

LAND USE AND TRANSPORTATION PLAN

**VILLAGE OF NORTH PRAIRIE
WAUKESHA COUNTY, WISCONSIN**

JUNE 2007

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RUEKERT/MIELKE
W233 N2080 Ridgeview Parkway
Waukesha, Wisconsin 53188-1020

LAND USE AND TRANSPORTATION PLAN

VILLAGE OF NORTH PRAIRIE
WAUKESHA COUNTY, WISCONSIN

Adopted June 14, 2007

Village Board (Current)

Joseph Whitmore, Village President
Debra Hall
Lisa Iding
Gary Nickerson
Donna Samuels
Michael Schreiber
David Stellpflug

Village Board (2006/2007)

Joseph Whitmore, Village President
Lynne Dittman-Edler
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Plan Commission

Joseph Whitmore
Gary Nickerson
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Village Staff

Judith Beranek, Clerk/Treasurer
Donna Drazkowski, Deputy Clerk
John Macy, Village Attorney
Tom Marks, Village Building Inspector/Zoning Administrator
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Aaron Fahl, Planner, Ruckert/Mielke
Rich Eberhardt, P.E., R.L.S., Ruckert/Mielke

ORDINANCE NO. ~~3-07~~

STATE OF WISCONSIN VILLAGE OF NORTH PRAIRIE WAUKESHA COUNTY

AN ORDINANCE TO REPEAL AND RECREATE THE
LAND USE AND TRANSPORTATION PLAN FOR THE
VILLAGE OF NORTH PRAIRIE

WHEREAS, the Village of North Prairie has by ordinance established a Plan Commission for the Village of North Prairie empowered to make and adopt a Master Plan for the physical development of the Village pursuant to Wisconsin Statutes Section 62.23 (2) and (3); and

WHEREAS, the Village of North Prairie, Waukesha County, Wisconsin, adopted the Land Use and Transportation Plan on December 9, 1999 and subsequently amended on several occasions to meet the particular needs of the Town; and

WHEREAS, Ruekert & Mielke, Inc. has prepared a new Land Use and Transportation Plan to replace the existing Land Use and Transportation Plan for the Village's consideration; and

WHEREAS, the new Land Use and Transportation Plan has been created for the Village of North Prairie in conjunction with the multi-jurisdictional Waukesha County Comprehensive Plan of which the Village of North Prairie is included. Upon completion of this Land Use and Transportation Plan, it is to be incorporated into the Waukesha County Comprehensive Plan per Wisconsin State Statutes Section 66.1001; and

WHEREAS, the Plan Commission understands that further adoption of this Land Use and Transportation Plan will be required with the Waukesha County Comprehensive Plan; and

WHEREAS, the Plan Commission has held no less than nine workshops and two Public Informational Meetings to openly discuss this Plan and consider public comment; and

WHEREAS, the Plan Commission, on June 12, 2007, held a duly noticed Public Hearing to consider the amendment; and

WHEREAS, the Plan Commission recommended to the Village Board to repeal the current Land Use and Transportation Plan and accept the new Land Use and Transportation Plan, finding the newly created plan to be fair and equitable, while maintaining the health, welfare and safety of the general public; and

WHEREAS, the Plan Commission recommended to the Village Board to include the new Land Use and Transportation Plan in the Comprehensive Plan to be adopted under Wisconsin Statutes Section 66.1001.

NOW THEREFORE, the Village Board of the Village of North Prairie, Waukesha County, Wisconsin, do hereby ordain as follows:

Section 1. A new Land Use and Transportation Plan attached hereto as Exhibit A is hereby adopted for the Village of North Prairie, pursuant to the authority granted to the Plan Commission under Section 62.23 (2) and (3), Wisconsin Statutes.

Section 2. Severability. The several sections and portions of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion

thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

ADOPTED THIS 14TH day of JUNE, 2007.

