc along Wisconsin Avenue.

### ***Rail Services***

The Union Pacific Railroad (UPR) traverses the Town of Oconomowoc in a northwest to southeast direction. The Union Pacific, with headquarters in Omaha, Nebraska, is the largest railroad in North America, operating in the western two-thirds of the United States. The railroad serves 23 states, linking every major West Coast and Gulf Coast port and provides service to the east through its four major gateways in Chicago, St. Louis, Memphis and New Orleans. Additionally, Union Pacific operates key north/south corridors and is the only railroad to serve all six major gateways to Mexico. The railroad is the nation's largest hauler of chemicals, much of which originates along the Gulf Coast near Houston, Texas. Union Pacific is also one of the largest intermodal carriers – that is, the transport of truck trailers and containers. The Canadian Pacific Railroad runs in an east/west direction. It is located on the south side of the Town of Oconomowoc and runs parallel to and on the south side of S.T.H. 16.

Between 1990 and 2004, rail freight traffic nearly doubled in Wisconsin, exceeding 27.4 billion ton-miles and resulting in over 713 million dollars in revenue. This increase in traffic has resulted in a need to consider additional grade crossing separations at busy intersections and quiet zones where railroad locomotives are prohibited from sounding horns.

### **Specialized Transportation**

Rideline is a program subsidized by the Waukesha County Department of Senior Services. It provides lift-equipped vans for disabled and older persons. Non-driving Waukesha County residents age 65 and older and individuals under age 65 who use a cane, walker, crutches, wheelchair or scooter, or are legally blind are eligible for this program. Rideline does provide transportation between communities for an additional fee. In 2006, Rideline provided a total of 21,307 trips serving a total of 427 unduplicated passengers. The average mileage per trip was 16.1. Over 78 percent of these trips were for medical purposes, about 10 percent were for education, 4 percent for social/recreational opportunities, and 3 percent for shopping.

The shared-fare taxi program, a program also subsidized by the Waukesha County Department of Senior Services, provides reduced fares to taxi service in several communities. Waukesha County residents age 65 or older or Waukesha County residents, non-drivers, ages 18 to 64 who receive SSI or SSDI. In 2006, 46,246 trips were made with shared-fare taxi. One of the constraints of this program is the fact that it is not offered County wide. In 2006, this program only served residents living in 11 of the 37 communities within the County. Another constraint is the fact that this service is typically restricted within the municipality and does not support mobility throughout the County. Given the rural nature of the Town of Oconomowoc, most of the Town does currently receive services from the Rideline program or shared-fare taxi.

## **TRANSPORTATION IMPROVEMENT RECOMMENDATIONS, 2035 REGIONAL TRANSPORTATION PLAN**

The 2035 Regional Transportation System Plan for Southeastern Wisconsin is multi-modal in nature, dealing with public transit, bicycle and pedestrian, travel demand management, transportation systems management, and arterial streets and highways. The plan is designed to serve, and be consistent with, the Year 2035 Regional Land Use Plan. The process for the development of the recommended multi-modal program began with consideration and development of the travel demand management, transportation systems management, bicycle and pedestrian, and public transit elements of the plan. Arterial street and highway improvement and expansion was then considered only to address the residual high traffic volumes and attendant traffic congestion, which may not be expected to be alleviated by travel demand management, transportation systems management, bicycle and pedestrian facilities, and public transit.

### **Arterial Street and Highway System Functional Improvements**

The 2035 Regional Transportation System Plan for Southeastern Wisconsin identifies recommended functional improvements to the arterial street and highway system in Waukesha County (Map VII-1). These recommendations are divided into three categories: system preservation – the proposed resurfacing, reconstruction, and modernization as needed of arterials to largely the same capacity as exists today; system improvement the proposed widening of

existing arterials to carry additional traffic lanes; and system expansion – the proposed construction of new arterial facilities (Table VII-1).

**Table VII-1**

**ARTERIAL STREET AND HIGHWAY PRESERVATION, IMPROVEMENT, AND EXPANSION BY ARTERIAL FACILITY TYPE IN WAUKESHA COUNTY: YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN**

	<b>System Preservation (Miles)</b>	<b>System Improvement (Miles)</b>	<b>System Expansion (Miles)</b>	<b>Total Miles</b>
Freeway	32.2	26.5	0.0	58.7
Standard Arterial	617.9	100.1	10.6	728.6
Total	650.1	126.6	10.6	787.3

Source: SEWRPC

**Jurisdictional Recommendations**

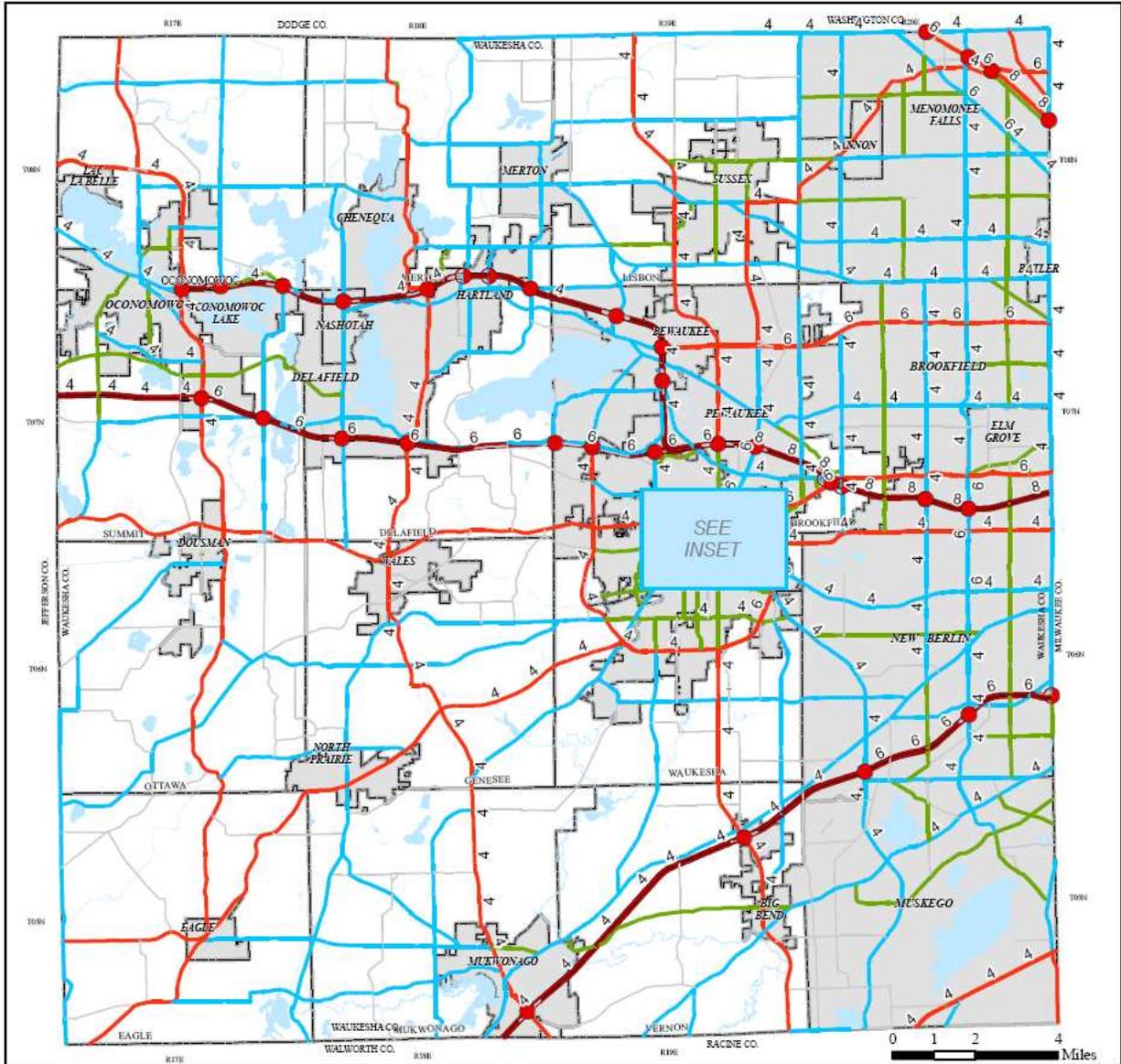
Jurisdictional classification establishes which level of government – state, county, or local – has or should have responsibility for the design, construction, maintenance, and operation of each segment of the total street and highway system. Jurisdictional classification is intended to group all streets and highways logically into subsystems under the jurisdiction of given level of government.

Upon completion of the initial regional transportation system plan in 1966, detailed county jurisdictional highway system plans were prepared. These plans were extended in design year and updated as part of the year 2000 Regional Transportation System Plan completed in 1978, the year 2010 plan completed in 1994, and adopted in 1995 by the Waukesha County Board of Supervisors. The recommended Waukesha County jurisdictional arterial street and highway system for the year 2035, based upon the extension of the year 2020 plan to the year 2035 with refinements by the Waukesha County Department of Public Works in 2007, is shown on Map VII-2.

The State of Wisconsin is proposing to reconstruct Wisconsin Avenue (S.T.H. 16) from Lakeview Lane west to the Town line. The State will then transfer jurisdiction of the road to the Town of Oconomowoc. The Town will then be responsible for maintenance of the road.

# Map VII-1

## RECOMMENDED FUNCTIONAL IMPROVEMENTS TO THE ARTERIAL STREET AND HIGHWAY SYSTEM IN WAUKESHA COUNTY: UNDER THE 2035 REGIONAL TRANSPORTATION SYSTEM PLAN

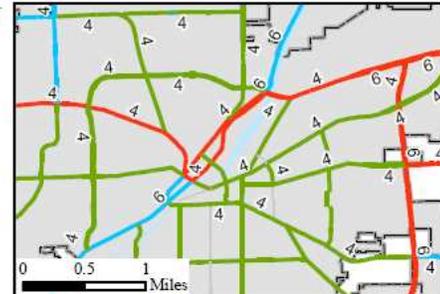


- Legend**
- 4 Number of Traffic Lanes (2 Where Unnumbered)
  - Major Water Body
  - Town
  - City or Village
  - Interchange
  - Half Interchange
  - Other Major Roads
  - County Trunk Highway
  - Local Trunk Highway
  - State Trunk Highway - Freeway
  - State Trunk Highway - Standard

Source: SEWRPC

Civil Divisions as of 04/30/07  
 Prepared by Waukesha Co.  
 Dept. of Parks and Land Use

INSET



## Map VII-2

### RECOMMENDED JURISDICTIONAL HIGHWAY SYSTEM PLAN FOR WAUKESHA COUNTY: 2035 Error! Objects cannot be created from editing field codes.