**BY THE VILLAGE BOARD, VILLAGE OF
NORTH PRAIRIE, WAUKESHA COUNTY, WI**



JOSEPH WHITMORE, VILLAGE PRESIDENT

ATTEST:



JUDITH BERANEK, CLERK

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CHAPTER 1

PLANNING AREA

Introduction

The Village of North Prairie is located in western Waukesha County as illustrated on Map 1. Waukesha County as a whole is experiencing significant growth. Where development has yet to occur in North Prairie, significant pressure to develop is being placed on both the Village as well as individual landowners. The previous Land Use Plan was adopted in 1999, and since that time the continued change occurring in the Village has caused the Plan to become outdated. Therefore, the Village is undertaking the task of updating their Land Use Plan to ensure that additional growth and development of the Village will uphold the future vision of the Village. The updated Land Use Plan will evaluate the future vision of the Village and existing land uses, and by creating an updated Land Use Plan, will help Village officials make land use decisions for new development and redevelopment.

This Land Use Plan update is not intended to be a Smart Growth Plan as required by the State of Wisconsin. Rather, this plan is to be incorporated into the multi-jurisdictional Comprehensive Development Plan for Waukesha County. The Village is part of the multi-jurisdictional effort by representatives from throughout Waukesha County in preparing the Comprehensive Development Plan for Waukesha County. This multi-jurisdictional plan will meet the statutory requirements under the Wisconsin Smart Growth Law.

Public Participation

Participation by the public during the planning process is important in determining the future land uses and appearance of any municipality. Throughout the process of updating the Village of North Prairie, there was extensive opportunity for the public to participate. Please see Appendix A for a schedule of open meetings for public input. These opportunities included workshops hosted by the Plan Commission where attendees were able to address the Plan Commission directly with their comments and concerns. Two highly publicized Public Informational Meetings were held to gain additional public comments and input. At these meetings attendees were encouraged to offer verbal comments and complete preaddressed comment forms for additional public participation. These comment forms were also made available through the Village Clerk between meetings. Appendix B is a comment form used at the November 7, Plan Commission Workshop.

Planning Area

Every municipality must determine the geographic extent of a land use plan prior to proceeding to prepare any part of the land use plan. All communities have neighboring and overlapping jurisdictions, be they towns, villages, cities, counties, or non-municipal jurisdictions such as school districts. These other jurisdictions are likely to have varying degrees of simultaneous planning currently underway, or prior planning completed, any of which may have relevance to