#### Public Transit

The public transit element of the final recommended regional plan envisions significant improvement and expansion of public transit in southeastern Wisconsin, including development within the Region of a rapid transit and express transit system, improvement of existing local bus service, and the integration of local bus service with the proposed rapid and express transit services. Map VII-3 displays the transit system proposals for each of the three transit system components.

The proposed expansion of public transit is essential in southeastern Wisconsin and Waukesha County for many reasons:

- Public transit is essential to provide an alternative mode of travel in heavily traveled corridors within and between the Region's urban areas, and in the Region's densely developed urban communities and activity centers. It is not desirable, and not possible, in the most heavily traveled corridors, dense urban areas, or the largest and densest activity centers of the Region to accommodate all travel by automobile with respect to both demand for street traffic carrying capacity and parking. To attract travel to public transit, service must be available throughout the day and evening at convenient service frequencies, and at competitive and attractive travel speeds.
- Public transit also supports and encourages higher development density and in-fill land use development, which results in efficiencies for the overall transportation system and other public infrastructure and services.
- Public transit also contributes to efficiency in the transportation system, including reduced air pollution and energy consumption.
- Public transit permits choice in transportation, enhancing the Region's quality of life and economy. A portion of the Region's population and businesses would prefer to have public transit alternatives available and to travel by public transit.
- Public transit is essential in the Region to meet the travel needs of persons unable to use personal automobile transportation. In the year 2000, approximately 80,000 households, or 11 percent of the Region's households and approximately 5,700 Waukesha County households or 4 percent of the County's households did not have a personal vehicle available and were dependent on public transit for travel. The accessibility of this portion of the Region's population to the metropolitan area jobs, health care, shopping and education is almost entirely dependent upon the extent to which public transit is available, and is reasonably fast, convenient, and affordable.
- Waukesha County projections show that the population of people aged 65 and over will more than double in size increasing from 26,763 people in 2000 to 56,678 in 2035
- Waukesha County projections show that the labor force of age 65 and over will nearly double from 6,550 in 2000 to 12,572 in 2020.

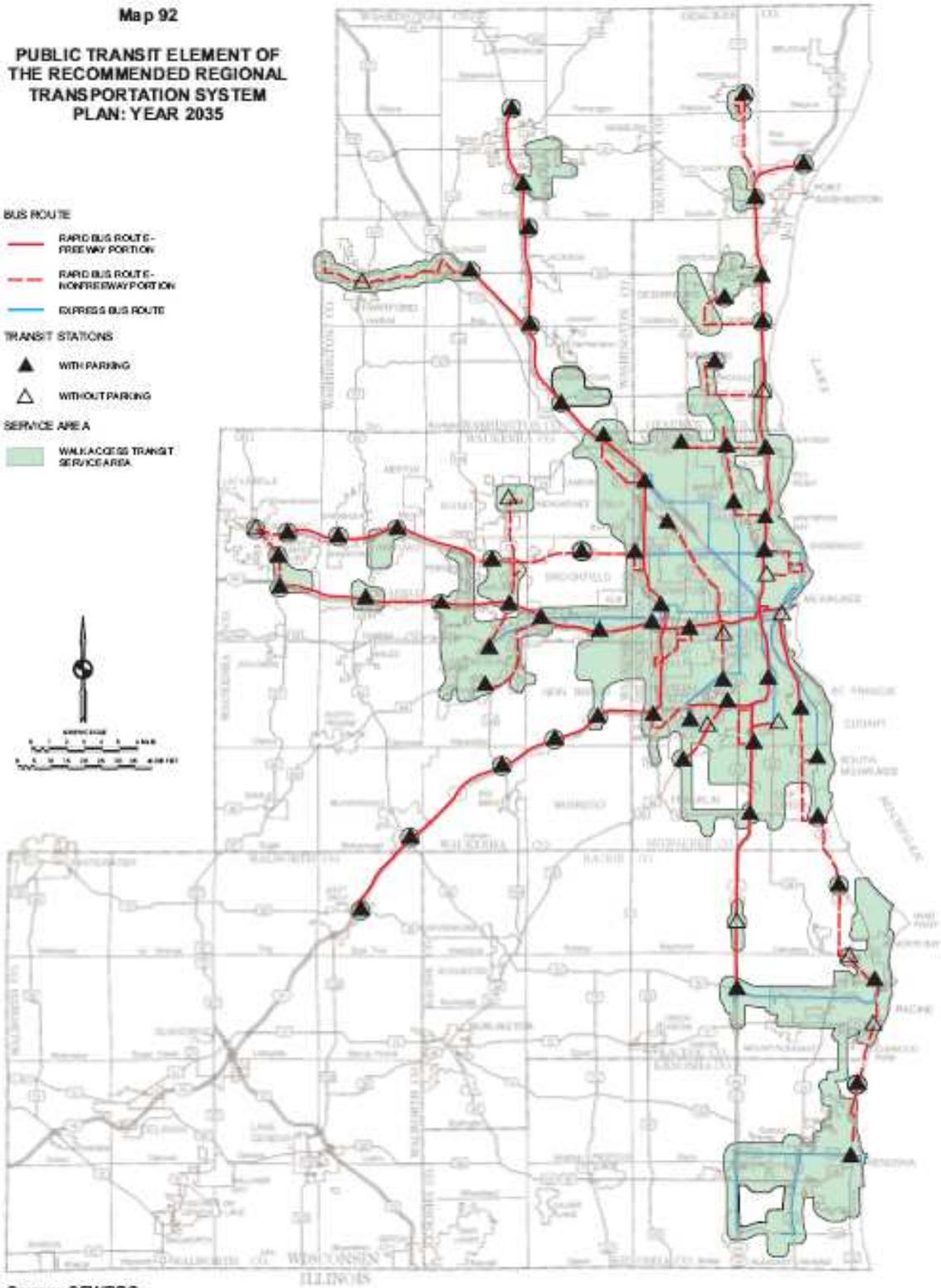
**Map VIII-6**

**RECOMMENDED PUBLIC TRANSIT ELEMENT OF THE 2035 REGIONAL  
TRANSPORTATION SYSTEM PLAN**

Map 92

**PUBLIC TRANSIT ELEMENT OF  
THE RECOMMENDED REGIONAL  
TRANSPORTATION SYSTEM  
PLAN: YEAR 2035**

- BUS ROUTE**
- RAPID BUS ROUTE - FREEWAY PORTION
  - - - RAPID BUS ROUTE - NONFREEWAY PORTION
  - EXPRESS BUS ROUTE
- TRANSIT STATIONS**
- ▲ WITH PARKING
  - △ WITHOUT PARKING
- SERVICE AREA A**
- WALKACCESS TRANSIT SERVICEAREA



Source: SEWRPC.

**Bicycle and Pedestrian Facilities**

The bicycle and pedestrian facilities element in the 2035 Regional Transportation System Plan for Southeastern Wisconsin is intended to promote safe accommodation of bicycle and pedestrian travel, and encourage bicycle and pedestrian travel as an alternative to personal vehicle travel. The regional plan recommends that as the surface arterial street system of about 3,300 miles in the Region is resurfaced and reconstructed, the provision of accommodation for bicycle travel should be implemented, if feasible, through bicycle lanes, widened outside travel lanes, widened and paved shoulders, or separate bicycle paths.

### **Community Bicycle and Pedestrian Plans**

SEWRPC proposes that local units of government prepare community bicycle and pedestrian plans to supplement the regional plan. The local plans should provide for facilities to accommodate bicycle and pedestrian travel within neighborhoods, providing for convenient travel between residential areas and shopping centers, schools, parks, and transit stops within or adjacent to the neighborhood. The standards, guidelines, and system plans set forth in the regional plan should be the basis for the preparation of community and neighborhood plans. It is also recommended that local units of government consider the preparation and implementation of land use plans that encourage more compact and dense development patterns, in order to facilitate pedestrian and bicycle travel.

### **Transportation Systems Management**

The transportation systems management element of the final recommended year 2035 regional transportation plan includes measures intended to manage and operate existing transportation facilities to their maximum carrying capacity and travel efficiency, including: freeway traffic management, surface arterial street and highway traffic management, and major activity center parking management and guidance. In addition, improving the overall operation of the regional transportation system requires regional cooperation and coordination between government agencies, and operators.

### **Travel Demand Management**

The travel demand management measures included in the final recommended year 2035 regional transportation plan include measures intended to reduce personal and vehicular travel or to shift such travel to alternative times and routes, allowing for more efficient use of the existing capacity of the transportation system. These measures are in addition to the public transit, and pedestrian and bicycle plan elements previously discussed.

Seven categories of travel demand management measures are recommended in the year 2035 Regional Transportation Plan: high-occupancy vehicle preferential treatment, park-ride lots, transit pricing, personal vehicle pricing, travel demand management promotion, transit information and marketing, and detailed site specific neighborhood and activity center land use plans.

## **Transportation Trends**

The future transportation system will be affected by a number of factors including demographics, the economy, and overall development patterns. The following are anticipated trends that can affect the transportation system in the Town of Oconomowoc over the next 25 years:

- Anticipated reduced funding for transportation projects due to local, county, state and federal budget constraints;
- Traffic congestion will increase as residential development increases;
- Traffic speeds and intersection safety will continue to be a priority of local residents;
- The number of accesses onto local, collector and arterial roads will continue to increase; and
- Providing ease of movement from S.T.H. 16, S.T.H. 67 and I-94.

## **IMPLEMENTATION RECOMMENDATIONS**

1. The Town of Oconomowoc should work on a sidewalk plan for future development in the Downtown Okauchee Area, including a replacement plan.
2. The Town should consider if additional bicycle/pedestrian ways are needed in the Town and if a safe connection for bicycles should be provided between the Town owned and operated parks.
3. The Town should discuss with adjacent communities the sharing of services related to transportation and road maintenance.
4. The Town should continue with access limitations on collector streets and consider the implementation of planning objectives, principles and standards regarding access.
5. The Town should develop a policy regarding the installation of streetlights (solar).

## Chapter 8

# Intergovernmental Cooperation

## Chapter 8

### **INTERGOVERNMENTAL COOPERATION ELEMENT**

#### **INTRODUCTION**

To ensure continuity and prevent potential conflicts between developments in the Town of Oconomowoc and adjacent communities, good planning must incorporate a thorough inventory and analysis of adjacent land uses in adjoining communities.

The intergovernmental element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the Wisconsin Statutes. Section 66.1001 (2) (g) of the Statutes requires a compilation of objectives, policies, goals, maps, and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The intergovernmental element shall analyze the relationship of the Town of Oconomowoc to the school districts and other adjacent local unit of governmental units, and to the region, the state and other governmental units. This element shall incorporate any plans or agreements to which the Town of Oconomowoc is a party. This element shall identify existing or potential conflicts between the Town of Oconomowoc and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

Intergovernmental cooperation is any arrangement by which officials of two or more jurisdictions coordinate plans, policies and programs to address and resolve issues of mutual interest. It can be as simple as communicating and sharing information, or it can involve entering into formal intergovernmental agreements and sharing resources such as equipment, buildings, staff and revenue. It can also involve consolidating services and resources, jurisdictions or transferring territory. Many issues cross jurisdictional boundaries, which may affect more than one individual community. Working closely with other governmental agencies can help reduce unnecessary spending and increase communication between communities. Increased communication technologies and personal mobility mean that people, money and resources also move across jurisdictions as quickly and freely as air and water. Actions in one (1) community also affect other communities and those actions by the Town of Oconomowoc impact neighboring communities.

The Town of Oconomowoc shares borders with the City of Oconomowoc, Village of Oconomowoc Lake, Village of Lac la Belle, Town of Summit, Town of Merton, Town of Ashippun and the Town of Ixonia. The Town is divided between two (2) school districts and four (4) fire districts. The Town has brokered agreements with several municipalities.

### City of Oconomowoc

The Town of Oconomowoc has tried on several occasions to reach an inter-municipal agreement with City of Oconomowoc. Unfortunately, those discussions have stalled and no recent negotiations are taking place. The City of Oconomowoc did agree to provide sanitary sewer to the Town of Oconomowoc in 2002. The Town of Oconomowoc currently has over 850 residents and businesses hooked up to the sanitary sewer system. The Town of Oconomowoc should continue to negotiate with the City of Oconomowoc on a permanent border agreement. An agreement would allow for a maximum external growth boundary for the City, while preserving and protecting the Town of Oconomowoc from future annexations. The Town and City should also work together on planning their common boundaries to eliminate any potential conflicts.

### Village of Oconomowoc Lake

The Village of Oconomowoc Lake is located on the south side of the Town of Oconomowoc and had a 2005 population of approximately 637. The Town of Oconomowoc and the Village of Oconomowoc Lake have not entered into a Municipal Boundary Agreement, but the Town and Village continue to discuss the ultimate boundary of the Village. The Village of Oconomowoc Lake is not interested in expanding their current boundaries into the Town, except that the Village would like to have S.T.H. 16 as the boundary between the Town and the Village. Town and Village continue to discuss a permanent boundary agreement. Both the Town of Oconomowoc and the Village of Oconomowoc Lake have a good relationship and work together on various issues.

### Village of Lac La Belle

The Village of Lac La Belle is located on the southwest side of the Town of Oconomowoc and had a 2005 population of approximately 333. The Town of Oconomowoc and the Village of Lac La Belle have not entered into a Municipal Boundary Agreement, but the Town and Village continue discussions. The Village and the Town are working diligently on a permanent boundary agreement. Town and the Village have a good relationship and work together on various issues.

### Town of Genesee

The Town of Oconomowoc and the Town of Genesee have entered into an inter-municipal agreement, whereby they share the services of a full-time Administrator/Planner. Each municipality utilizes the administrator/planner for their needs on a 50/50 split. At the present time both communities are able to function with a part-time administrator. This agreement has been extremely successful.

## Town of Ixonia

The Town of Oconomowoc and the Town of Ixonia have an unwritten agreement whereby both communities share highway equipment and personnel. The Town of Oconomowoc Highway Department works extremely well with the Town of Ixonia and will utilize the resources of each community to accomplish tasks that one community alone could not complete. Both communities share equipment, thereby reducing unnecessary expenditures.

## Stormwater Maintenance Agreement

In order to comply with NR 216 Wisconsin Administrative Code, The Town of Oconomowoc and Waukesha County have entered into an Intergovernmental Stormwater Agreement for the planning and implementation of a program to regulate the negative impacts of stormwater runoff. Waukesha County has agreed to enforce stormwater regulations in the Town of Oconomowoc as well as provide information and education programs on erosion control and stormwater management methodologies. The Town of Oconomowoc is in compliance with NR 216 requirements.

## Fire Protection/Emergency Medical Services

The Town of Oconomowoc contracts with the City of Oconomowoc for fire protection and first responders for the southeastern portion of the Town of Oconomowoc. The Town of Oconomowoc negotiates fire contracts with the Town of Ashippun Fire Department, Okauchee Fire Department and the Stone Bank Fire Department. All contracts are negotiated on a yearly or on a two-year basis.

## Waukesha County Development Plan

The Town of Oconomowoc signed a cooperative agreement with Waukesha County in 2003 to participate with twenty-six (26) other municipalities to update the Waukesha County Development Plan. Representatives from these communities formed an advisory committee to review and edit the proposed plan documents. Sub-committees were formed throughout the process on each element of combination of elements to provide expertise on individual Elements that make up the majority of the Development Plan. This effort allowed the Town of Oconomowoc to voice concerns regarding the development of the plan and to work with neighboring communities on common issues.

## Waukesha County Dispatch

The Town of Oconomowoc participates in the Waukesha County Dispatch Service for fire protection and emergency medical technicians services.

### School District

The Town of Oconomowoc is comprised of two (2) school districts. The Oconomowoc School District and the Arrowhead School District. Most of the Town is located in the Oconomowoc School District. Meadow View Elementary School is the only public school located in the Town of Oconomowoc and Holy Trinity is the only private school.

### Library System

The Town of Oconomowoc participates in the Waukesha County Federated Library System, which started in the early 1980's. This System allows residents to use any library in the system. Most Town residents use the City of Oconomowoc Library.

### Potential Future Conflicts

The Town of Oconomowoc continues to work on strengthening its boundaries through municipal boundary agreements with the Village of Oconomowoc Lake, the Village of Lac La Belle and the City of Oconomowoc. Those agreements have potential for conflicts to occur about the eventual permanent fixed boundaries. The Town will have to proceed with caution. The Town has also worked with Waukesha County in providing services to its residents at a significant cost savings.

The Town is concerned with the potential annexation possibilities from the City of Oconomowoc. The City of Oconomowoc is adjacent to the Town of Oconomowoc in the southern portion of the Town. As the City continues to grow and expand its boundaries, it is very likely that portions of the Town will be annexed to the City. Since the likelihood of this occurring is plausible, political decisions don't always exercise common sense. Any annexations by the City of Oconomowoc will be quite contentious. The Town should negotiate a boundary agreement with the City to establish ultimate municipal boundaries and resolve any potential land use conflicts that may impact the high quality natural resources of the Town. The Town should also discuss possible sewer and water extensions into the Town.

As the Town of Oconomowoc continues to grow, residents expect more and more services. These services include providing less government review of local decisions. Residents over the past several years have voiced concern regarding duplication of services. At some point in the near future, the Town may opt to provide their own services and withdraw from County Zoning. This would allow the Town to make decisions as they deem necessary, rather than having Waukesha County review and critique decisions made by the Town. The residents of the Town of Oconomowoc would have the ability to control their own growth and the changes that result from that growth.

The Town needs to work with the State of Wisconsin to resolve and complete the S.T.H. 16 project that will transfer jurisdictional boundaries to the Town of Oconomowoc. In addition, there have been discussions concerning the relocation of S.T.H. 83 to the current location of C.T.H. P. Town residents and Town board members voiced their concern and passed a resolution that was sent to the State of Wisconsin to discourage the relocation of S.T.H.83 into the Town of Oconomowoc. Any proposed relocation of S.T.H. 83 should be closely monitored and highly scrutinized to insure the best interests of the residents are considered.

The Town should continue to maintain friendly relationships with the adjoining Towns of Merton, Summit, Ashippun and Ixonia. Working closely with these Towns helps to insure "Town Form of Government" continues. As Villages and Cities feel growth pressures, the Towns need to remain unified to repel development pressures and control unwanted growth.

# Chapter 9

## Land Use

## **Chapter 9**

### **LAND USE ELEMENT**

#### **INTRODUCTION**

Information regarding land use and regulations, historic and existing land use and land use development patterns is essential to any sound comprehensive planning effort. This chapter presents the findings of the land use inventories and analyses conducted in support of the preparation of the Comprehensive Development Plan for the Town of Oconomowoc. Specifically, this chapter describes regulations; historic growth within the Town; describes the existing land use base and changes in that base; and presents detailed analyses of the planned land uses within the Town. During the plan preparation process, data and planning standards and objectives from previous chapters were used to prepare the land use element.

The Town of Oconomowoc is still essentially a rural community. From the earliest date of record (1850) through the first century of development, the community has shown a slow rate of population growth. Over this time, land in the Town remained essentially in agricultural use, with concentrations of urban land uses in the Villages of Lac La Belle and Oconomowoc Lake and the City of Oconomowoc.

#### **LAND USE PLAN ANALYSIS**

If it is to be sound and realistic, any long-range land use plan must be based upon careful consideration of the existing land use pattern as well as upon the physical character of the land itself. To identify existing land uses, the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) land use studies from 1963 to 2000 were utilized. This data was charted and analyzed to provide an important basis for the determination of an approximate pattern of future land use development in the Town of Oconomowoc.

The total surface area of the Town is 20,931 acres in area, having been reduced from its original 36 square miles by the incorporation of Villages of Lac La Belle and Oconomowoc Lake and the City of Oconomowoc and their subsequent annexations. All of the remaining area, which constitutes the Town of Oconomowoc, has been included in the study area. In 2000, urban or developed uses accounted for 17.4 percent of the land use in the study area, and agricultural and open lands accounted for 82.6 percent of the combined total Town area.

The Southeastern Wisconsin Regional Planning Commission's Land Use Inventories prepared between 1963 and 2000, classified urban-type land uses as being residential, retail service, manufacturing, transportation, communications and utilities, public uses, and recreational. The rural type land uses in those inventories were farmland, wetlands, woodlands, surface water, extractive, landfills and dumps, unused urban, and unused rural.