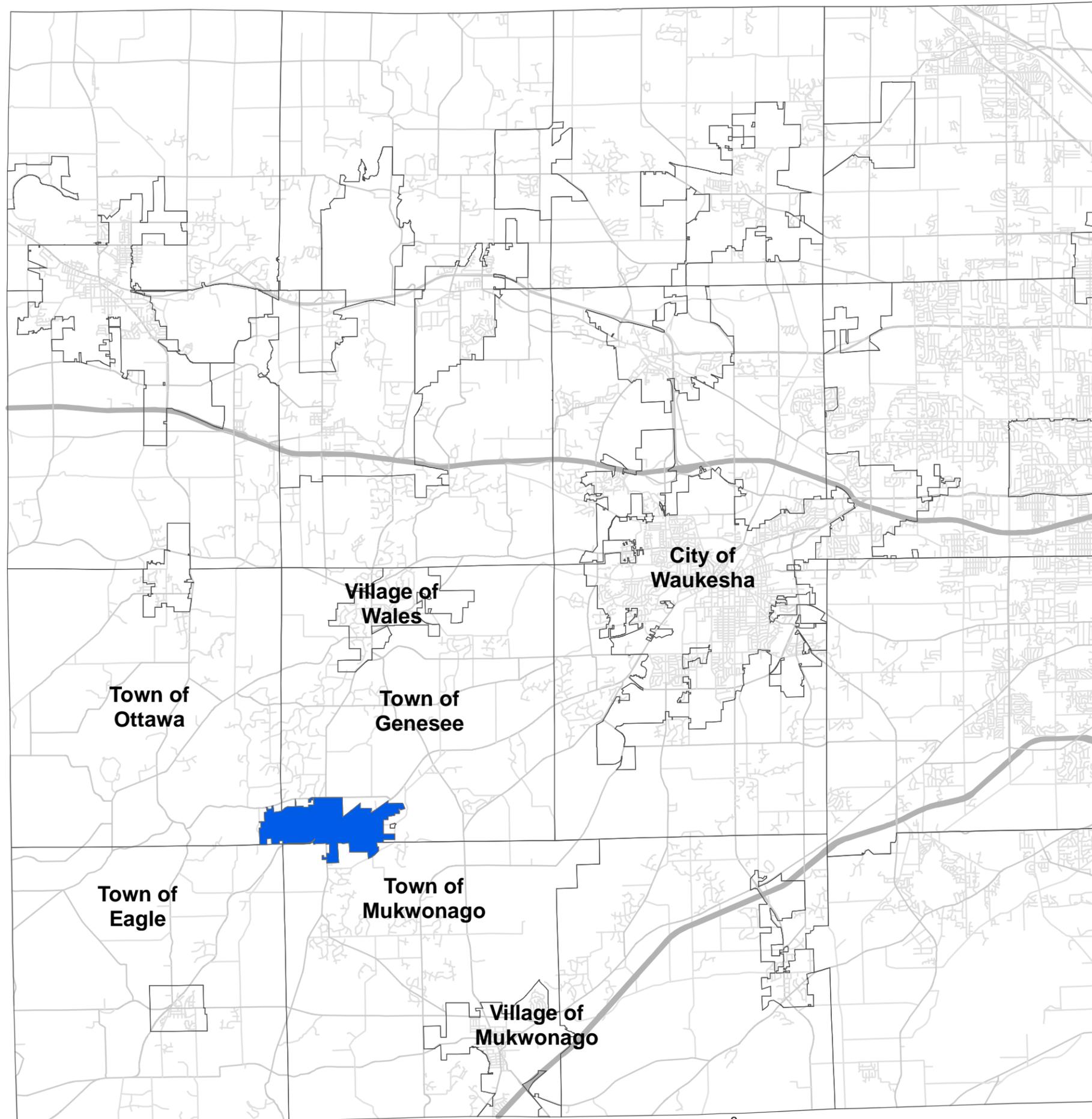
Map 1

Location Map

Village of North Prairie
Waukesha County

Legend

 Village of North Prairie



0 1.5 3 Miles

March 19, 2007

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the municipality's planning effort. The plan for the Village of North Prairie begins with an acknowledgement of the limits of the planning area as it is defined by three different sets of parameters. This is necessary to ensure that all lands have been considered and uses will be compatible and reflect the vision of the Village. The Village has a responsibility to plan for each of the following three geographic extents, as illustrated on Map 2:

- *Land within the current municipal boundary.* The Village of North Prairie has defined municipal limits. The land use plan will consider all lands that are currently in the Village.
- *Land within the ultimate Village limits.* The Village has established Boundary Agreements with the Town of Genesee, the Town of Mukwonago, and the Town of Ottawa. These Boundary Agreements define the ultimate Village limits. There are lands within the Boundary Agreement limits that are not currently part of the Village, but may be attached in the future. The Village must plan for this eventuality. Ultimately, these lands can be anticipated to come under Village jurisdiction.
- *Land within the extraterritorial planning jurisdiction extending 1.5 miles from the Village boundary.* The third, and greatest, extent of the Village's planning area includes the entire extraterritorial planning jurisdiction area. This planning area includes the Village, all of the land within the ultimate Village limits as well as some land that will remain under Town jurisdiction, in accordance with the previously mentioned Boundary Agreements. It is essential that planning for the latter area is undertaken in close cooperation with the neighboring towns. By cooperatively planning for the entire extraterritorial planning jurisdiction, the Village will be assured that its planning efforts contribute to establishing compatible land uses that extend beyond North Prairie's municipal limits to the extent necessary to support Village land use planning goals.

While the Village's first responsibility is to plan for lands within its current municipal boundaries, if the Village limited its land use plan to that area alone, the Village would be left in a position of needing to amend the plan each time additional lands are attached. By undertaking a proactive effort to plan for those areas that will be within Village jurisdiction and broader sphere of influence, the Village is acting responsibly to ensure the public health, safety and welfare through the economical provision of municipal services and public amenities, a strong tax base, a safe and efficient transportation network, and a host of other beneficial factors. The Village and two of its neighboring towns have already made strides to get the "big picture" planning underway. A Multi-Jurisdictional Land Use Plan has been prepared and adopted by the Village and the Towns of Ottawa and Genesee for the northern and southern portions of the Village and Towns respectively. This plan will form the basis of cooperatively planning the northern portion of the extraterritorial planning area. Similar cooperative planning actions during this planning process will guarantee that future land use decisions are jointly agreed upon.

Boundary Agreement

The Towns of Eagle, Mukwonago, Genesee, and Ottawa surround the Village of North Prairie. State Statutes allow Villages and Cities to annex and attach lands into their control as an attempt to curb sprawl and persuade future development to occur near areas that are already developed.

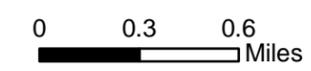
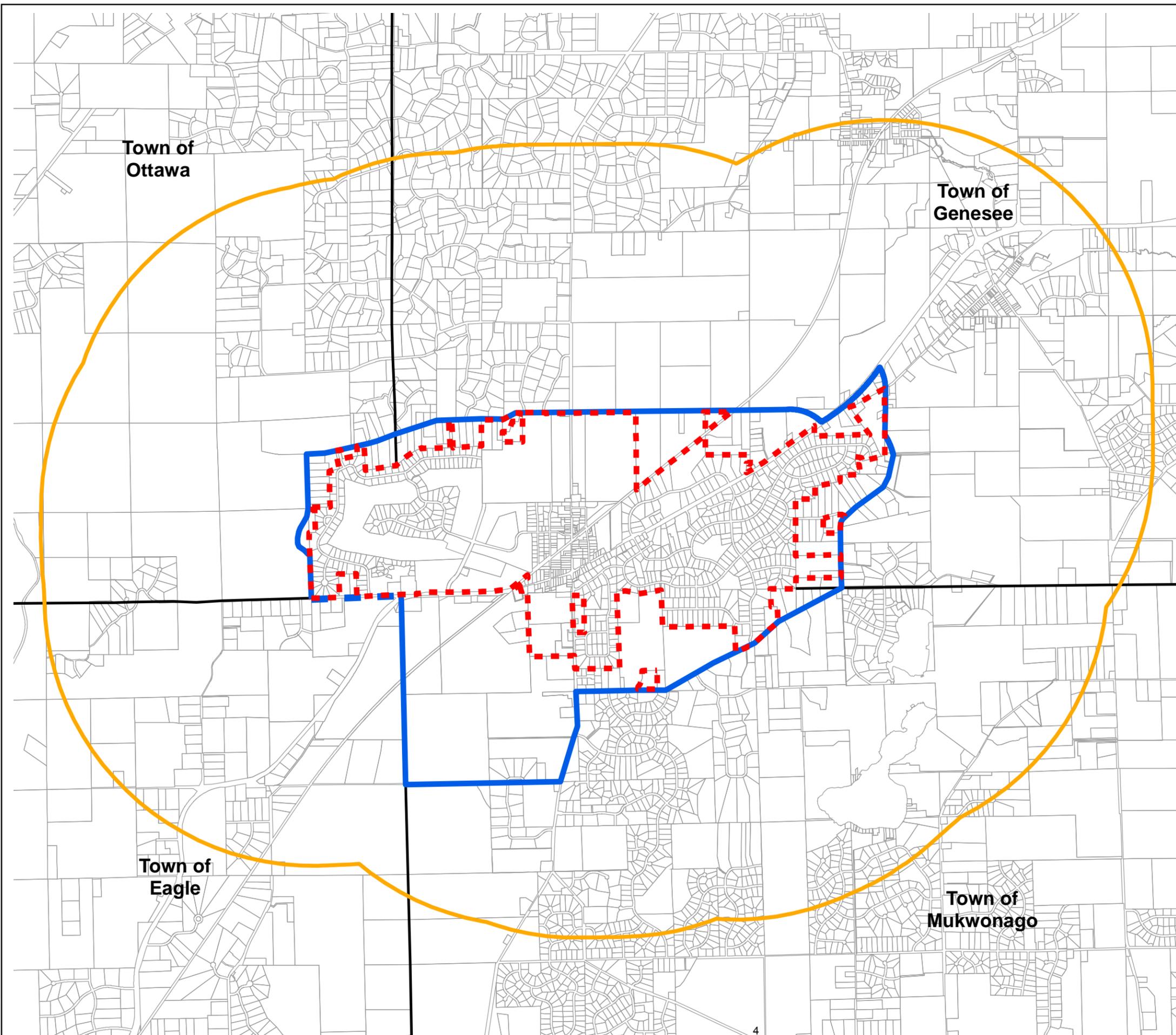
Map 2