## Urban Land Use

Urban land uses by definition include those areas wherein houses or other buildings have been constructed in relatively compact groups or where a closely spaced network of minor streets has been constructed, thereby indicating a concentration of residential, commercial, industrial, governmental, or institutional land uses.

In the Southeastern Wisconsin Regional Planning Commission's 1963 Land Use Inventory, urban-type uses accounted for approximately 13 percent or 2,933.11 acres of the land in the civil Township and rural-type uses accounted for 87% or 20,469.57 acres of land use.

In the 1985 Southeastern Wisconsin Regional Planning Commission's Land Use Study, 17% of the uses or 3,988.47 acres were urban land uses and 83% were rural land uses or 19,414.21 acres in the Township. The 1990 Land Use Study for the Town indicates that 14.9% or 3,187.5 acres are urban uses and 85.1% or 18,215.7 acres are rural land use. In 2000, urban development totaled 17.4 percent or 3,647 acres of the total area of the Town. Although the Town has experienced small amounts of scattered residential development in the last two decades, the most dominant land use in the Town is still agricultural related uses.

## Residential Land Use

Of all the elements of a community plan, which naturally holds the most interest to the largest number of residents is that portion dealing with residential land use. Since this element of a land use plan exists primarily to provide a safe, attractive, and comfortable setting for residential development, it is appropriate that this area of interest be given particularly careful consideration. In the Town of Oconomowoc, residential land use accounts for approximately 62.13 percent of the urban area but only 10.8 percent of the total area of the Town.

The residential element exists primarily to provide a safe, attractive and comfortable setting for residential-type uses. It is appropriate that this area of interest be given careful consideration in developing the Comprehensive Land Use Plan. In the Town of Oconomowoc, according to the SEWRPC 2000 Land Use Inventory, residential land uses account for approximately 62.1 percent of the urban land use category or 2,266 acres. In the 1963 Southeastern Wisconsin Regional Planning Commission's Land Use Study, there was 1,527 acres of land used for residential area in the civil Township. In 1985, the amount of land developed for residential uses in the Township had increased to 2,341 acres or approximately 814 acres over a 22-year period, of which 150 acres were within the City of Oconomowoc limits.

According to the Land Use Inventories from 1963 to 1985, the amount of land developed in the Town of Oconomowoc for residential uses was 664 acres. A review of the platting activity in the Town of Oconomowoc between 1960 and 1992 indicates that the subdivision platting process on 1,066.88 acres created 673 lots. Between 1960 and 1969, nine new subdivision plats were recorded for a total of 243 lots on 236.3 acres. Three of the subdivision plats contain parcels, which were 1 acre in size and six contained lots between

30,000 and 35,000 square feet. In the period from 1970 to 1979, 17 new subdivision plats were recorded with 376 lots on 418 acres. All of the lots in those subdivisions were 1 acre or less. Only one subdivision plat was recorded between 1980 and 1989, which had five lots on 9.9 acres at an approximate 2-acre density. In the current decade between 1990 and 1992, six new subdivisions have been recorded creating 84 new lots on 534.3 acres. The Saddlebrook Farms development, which was recorded in 1992, contains lots ranging in size from 3 acres to 70 acres. The large lots resulted from the fact that 35 agricultural land preservation zoning was in place on a portion of the property.

The 376 lots, which were created in the 1970's, exceeded the demand for new lots thru the 1980's. An important consideration in any review of the platting activity in the Town of Oconomowoc is the annexations which have occurred from the unincorporated Town to the Villages of Lac La Belle and Oconomowoc Lake and the City of Oconomowoc. The two Villages had little effect in recent years on the area of the Town. However, the City of Oconomowoc has annexed 329.1 acres from the Town between 1963 and 1992. This has resulted in the creation of 216 new subdivision lots in the City of Oconomowoc. Since 1992, the City of Oconomowoc has annexed in excess of 160 acres of land.

The foregoing data presented deals with lots that were created by recording subdivision plats as defined in Chapter 236 of the Wisconsin State Statutes, which does not include metes and bounds descriptions or Certified Survey Map creations. Those additional lots further increase the amount of land needed for residential use by an insignificant amount. The exact number of metes and bounds descriptions or Certified Survey Maps that have created new parcels is unknown because of the type of record keeping system available in the Waukesha County Register of Deeds.

Another indication of how the Town is developing is the number of Residential Building Permits issued. Between 1990 and 2000, 251 Building Permits for 258 new residential living units were issued (15 multi-families, 229 single-families, and 7 two-family units). These figures resulted in an average of 26 new living units per year. It should again be noted, as in the previous Chapter, that these figures do include replacement of summer cottages to year-round residences.

### Other Urban Land Uses

According to the Southeastern Wisconsin Regional Planning Land Use Inventory, which was completed in 2000, other urban land uses which consist of Retail Service, Manufacturing, Transportation, Communications, Public Uses, and Recreational Uses account for about 37.9 percent of the urban use acres but only 6.6 percent of the total area of the civil Township (Table IX-1). The Town of Oconomowoc has five (5) areas that encompass the majority of the commercial development. The area south of S.T.H. "16" and west of the City of Oconomowoc extending to the County line, which is a mix of commercial and industrial uses; the area south of S.T.H. "16" west of C.T.H. "P" lying north and south of the Frontage Road; the area lying north of S.T.H. 16 and east of C.T.H. P (Oconomowoc Lakes Plaza); the downtown Okauchee area and 14 acres located on the east side of C.T.H. P, south of Lake Drive. According to the Southeastern Wisconsin Regional Planning Commission Land Use Inventories, commercial-type uses account for 1.6 percent or 60 acres of the urban area and

represent a minimal use of land acreage in the Town. A number of shopping areas are available to the residents in the Town in the nearby City of Oconomowoc, City of Delafield, Village of Hartland, and the Metropolitan Milwaukee area.

Industrial uses account for 1.6 percent or approximately 59 acres of the urban area of the Town according to the Land Use Inventory, and are considered to be of two types; manufacturing uses and mining related uses such as sand and gravel quarries (Table IX-1). The majority of the manufacturing uses are located west of the City of Oconomowoc on the south side of S.T.H. "16".

In the civil division, transportation and utility land uses are limited to lands devoted to highway networks, railroad right-of-ways, and electrical power transmission and distribution facilities. In the civil Township in the 2000 Land Use Study, 1,010 acres are designated for transportation, communication and utility-type uses. This does not include power transmission lines. In total, these uses account for approximately 27.7 percent of the total urban uses and 4.8 percent of the total acreage of the Town in 2000. Public-type uses represent 53 acres, or .25 percent, of the Town according to the 2000 Land Use Inventory, which mainly consists of schools and the government facilities. Recreational uses occupy 199 acres or 1.0 percent according to the 2000 Land Use Study. This does not include the acquisition by Waukesha County of 346.201 acres for future recreational purposes.

### Rural Land Use

The rural land use categories discussed in this section are agricultural lands as well as wetlands, surface water, woodlands, and unused land. Combined, these rural land use categories account for 82.6 percent of the total area of the Town.

According to SEWRPC'S 2000 Land Use Study, 61.8 percent or 10,685 acres of the rural type uses are devoted to agricultural purposes and 828 acres being other rural lands (Table IX-1). This figure does not include 2,880 acres of wetlands, 691 acres of woodlands, or surface water resources consisting of 2,199 acres. Those areas designated as Agricultural are 51.0 percent of the total area of the Town. The Agricultural category includes: croplands, pasture lands, orchards, nurseries, fowl and fur farms, and special use farms. When SEWRPC delineated these areas, they did not include farm dwellings, which were classified as rural farmsteads and then assigned a site of approximately 30,000 square feet, which are included in the urban use category. All other buildings were included in the Agricultural Land category.

Generally, the Town of Oconomowoc does not have an overabundance of woodlands and wetlands in its approximately 32 square mile land area. There appears to be no significant concentrations in any one area of the Town with the following exceptions: relatively large tracts of wooded lands are concentrated along the lake shores and along the stream corridors of the Town and relatively large tracts of wetlands are concentrated in the north central portion of the Town and adjacent to the stream corridors.

**Table IX-1  
Existing Land Use in the Town of Oconomowoc 2000**

Urban													
Residential		Commercial		Industrial		Transportation, Communication and Utilities		Governmental and Institutional		Recreational		Subtotal	
Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
2,266	10.8	60	0.3	59	0.3	1,010	4.8	53	0.3	199	1.0	3,647	17.4

Nonurban													
Agricultural		Wetlands		Woodlands		Surface Water		Other		Subtotal		Total Area	
Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
10,685	51.1	2,880	13.8	691	3.3	2,199	10.5	828	4.0	17,284	82.6	20,931	100.0

Source: SEWRPC

### Trends in Land Values

According to the US Census Bureau, the average home value in 1990 was \$101,000.00 and increased to 197,500.00 in 2000. According to the Wisconsin Multiple Listing Service for recent sales of homes in the Town of Oconomowoc. Home values vary from one location to another within the Town. Homes located on Okauchee Lake have increased in value on average 15 percent per year whereas, home values of non-lake properties have only increase about 5 percent. The average lake home sold for over \$500,000.00. Most vacant lake lots sold for over \$400,000.00. The average non-lake home sold for much less (around \$275,000.00).

### Redevelopment Areas

Cities and villages are authorized under Section 66.431 of the Wisconsin Statutes to create redevelopment authorities for the purposes of carrying out renewal programs. Such authorities have the power to prepare redevelopment plans and to undertake and carry out redevelopment plans and renewal projects within the corporate limits of the community. Unfortunately, the Town of Oconomowoc does not fall under Section 66.431 of the Wisconsin Statutes. However, the Town encourages redevelopment of older (non-historic) areas of the Town. The commercial area designated on the south side of S.T.H. 83 in the depot area is currently single-family homes. It is anticipated that as commercial development demands increase in this area, exiting homes will be converted to commercial uses or replaced with newer commercial establishments. The existing areas being quarried will eventually want to develop and reclamation and redevelopment will take place.

## Current and Future Land Use Conflicts

Although the Town has some large areas of commercial and industrial land uses in the Town of Oconomowoc, most of those areas are separated from residential developments by natural features such as wetland areas and/or wooded areas. However, conflict can occur just about anywhere. Potential conflicts can occur between existing commercial areas and proposed subdivision developments. Long time businesses may be the source of complaints from new neighbors in the area, where previously no one complained.

Conflicts can occur where environmental corridors have been allowed to develop in the past and are now grandfathered. The current land disturbance and vegetation removal provisions in the corridors should be continued in the Zoning Ordinance.

Lastly, the Town of Oconomowoc does not control the land in the immediate adjacent communities of the City of Oconomowoc, Village of Lac La Belle and the Village of Oconomowoc Lake. Conflicts can arise between the land uses proposed and the communities themselves

## Summary

According to the Land Use Inventories, 17.4 percent of the Town of Oconomowoc is in urban land uses and 82.6 percent is in rural land uses. Generally, lots that have been created in the Town in the last 32 years have been between 30,000 square feet and one acre in size. Using the population forecast of the Wisconsin Department of Administration (Chapter 2), the Town will not need any additional living units through the year 2035.

## **EXISTING LAND USE REGULATIONS**

All land development and building activity in the Town of Oconomowoc is regulated by Zoning Regulations, Building Codes, Health Regulations and Subdivision Control Ordinances. Land use regulation is intended to restrict or curtail development in areas where there are limitations in either the natural resource base (for example, soil and slope conditions with severe erosion potential or poor drainage) or the public utility base (for example, inadequate water supply or sewage disposal capabilities). The Waukesha County Zoning Code and the Waukesha County Shoreland and Floodland Protection Ordinance regulate land uses. The Waukesha County Shoreland and Floodland Subdivision Control Ordinance and the Town of Oconomowoc Land Division Ordinance regulate land development activities for the Town of Oconomowoc. Additionally, all land disturbing activities other than those related to 1 and 2-family construction, are regulated by the Waukesha County Construction Site Erosion Control and Storm Water Management Ordinance. Health Regulations in regard to private on-site sewage disposal systems, restaurant and food service facilities, and animal welfare issues are regulated by Waukesha County Code under the direction of the Waukesha County Department of Parks and Land Use, Environmental Health Division. Construction of 1 and 2-family dwellings is regulated by the Uniform Dwelling Code under the Department of Commerce, Chapters 20 thru 25.

## Zoning Ordinances

A zoning ordinance is a public law, which regulates and restricts the use of property in order to advance the public health, safety, and welfare. A zoning ordinance divides a community into districts for the purpose of regulating the use of land and structures; the height, size, shape, and placement of structures; and the density of population. Zoning seeks to confine certain land uses to areas of the community, which are particularly well suited to those uses, thereby encouraging the most appropriate use of land throughout the community. Zoning seeks to assure adequate light, air, and open space for each building; to reduce fire hazard; and to prevent the overcrowding of land, traffic congestion, and the overloading of the utility systems. Zoning also provides an important means for protecting and preserving the natural resource base.

The Waukesha County Zoning Code, which became effective on February 26, 1959, has jurisdiction in all of the Town of Oconomowoc lying outside the jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance. The Waukesha County Shoreland and Floodland Protection Ordinance, which became effective on July 16, 1970, has jurisdiction within 1,000 feet of any lake or pond, 300 feet of any stream or river, or to the landward side of the 100-year recurrence interval floodplain, if it is greater. The Waukesha County Department of Parks and Land Use and the Town of Oconomowoc administer the Waukesha County Zoning Code and the Waukesha County Shoreland and Floodland Protection Ordinance, under Wisconsin law, jointly.

Under the provisions of the above zoning regulations, there are 29 different zoning categories (Table IX-2 & Map B) including conservancy/wetland, agricultural, residential, commercial, and industrial uses. These zoning ordinances are to be minimum requirements adopted to promote the health, safety, morals, comfort, prosperity, and general welfare of the Town of Oconomowoc residents. Among other purposes, such provisions are intended to provide for adequate light, air, sanitation, drainage, convenience of access, conservation of wetlands, safety from fire and dangers; to promote the safety and efficiency of the public streets and highways; to aid in conserving and stabilizing the economic values of the community; to preserve and promote the general attractiveness and character of the community environments; to guide the proper distribution and location of population in the various land uses; and other-wise provide for the healthy and prosperous growth of the community.

To ensure an orderly development of the Town, it is the intent of the Town to prevent urban sprawl by appropriately zoning those areas in the Town to discourage such activity and retain the rural character of the Town. This is sound public policy in that it does not put any land in any urban use category unless development is imminent and thereby, gives the community the opportunity to review all changes from rural to urban uses prior to such conversion and to use the Adopted Comprehensive Development Plan to guide the community in sound, future land use decisions.

**Table IX-2  
Zoning Districts in the Town of Oconomowoc**

<b>Zoning Districts</b>	<b>Description</b>	<b>Minimum Lot Size</b>	<b>Total Acreage in the Town</b>
<b>C-1</b>	Conservancy/ Wetland	No Minimum	3,717.16
<b>A-E</b>	Exclusive Agricultural Conservancy	No Minimum	87.16
<b>A-P</b>	Agricultural Land Preservation	35 Acres	8,471.18
<b>A-B</b>	Agricultural Business	5 Acres	1.61
<b>A-O</b>	Existing Agricultural Overlay	No Minimum	----
<b>A-T</b>	Agricultural Land Preservation Transition	35 Acres	898.14
<b>AD-10</b>	Agricultural Density -10	1 Acre	----
<b>A-5</b>	Mini-Farm	5 Acres	804.41
<b>E-C</b>	Environmental Corridor	1dwelling/5 Acres	485.16
<b>A-1</b>	Agricultural	3 Acres	417.10
<b>A-1a</b>	Agricultural	1 Acre	----
<b>A-2</b>	Rural Home	3 Acres	22.12
<b>A-3</b>	Suburban Estate	2 Acres	54.80
<b>A-4</b>	County Estate	1.5 Acres	1.66
<b>RRD-5</b>	Rural Residential Density District 5	1 Acre	----
<b>R-1</b>	Residential	1 Acre	490.90
<b>R-1a</b>	Residential	1 Acre	----
<b>R-2</b>	Residential	30,000 SF	967.62
<b>R-3</b>	Residential	20,000 SF	1,494.36
<b>FLOODPLAIN</b>	Existing Floodplain Development Overlay	No Minimum	12.57
<b>P-1</b>	Public and Institutional	No Minimum	581.50
<b>B-1</b>	Restricted Business	30,000 SF	----
<b>B-2</b>	Local Business	20 - 30,000 SF	58.25
<b>B-3</b>	General Business	30,000 SF	80.49
<b>B-4</b>	Community Business	<b>Unsewered</b> - 10 acres Sewered 20,000 SF	----
<b>BP</b>	Mixed Use Business Park	<b>Unsewered</b> - 40,000 SF Sewered 20,000 SF	----
<b>Q-1</b>	Quarrying	3 Acres	----
<b>M-1</b>	Limited Industrial	1 Acre	77.31
<b>M-2</b>	General Industrial	1 Acre	----

If the Town government wishes to prevent such urban sprawl, it will be necessary for the Town Board to petition the County to amend the County ordinance as well as to redistrict the Town. Through appropriate zoning amendments the Town can discourage future urban diffusion and retain the rural character of the Town. A sound policy to follow is to not put any land in an urban use zoning district unless such development is imminent, thereby giving the Town Plan Commission and Town Board the opportunity to review all changes from rural to urban use prior to such conversion and to use the adopted Comprehensive Development Plan to guide the Commission and Board actions.

The Town also has sound provisions requiring recording of minor land divisions. This requirement provides that any division of land other than a subdivision resulting in the creation of two parcels and not more than five (5) parcels be surveyed and a certified survey map be approved by the Town Board and recorded at the Waukesha County Register of Deeds Office. The Town also requires that assignment of any new tax key numbers or the combination of tax key numbers be completed following the minor land division process with the approval of a Certified Survey Map.

### Subdivision Control Ordinances

The division and improvements of lands within the Town of Oconomowoc are regulated by the Town of Oconomowoc Land Division Ordinance, which was amended on August 4, 2003, and the Waukesha County Shoreland and Floodland Subdivision Control Ordinance, amended on May 17, 1983, has jurisdiction in the same areas as the Waukesha County Shoreland and Floodland Protection Ordinance. The Town's Land Division Ordinance is more restrictive than Section 236 of the Wisconsin State Statutes, as it requires formal platting of lands when a division creates four (4) residential lots less than 1.5 acres in five (5) years, or where the division creates more than six (6) residential parcels or building sites of any size within five (5) years.

### Storm Water Management and Erosion Control Ordinance

The Waukesha County Storm Water Management and Erosion Control Ordinance became effective on May 5, 1992, and most recently was amended in March of 2005. It regulates all earth-altering activities in the Town other than those associated with 1 and 2-family home construction. The Ordinance requires a submittal of an erosion control plan and/or storm water management plan, and issuance of a permit prior to commencement of land disturbing activities. Generally, the Waukesha County Department of Parks and Land Use, Land Resources Division, reviews these plans.

## Building Code

The Town of Oconomowoc administers the Uniform Dwelling Code, which defines construction standards and inspection procedures as outlined in the Wisconsin Administrative Code, Department of Commerce Chapters 20 thru 25. Provisions of this Code apply to the construction and inspection procedures used for 1 and 2-family dwellings, manufactured homes, and newly constructed community based residential facilities providing care, treatment, and services for 3 and 8 unrelated persons.

## Health Code

The Waukesha County Environmental Health Division of the Waukesha County Department of Parks and Land Use is in charge of administering all portions of the Waukesha County Code pertaining to public and community health issues in the Town. The Environmental Health Division is in charge of regulating the following:

- Private on-site waste disposal systems
- Animal welfare issues
- Restaurant & retail food establishments
- Campgrounds
- Public swimming pools
- Mobile home parks
- Dance halls

They also offer the following services:

- Water testing
- Radon related concerns
- Hazardous materials

## Official Mapping

Official mapping powers, granted to local units of government under Section 62.23(6) of the Wisconsin Statutes, are an important but historically under-utilized plan implementation tool. An official map prepared under Section 62.23(6) can be used to identify precisely, the location and width of existing and proposed streets, highways, historic districts, parkways, railroad rights-of-way, waterways, public transit facilities, airports and the location and extent of parks and playgrounds. The official map prohibits the construction of buildings and associated improvements on lands that are for future public use identified on the map. The Town of Oconomowoc has not adopted an official map.

## Extraterritorial Zoning Regulations

The Wisconsin Statutes authorize cities and villages to adopt extraterritorial zoning regulations for adjacent unincorporated areas, in cooperation with the adjacent town, within three miles of a city of the first, second, or third class, and within 1.5 miles of a city of the fourth class or a village. A city or village can initiate preparation of an extraterritorial zoning ordinance and map at any time. Initiation of the extraterritorial zoning ordinance freezes existing zoning in the extraterritorial (town) area for two years, while the city or village and affected town or towns jointly develop an extraterritorial zoning ordinance and map. A joint committee made up of three representatives from the city or village and three representatives from each affected town is formed to develop the ordinance. The time period can be extended for one additional year at the end of the two-year period. Currently, the Town of Oconomowoc is not involved in extraterritorial zoning with any of its neighboring communities.