Planning Area

Village of North Prairie
Waukesha County

Legend

- Ultimate Village Boundary
- Boundary with the Town of Eagle
- Current Village Limits
- 1.5 Mile Planning Area
- Township Divisions



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Towns typically initiate Boundary Agreements to limit the amount of land that Villages and Cities will annex or attach from them.

Unlike the majority of municipalities in Waukesha County, the Village has initiated and adopted Boundary Agreements with three of the four surrounding Towns. The Village of North Prairie has Boundary Agreements with the Towns of Mukwonago, Genesee, and Ottawa. Thereby limiting the physical expansion of the Village into these towns.

Vision

Planning for the future of the Village involves understanding the desires of the residents, or what land uses and appearance the residents of the Village are striving for. Through a visioning process, the Plan Commissioners answered two broad questions and ranked the responses to form the basis of the Vision of the Village. The two questions and highest ranked responses are shown on the following table.

Table 1: Visioning Responses

<p>Question #1: In 2025, how do you want to see the Village of North Prairie to look and feel like?</p>	<p>Question #2: In your opinion, what are the issues to be considered in this planning process to achieve your vision for 2025?</p>
<ul style="list-style-type: none"> • Preserve a traditional town center • Viable retail area • Preserve environmentally significant areas (woodlands/wetlands) • Small town feel 	<ul style="list-style-type: none"> • TIF district to encourage commercial/industrial growth • Find a way to attract growth and promote existing businesses • More single-family housing • Not losing small town appeal with development

The Plan Commissioners offered various suggestions pertaining to the downtown area, residential neighborhoods, industrial areas, natural areas, ideas for an additional business center, and additional services. From these suggestions, a Vision Statement is created to summarize the desires of the residents of the Village.

Vision Statement

The Village of North Prairie seeks to preserve and enhance the existing Village center and residences while promoting additional residential and business growth that protect the rural atmosphere of the entire Village through the preservation of the environmentally significant areas, especially the woodlands and wetlands in the Village and its surrounding areas.

Objectives and Principals

In order to effectively plan for the future of the Village, objectives, principles, and standards must be prepared that will ultimately guide the planning process and land use decisions in the future in accordance with the vision of the Village. These objectives, principles, and standards

will ensure that all future development decisions reflect the collective interests, or vision, of the Village. During the planning process it is important to understand the meaning of the objectives, principles, and standards. For this Plan, an *objective* represents the intended result of the planning process. A *principle* justifies the need for the stated objective. Finally, the *standards* are individual benchmarks that when attained jointly, result in the complete success of the goal.

Objectives, principles, and standards have been an integral part of land use planning in the Village in the past. In the 1999 Master Land Use and Transportation Plan objectives, principles, and standards were formulated to guide future development and redevelopment toward the vision of the Village. An important step in updating the land use plan is to revisit these objectives, principles, and standards to ensure that they remain accurate and focused on the needs and desires of the residents from this point forward.