## **RECOMMENDED LAND USE**

The year 2035 Town of Oconomowoc comprehensive land use plan was developed to meet the established planning objectives and standards presented in Chapter 2 of this Plan insofar as practicable, using the plan design concepts set forth in the previous sections of this Chapter. The plan was designed to accommodate the minimum population, household and employment projections for the Town. Map S presents the recommended land use plan for the Town of Oconomowoc for the year 2035.

### **Planned Land Use**

The land use plan map shows urban areas in the Town as envisioned under the plan including sub-urban areas, which are neither truly urban or rural in character; primary environmental corridors—i.e., areas containing concentrations of the best remaining elements of the natural resource base—which are recommended for preservation in essentially natural open uses; and rural areas consisting of prime agricultural land, other agricultural land, rural-density residential land, and other open lands. The various components of the land use plan, as depicted on Map S, are described in this section.

### **Urban Land Use**

The recommended land use plan envisions a 39.1 percent increase in urban land use within the Town. Urban land uses, consisting of lands devoted to residential, commercial, industrial, governmental and institutional, recreational, transportation, communication and utility uses, encompass about 3,647 acres or about 17.4 percent of the total area of the Town in 2000. Under the plan, the area devoted to urban uses would increase by about 1,427 acres, or about 39.1 percent, to about 5,074 acres by the plan design year 2035. By year 2035, urban land uses would account for about 25.0 percent of the total area of the Town (Table IX-1).

## Residential Land Use

The Plan Map identifies three (3) density classifications for residential land uses: Low-Density Residential, Medium Density Residential, and Multi-Family Residential. It is felt that 30,000 square feet to one (1) acre densities would be appropriate in areas where “infill” of exiting patterns of development would occur or in areas deemed appropriate for future development within the Town. Most areas beyond the “infill” zones should be developed with minimum 35-acre densities to be consistent with the recommendations of the Town objectives to preserve farmland.

Under the recommended land use plan, urban residential land use would increase by about 50.2 percent, from 2,266 acres in 2000 to about 3,404 acres by year 2035. Under the plan, the proportion of the Town devoted to urban residential use would increase from 17.4 percent to 25.0 percent.

A total of 1,962.39 acres of land is proposed for 5-acre residential in the proposed plan by the year 2035. Of the total planned urban residential land, about 849.29 acres would occur at medium density (10,000 square feet to 19,999 square feet), 3,007.14 acres at low density (20,000 square feet to 1.4 acres of area per dwelling unit) and 108.56 acres of Multi-Family.

If sanitary sewer service becomes available, development of those lands located within such a designated area may be considered and allowed, based upon the fact that such services will be provided in the future. If Sewer Service is not available, but the land is located within a designated sanitary sewer service area, development may be allowed based upon proper areas being set aside on all proposed parcels which meet current regulations regarding onsite waste disposal systems. Consideration should be given to such developments for the future provisions of sanitary sewer facilities when developing these areas.

## Commercial, Industrial Land and Mixed Use

The recommended Land Use Plan depicts a variety of areas devoted to commercial land uses by the year 2035. This designation encompasses approximately 137 acres within the Town of Oconomowoc. The plan envisions significant increases in economic activity as represented by the commercial and industrial uses on Map S. Although the population of the Town of Oconomowoc is not forecasted to reach a level necessary to support a full range of commercial services, the planning committee feels that given the location of C.T.H. P and C.T.H. K and the vast improvements to 16/67 bypass, increased commercial activity will follow. Neighborhood commercial services are presently available within the Town and community wide services are available in Delafield, Johnson Creek, Waukesha and in the Milwaukee metropolitan area. It is felt that the expanded commercial area should meet the commercial land use needs of the Town through the year 2035. It is the intent of this plan to encourage the redevelopment and improvement to the “downtown” Okauchee area. New mixed-use commercial areas should help the existing businesses and also provide additional opportunities for new business endeavors. Approximately 29 acres are planned in a mixed use category.

## Industrial Land Uses

A small expansion of the existing industrial area is proposed. It is not anticipated that a strong demand to attract industry is likely over the next 25 years; however, the Town has increased the amount of industrial land area from 59 acres to 92 acres.

## Governmental, Institutional, and Educational Uses

Governmental and institutional lands represent areas for government and public and private institutional buildings, facilities and grounds such as schools, churches, libraries, cultural facilities, nonprofit charitable organizations, hospitals, and police and fire stations, that have a direct bearing on the quality of life and on public safety.

The recommended plan recognizes the existing Town facilities located on the north side of C.T.H. K as well as the planned acquisition of land from the State of Wisconsin and existing school sites. Additional governmental-institutional uses have been included in the plan because the Town of Oconomowoc will be acquiring additional land area over the next couple years, which is expected to be required for these uses over the next 20 years. Such possible additions as schools or churches can be incorporated into the proposed urban areas of the Town and, if properly located and designed, will not be in conflict with the plan goals and objectives. In total, there are 148 acres of existing and proposed lands available for such governmental and educational purposes, which should meet the general standards of 12 acres per 1000 population through 2035.

## Park and Recreation Uses

The Town of Oconomowoc should become active in trying to acquire additional recreational sites in the Town. A Comprehensive Outdoor Recreation Plan, adopted by the Town of Oconomowoc, was prepared in February of 2001 by Ruckert & Mielke. The Plan sets forth recommendations for the Town of Oconomowoc. One recommendation was to acquire additional lands. The Town of Oconomowoc at that time was deemed deficient in community type parkland. The plan recommends the Town acquire additional lands to meet the present and future area requirements as well as continue to upgrade and improve their facilities. The plan lists "priority" areas for acquisition.

In reviewing other programs operated by other Townships in Waukesha County, needs for baseball diamonds and soccer fields are apparent. In order to accommodate the need for additional recreational play fields for the citizens of the Town, it would be appropriate that the Town look at expanding current facilities and acquiring and developing additional lands within the Town of Oconomowoc. Currently the Town of Oconomowoc has four (4) existing park sites.

The Town should consider updating the existing Comprehensive Outdoor Recreation Plan, which will provide recommendations for future actions to be considered by the Town and said Plan would be considered a further refinement of the proposals and concepts set forth herein.

## Transportation Systems

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

The road network system in the Town of Oconomowoc provides efficient access to the transportation system serving the entire region via S.T.H. 67 and S.T.H. 16. S.T.H. 16 is located in the southern portion of the Town. It provides an alternative route from the City of Oconomowoc to Watertown. S.T.H. 67 runs north from the 16/67 by-pass through the northern ½ of the Town. It provides a connection from the City of Oconomowoc to Dodge County. S.T.H.67 runs north and south and bisects the Town into thirds. 1/3<sup>rd</sup> of the Town is located west of S.T.H. 67 and 2/3<sup>rd</sup>s east through the Town. Access to Interstate 94 can be gained by a drive of about one to two miles from the southern boundary of the Town. These State Trunk Highway facilities furnish good access to Interstate 94 and to the Milwaukee Metropolitan area. It is anticipated that in 2011, S.T.H. 16, east of Concord road will be improved and widened. The Town of Oconomowoc will then take over jurisdiction of that portion of the highway.

## Nonurban Land Uses

Under recommended land use plan, nonurban land uses, consisting of environmentally sensitive lands, other open lands to be preserved, prime agricultural lands, rural-density residential and other agricultural lands, would comprise about 11,351 acres of the total area of the Town (Table IX-2). Owing to the amount of urban development envisioned under the plan, the area dedicated to nonurban land uses would decrease from about 17,284 acres in 2000 to the planned 15,199 acres by year 2035.

## Environmentally Sensitive Lands

The most important remaining elements of the natural resource base are concentrated within areas identified on the recommended land use plan map as primary environmental corridors, secondary environmental corridors, and isolated natural resource areas. The environmental corridor concept and the pattern of existing environmental corridors and isolated natural resource areas in the Town are described in Chapter 3 of this Plan.

Primary environmental corridors are linear areas in the landscape that contain concentrations of high-value elements of the natural resource base, including almost all of the best remaining floodlands, woodlands, wetlands, and wildlife habitat areas. By definition, these corridors are at least 400 acres in area, two miles long, and 200 feet in width. The plan proposes the preservation of all remaining primary environmental corridors in essentially natural, open uses. Under the plan, development within these corridors would be limited to that needed to accommodate required transportation and utility facilities, compatible outdoor recreation facilities, and, on a limited basis, carefully sited rural-density residential use. The plan further envisions that certain adjacent floodlands that are currently in agricultural or

other open uses will over time be allowed to revert to a natural condition, becoming part of the environmental corridor network as urbanization of abutting upland areas proceeds.

Under the recommended land use plan, the primary environmental corridor area in the Town would consist of about 3,534.79 acres or about 16.9 percent of the total land area in year 2035.

Secondary environmental corridors also contain a variety of resource elements, often being remnants of primary corridors that have been partially converted to intensive urban use or agricultural use. By definition, secondary environmental corridors are at least one mile long and 100 acres in area. The Town land use plan recommends that secondary environmental corridors be considered for preservation in natural, open uses or incorporated as drainageways or local parks within developing areas. Such areas may, at the discretion of the Town Plan Commission, also accommodate intensive urban uses. Caution must be exercised when considering development within such areas, however, since Federal, State, or local natural resource protection regulations concerning wetlands, floodlands, shorelands, stormwater management, and erosion control, among others, may effectively preclude development within lowland portions of such corridor areas. Under the recommended Town land use plan, the secondary environmental corridor area would consist of about 136.81 acres or about .6 percent of the total land area in year 2035.

Isolated natural resource areas consist of smaller pockets of wetlands, woodlands, or surface water that are isolated from the primary and secondary environmental corridors. By definition, isolated natural resource areas are at least five acres in size. The land use plan recommends that these areas be preserved in natural, open uses insofar as is practicable, recognizing that such areas are often well suited for use as public or private parks and open space reservation. Such areas may, at the discretion of town plan commission, also accommodate intensive urban uses. Caution must be exercised when considering development within such areas, however, since Federal, State, or local natural resource protection regulations concerning wetlands, floodlands, shorelands, stormwater management, and erosion control, among others, may effectively preclude development within lowland portions of isolated natural resource areas. Under the recommended land use plan, the isolated natural resource areas would consist of about 410.65 acres or about 1.96 percent of the total land area in year 2035.

As indicated in Chapter 3 of this Plan, the preservation of these environmentally sensitive areas, particularly the primary environmental corridors, is essential to the maintenance of the overall quality of the environment. Moreover, because these areas are typically unsuitable for urban development, their preservation in natural, open uses can help to prevent such new developmental problems as failing foundations for pavement and structures, wet basements, excessive clear water infiltration into sanitary sewerage systems, and poor drainage.

## Extraction Lands

Waukesha County solicited input from the Aggregate Producers of Waukesha County, an association of mineral extraction operators in the County. Members of that association provided information regarding the extent of lands now owned or leased for mineral extraction purposes as well as adjacent lands having the potential for mining activity. In incorporating these areas into the land use plan, adjustments were made as necessary to ensure that the proposed activity would not encroach upon environmental corridors or isolated natural resource areas. The Town of Oconomowoc does not contain any active mining areas and does not recognize any extractive lands on the Land Use Plan Map.

## Other Open Lands to Be Preserved

Other open lands proposed to be preserved under the recommended land use plan are lands usually adjacent to, but outside, identified primary and secondary environmental corridors and isolated natural resource areas, including lands within the 100-year recurrence interval floodplain, open lands within existing County or State park and open space sites, small wetlands less than five acres in size, and other lands covered by soils with a high water table, poorly drained soils, or organic soils. Such lands, which should be considered unsuitable for development of any kind, amount to about 205 acres, or less than 1.0 percent of the total area of the Town under year 2035 plan conditions.

## Rural Residential Land

About 6.0 percent (1,219 acres) of the Town is located in the Rural Residential Density and Other Agricultural Land category (Rural Residential Density). Development in this category would occur at a density of one unit per five (5) acres. The Rural Residential Density area consists of mainly 1 to 5 acre parcels for single-family living units while maintaining an overall density of one (1) unit per 5 acres. This category represents a density range based upon exiting land use patterns developed in the past and proposed development areas with steep slopes and/or high ground water conditions. It is felt though; any further development below a 5-acre density may represent a deviation from that recommended in the Town's Plan as well as the Development Plan for Waukesha County.

The Rural Residential Density area shown on the recommended Town land use plan map consist primarily of smaller farm and related open lands which do not meet the criteria for classification as prime agricultural lands, but which are nonetheless proposed to be retained in rural land uses. Rural land uses envisioned under the plan for these areas include continuation of existing farming activity; creation of smaller farms, including hobby farms, horse farms, or other specialty farms; and rural residential development. The Town of Oconomowoc has taken a concentrated effort to preserve the rural agricultural quality of the Town.

Although the recommended land use plan shows 1,219 acres of land in the Rural Residential Density and Other Agricultural Land category, most of these parcels are less than ten (10) acres and not conducive to further divisions. The Rural Residential Density and Other Agricultural Land category would amount to about 1,219 acres or about 6.0 percent of the

total area of the Town under year 2035 plan conditions (Table IX-2). As shown on Map S, lands in this category would be widely distributed in the outlying areas of the Town.

### Prime Agricultural Land

The primary goal of the comprehensive development plan is to preserve prime agricultural land. The comprehensive plan shows a total of 7,778 acres in the Prime Agricultural category (Table IX-2). This is by far the single most acres in any category on the land use plan. Approximately 38.4 percent of the Town of Oconomowoc is classified as Prime Agricultural land and exceeds urban residential by 4,374 acres. It exceeds all urban uses in the Town of Oconomowoc by 2,704 acres or 53.3 percent. Although residential development is not promoted in this category, the Town does recognize that some residential development will occur for family members of the owner or operator of the farm. Development should be strongly discouraged and where development is allowed it could take the form of large lots for single-family dwelling units, with each lot being thirty-five (35) acres or more in area, or could use density transfer, planned unit development, or cluster development design techniques to achieve the recommended overall gross residential density. Dwelling units could be concentrated on carefully located groupings of smaller lots, possibly as small as one-quarter acre in size, on a portion of a site to be developed, while retaining the balance of the site in agricultural or other open uses. The clusters of residential lots should be sited to protect prime agricultural land, preserve the rural appearance of the landscape, facilitate the provision of sewage disposal and water supply, and avoid the creation of problems such as poor drainage and foundation failures. This development option could include transfer of development rights between parcels of land throughout the community or adjacent to each other, resulting in higher densities of dwelling units at the development site while maintaining large areas of the landscape in agricultural or open uses. Many options exist with respect to the use and ownership of the preserved prime agricultural lands and open areas of a rural-type development, as well as for the design of the portion of the site where dwelling units are to be clustered.

Other techniques and option are available to the Town and owners of the prime agricultural lands, including potential purchase of development rights, agricultural enterprise zones, conservation easements, etc. Supplemental to this Plan the Town of Oconomowoc should continue to look at other options to protect and preserve prime agricultural lands in the Town.

**Table IX-2  
Planned Land Use in the Town of Oconomowoc: 2035**

Community	Urban									
	Commercial and Office Park		Governmental and Institutional		Highway Rights of Way		Industrial		Landfill	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Oconomowoc	137	0.7	148	0.7	0	0.0	92	0.5	0	0.0

Community	Urban									
	Mixed Use		Recreational		Residential		Transportation, Communication and Utilities		Subtotal	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Oconomowoc	29	0.1	556	2.7	3,404	16.8	708	3.5	5,074	25.0

Community	Non-Urban									
	Extractive		Other Open Lands to be Preserved		Primary and Secondary Environmental Corridor and Isolated Natural Resources Area		Prime Agricultural			
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Oconomowoc	0	0.0	205	1.0	3,670	18.1	7,778			38.4

Community	Non-Urban							
	Rural Density and Other Agricultural Land		Surface Water		Subtotal		Total Area	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Oconomowoc	1,219	6.0	2,327	11.5	15,199	75.0	20,273	100.0

Source: SEWRPC.

The adopted Plan should represent a commitment by the Town Plan Commission and Town Board to strive for the selected land use objectives. In order to provide the community with the best spatial arrangement of required land uses, the existing and historic development conditions in the Town, as well as the natural resource base and certain other important determinants of land use patterns, were carefully studied. Based on the resulting information, a Land Use Plan was developed for the Town. The Plan represents a concept that the area should be formed, developed and spatially organized to represent the development goals and objectives of the Town. The Plan was designed to meet the following goals:

- The preservation of productive agricultural lands.
- To provide a balanced allocation of space to each of the various land use categories, which meets the social, physical, and economic needs of the Town.
- To provide a spatial distribution of the various land uses that result in a compatible relationship and arrangement between existing and proposed land uses.
- Protection of the environment and the natural resource base of the Town.
- The proper distribution of the various land uses as they relate to transportation and public utility systems in order to assure the economical provision of public services.
- To accommodate a broad range of new residential development with a physical environment that is healthy, safe, convenient, and attractive, while supporting the projected growth of the Town.
- Establishment of new industrial and commercial sites, while preserving and complimenting the existing industrial and commercial sites.
- Preservation of open space to enhance the overall quality of the environment.
- Preservation of the remaining primary environmental corridor lands in the Town and, to the greatest extent practicable, to preserve the remaining secondary environmental corridor lands and isolated natural resource areas in the Town in order to maintain the overall quality of the environment; to protect opportunities for recreational and educational activities; and to avoid serious environmental and development problems.
- Preservation of economically viable agricultural lands within the Town and to preserve the rural character of the farming areas.
- The attainment of good soil and water conservation practices to reduce water runoff, control erosion and prevent surface water and groundwater contamination.

The recommended land use plan (Map S) as presented indicates both those areas within the Town in which prime agricultural land should be preserved and protected, existing residential development and those areas in which such development can be permitted in accordance with the stated land use development goals and objectives. New urban development in the Town, as indicated on the plan map, is proposed to occur through expansion of existing enclaves of urban development.

# Chapter 10

## Implementation

## Chapter 10

### **IMPLEMENTATION RECOMMENDATIONS**

The previous chapters provide a design for the preservation of prime agricultural lands, attainment of the urban and rural development and open space preservation objectives contained in the plan. The implementation recommendations pertaining to preserving prime agricultural lands, the urban development areas, rural development areas, environmentally sensitive areas and other land use plan implementation measures are summarized below. Upon adoption of the land use plan, the Town of Oconomowoc will take the necessary action, which will implement this plan. The implementation element is a compilation of programs and specific actions to be completed to put into effect the objectives, policies and procedures contained in the plan.

Table X-1 provides a detailed list and timeline of the major action that the Town should complete to implement the land use plan. The Town should evaluate its progress toward achieving the recommendations of the land use plan and amend and update the plan as necessary. The Town should monitor and track their progress in the implementation of their plan. The Town Plan Commission and Town Board should work together to create a checklist that can be used to track their progress. It is important to note that the Town of Oconomowoc may review and amend Table X-1 from time to time without amending the entire Comprehensive Land Use Plan.

### **Implementation Recommendations for Urban Development Areas**

#### **Mixed-Used Development**

Residential development in mixed-use settings can provide a desirable environment for a variety of household types seeking the benefits of proximity to places of employment as well as civic, cultural, commercial, and other urban amenities. Examples of mixed-use settings include dwellings above the ground floor of commercial uses and residential structures intermixed with, or located adjacent to, compatible commercial, institutional or other civic uses. The Town of Oconomowoc will need to provide guidelines for development of the mixed-use areas shown on the plan. The Town may want to establish an architectural control ordinance and an architectural control committee to maintain the rural character of the Town.

#### **Residential Cluster Development**

A residential development pattern characterized by a unified site design for a number of housing units, clustering buildings and providing common open space, potential density increases, and a mix of building types. It permits the planning of a project and the calculation of densities over the entire development, rather than on an individual lot-by-lot basis.

**Table X-1**

Element	Program/Recommended Action	Implementation Date
Issues, Trends & Opportunities; Agricultural, Natural & Cultural Resources; Housing; Economic Development; Land Use; Utility & Community Facilities.	Public Information Meeting, Public Hearing and Plan Adoption.	April 22, 2009
Intergovernmental Cooperation	Work with neighboring communities to establish permanent boundaries and shared services	On-going
Agricultural, Natural & Cultural Resources	Following completion of the Regional Water Supply Plan or availability of sufficient data, the planning objectives and standards used to prepare this plan may need to be refined to address groundwater supply and recharge issues.	2009-2010
Agricultural, Natural & Cultural Resources; Issues, Trends & Opportunities; Housing; Economic Development; Land Use; Utility & Community Facilities	Zoning Map Amendments to ensure Land Use Plan and Zoning Map are consistent	Winter 2009
Agricultural, Natural & Cultural Resources	Evaluate programs (i.e. purchase of development rights, transfer of development rights, conservation easements, agricultural enterprise zones, etc.) to assist in the protection and preservation of agricultural lands.	On-going
Housing; Agricultural, Natural & Cultural Resources; Housing; Land Use; and Transportation.	Prepare an Official Map	Fall 2009
Transportation	Evaluate impacts of S.T.H. 16 reconstruction on future land uses in the Town	2010
Agricultural, Natural & Cultural Resources; Issues, Trends & Opportunities; Housing; Economic Development; Land Use; Utility & Community Facilities	Update Land Division and Development Ordinance to accommodate cluster developments	Winter 2009
Agricultural, Natural & Cultural Resources; Issues, Trends & Opportunities; Housing; Economic Development; Land Use; Utility & Community Facilities	Work with Waukesha County on updating Zoning Text to make it consistent with Land Use Plan	On-going
Utility & Community Facilities; Intergovernmental Cooperation, Land Use, housing, Transportation	Review potential funding options available to the Town.	On-going
Agricultural, Natural & Cultural Resources; Issues, Trends & Opportunities; Economic Development; Land Use; Utility & Community Facilities; and Housing	Update Town Park and Recreation Plan	On-going
All Elements	Review and Update Progress of Implementing Land Use Plan.	On-going
Transportation	Update Road Plan and Establish Policy for Road Improvements.	On-going
Agricultural, Natural & Cultural Resources; Issues, Trends & Opportunities; Land Use; Transportation	Continue to look for funding options for the replacement/abandonment of the Mill Street Dam/Bridge.	On-going
Issues, Trends & Opportunities; Economic Development; Land Use; Utility & Community Facilities; and Housing	Development of a Downtown Business Zoning District.	2009-2010

In addition to plans for developing neighborhoods, detailed plans should also be prepared for mature neighborhoods, showing signs of land use instability or deterioration. Such plans should identify areas recommended for redevelopment to a different use, areas recommended for rehabilitation, any local street realignment or improvements, and other public utility and facility improvements. Redevelopment plans should seek to preserve those historic, cultural, and natural features as well as features of the urban landscape which provide for neighborhood identity. Plans should maximize opportunities for the provision of living arrangements and amenities that are unique to older cities in the County, such as a “downtown” housing development.

“Medium Density” development is not consistent with many of the planning standards and objectives. However, it is recognized that the Town of Oconomowoc may desire “infill” between existing subdivision plats consistent with adjacent developments and, also, in growth areas, without utilizing the cluster design concept.

As defined previously in Chapter 9 Rural Residential Density development areas are sparsely developed areas where land is used primarily for farming, resource extraction, landfills, very low density residential uses (one unit per five acres or less), or other open spaces uses, and includes corridors and isolated natural resource areas. Planning and zoning should be carried out in such a manner as to preserve rural character. New residential development when approved by the Town Board should be limited to an overall density of no more than one dwelling unit per five acres of open land, unless a density bonus is allowed as a result of utilizing the open space or cluster design concept.

In addition, in order to support open space or conservation design developments and to preserve rural character, it would be appropriate to permit lands in the Rural Residential Density category to develop at an overall density of 3.5 acres per dwelling unit, rather than no more than 5 acres per dwelling unit, if said lands will be developed as Planned Unit Developments or conservation design developments utilizing conservation design standards. The idea is that a slight increase in density in otherwise rural areas is a reasonable trade-off in order to achieve more sustainable development design that conserves natural features, creates more open space within developments, protects the rural atmosphere and causes less need for infrastructure, such as roads and stormwater management facilities. Clustering may be accommodated in rural areas through a variety of zoning approaches. Clustering may be permitted by conditional use or by right in a basic district or through an overlay district. In addition, when the concept of the transfer of development rights is used, residential clustering principles can be used on a community-wide basis to achieve better site designs and preserve open space. Subdivision regulations regarding street improvement standards, storm water management, landscaping and open space preservation may also need revision to adequately promote and regulate cluster development. Because density bonuses are increasing densities from 5 to 3.5 residential units per acre, the density increase may outpace projected population and projected housing needs in the municipality. Residential cluster provisions should require the use of legal restrictions to ensure the preservation of lands,

which are to be permanently preserved in agricultural or other open space use. The Town of Oconomowoc should amend their Land Division Ordinance to promote residential cluster type developments. The standards should be similar to those established in the Comprehensive Development Plan for Waukesha County.

It is important to note that all development in the Town of Oconomowoc requires review and approval by the Town Plan Commission and the Town Board. This plan recognizes that although the land use plan map may show an area of the Town to be developed in low or medium density residential development, the Town Plan Commission and/or Board may conclude that due to the lack of municipal services and infrastructure (i.e. sewer and water), the type of development is not acceptable, the location of the development promotes urban sprawl or the timing of the development is not consistent with the overall objectives of the plan and deny the proposed development. The plan sets out development of the Town over twenty-five (25) years. Development proposals may try to out pace the implementation of the development plan. The Town may deny development requests based on those previously stated concerns.

### **Environmentally Sensitive Lands**

The plan seeks to protect and preserve Primary Environmental Corridors to the greatest extent possible and locates new development outside the wetland and lowland areas of the Town. Environmental corridors and isolated natural resource areas should be placed in one of several zoning districts, depending upon the type and character of the natural resource features to be preserved and protected. All lakes, rivers, streams, wetlands, and associated undeveloped floodlands and shorelands should be placed in lowland conservancy or floodplain protection districts. Upland woodlands and areas of steep slopes should generally be placed in appropriate upland conservancy, Rural Residential or park and recreation districts. Through proper zoning, residential development should be confined to upland portions of environmental corridors, excluding areas of steep slopes, and should be limited to a density of no more than one dwelling unit per five acres, with provision made as may be appropriate for clustering. Zoning applied to the environmental corridors should, however, accommodate necessary public facilities, such as crossings by streets and highways, utility lines, and engineered flood control facilities, but should require that the location, design, and development of the facilities concerned be sensitive to the protection of the existing resource features, and require that, to the extent possible following construction, disturbed areas be restored to preconstruction conditions.

### **Implementation Procedures**

After formal adoption of the Land Use Plan via Ordinance, the Town Board and Town Plan Commission must commit to the underlying objectives of the plan. After the Town adopts the plan, the Town should evaluate the plan at set intervals to determine if they are following the plan. The Town Plan Commission shall implement the adopted plan, which may require changes or amendments to the Land Division Ordinance as well as having the Town establishing its own Zoning Ordinance. The Plan Commission shall seek to preserve and protect the natural resource base by continuing to regulate residential development.

The Land Division Ordinance is an important means available to shape, grow and develop in accordance with adopted land use objectives. Under the State comprehensive planning law (s.66.1001 Wisconsin Statutes), “beginning on January 1, 2010, if a local governmental unit engages in official mapping, subdivision regulation, zoning ordinance enacted or amended and zoning of shorelands or wetlands in shorelands, those actions shall be consistent with that local governmental unit’s comprehensive plan”. Accordingly, upon adoption of this plan, the Town should review the text of the ordinance and adjust it as necessary to carry out the various implementation recommendations contained in the Plan. Such changes should include rezoning to use districts consistent with present uses so as not to prezone, consider allotment system to evaluate and grade proposed developments, which carry out the recommendations in this Plan, and review proposed developments for consistency with the recommendation of this Plan.

### Official Mapping

Adoption of an “Official Map” can contribute significantly to the implementation of the recommended Town Land Use Plan. The Town should prepare and adopt an “Official Map” pursuant to Section 62.23(6) of the Wisconsin Statutes, showing thereon lands needed for future public use as streets, highways, drainageways, parks and playgrounds. The official map should be amended from time to time to incorporate the additional street and other public land requirements identified in detailed neighborhood unit development plans or rural area development plans, as those plans are prepared over time.

### Land Division Ordinance

The Land Division Ordinance should be adopted by the Town as a basis for the review and approval of subdivision plats and certified survey maps. Any proposed departure from adopted land use plans should be carefully considered and approved only if such departures are found to be in the public interest.

### Park and Recreation

Amendments to the Park & Recreation Plan objectives of the Land Use Plan require continued public interest. The Town may acquire more land for outdoor recreation and open space uses and the Town may acquire other lands for park and open space purposes as recommended in the plan. Private conservancy organizations are encouraged to supplement public open space acquisition efforts, as appropriate, to ensure the preservation of important natural areas.

### Municipal Boundary Agreements

Although the Town of Oconomowoc has been unsuccessful in obtaining boundary agreements with its neighbors (Village of Lac La Belle, Village of Oconomowoc Lake and City of Oconomowoc), the Town should continue to work with their neighbors on boundary issues and shared services. The *Wisconsin Statutes* establish a number of arrangements for cooperation among communities with regard to the sharing of municipal services.

### Consistency Among Plan Elements

The comprehensive planning law requires that the implementation element “describe how each of the elements of the comprehensive plan shall be integrated and made consistent with the other elements of the plan.” All elements of this comprehensive plan were prepared simultaneously, by the same person, with great care given to ensure internal consistency among the various elements and with the notion of being consistent with the Development Plan for Waukesha County. The Town of Oconomowoc Comprehensive Plan objectives and standards described in Chapter 2 are consistent with Waukesha County. It should be recognized that it is unlikely that the plan can meet all of the standards completely. It should also be recognized that some objectives are complementary, with the achievement of one objective supporting the achievement of others. Conversely, some objectives may be conflicting, requiring reconciliation through consensus building and/or compromise.

### Plan Review and Amendment Process

The Town of Oconomowoc plans to go through a Comprehensive Plan process at a minimum of every five years to see if amendments are necessary. The Town could develop a specific time when to hold a plan review meeting (open to the public) where citizens and developers could propose changes to the Land Use Plan. The property Owner should sign any proposed changes not initiated by the Town. According to Section 66.1001 (4) of the Wisconsin State Statutes, any change to the comprehensive land use plan must be adopted by Ordinance. The Town should establish minimum guidelines/procedures for amending the plan and the plan amendment may coincide with the zoning amendment process. The proposed amendment will require a public hearing and comment before the Town Board acts on the request.