The following objectives and principles are similar to those in the 1999 Master Land Use and Transportation Plan. However, they have been modified to reflect the current vision of the Village.

Objective 1: Adequately plan for the Village and cooperatively plan for the 1.5-mile extraterritorial planning area to ensure that all lands are thoroughly planned and surrounded by compatible land uses.

Principle: The Village has extraterritorial planning jurisdiction within 1.5 miles of the Village borders. By cooperatively planning future land uses for areas adjacent to the Village with all neighboring Towns, the region is ensuring that these lands will remain, develop, or redevelop according to the land use plan, which will include land uses that are compatible and will not hinder the uses within the Village.

Standard 1: Lands not in the Village, but adjacent to the Village, shall be compatible with the land uses in the Village.

Standard 2: Lands located outside the Village shall not have adverse affects on the Village including water quality, air quality, and economically.

Standard 3: Future development within the 1.5-mile extraterritorial planning area shall be cooperatively reviewed by Town and Village staff to ensure that such development is consistent with the land use plans of the Village and Towns.

Objective 2: An appropriate amount and location of space for each of the various land use categories will be allocated to meet the social, economic, and physical needs and vision of the Village within the entire planning area.

Principle: The Village, and residents of the Village have particular needs that must be met to ensure the viability of both the Village and surrounding areas. If these needs are not planned for in the future residents may need to, or choose to relocate from the Village.

Standard 1: Residential neighborhoods, a viable downtown, and social programs allow residents to interact and socialize with one another. Future land uses shall promote and enhance the aesthetic quality of the Village to encourage such interaction.

Standard 2: The current and future businesses provide places for residents to work as well as obtain necessities. These businesses also provide a tax base that allows the Village to provide essential services. Future land uses shall accommodate existing businesses and promote additional business to ensure that these economic conditions remain or improve.

Standard 3: Existing and future parks and open spaces shall be planned to promote the physical and social well being of residents.

Objective 3: A variety of housing types will be encouraged within the Village and the entire planning area to promote a suitable living environment for current and future residents regardless of ages, household types, and income groups.

Principle: Planned land uses must provide decent housing for residential growth that provides a suitable living environment for all residents and future residents regardless of age, income, or family size. The Village is currently unsewered, therefore residential growth must be appropriate for typical rural unsewered areas. If public sanitary sewer, or viable private system becomes available in the future, alternative types of residential growth may be incorporated into the Village.

Standard 1: Existing and future residential neighborhoods shall be maintained to preserve the suburban residential atmosphere.

Standard 2: Future residential developments shall be developed at densities and styles that provide housing for the varying needs of the future population.

Standard 3: Moderately priced housing, based on the economic statistics of the Village, should be encouraged for current and future residents of the Village.

Objective 4: A variety of businesses should be promoted to enhance the economic viability of the Village within the entire planning area and employment opportunities of the residents.

Principle: Planned land uses must provide additional area for the expansion of the industrial base and other determined retail areas. Additional business areas will enhance the economics of the Village as well as provide additional opportunities for residents to purchase goods.

Standard 1: Areas of appropriate size shall be identified within the Village that will provide locations for additional business uses to locate.

Standard 2: Future businesses shall be harmonious with existing businesses in the downtown area to ensure the economic viability of all businesses in the Village.

Objective 5: The downtown area will be enhanced and promoted both economically and aesthetically to guarantee its viability to the community.

Principle: Main Street remains the historical and traditional village center. Protecting and promoting the historical architecture that is present on homes, businesses, along with future businesses will give the downtown an identity that will encourage residents and visitors to utilize this area.

- Standard 1: Existing residential uses may be redeveloped to include businesses or mixed uses that include business storefronts that will enhance the downtown.
- Standard 2: Existing business and residential uses shall maintain the historical architecture that makes the downtown area special.
- Standard 3: Adaptable reuse of existing structures shall protect the architectural significance of the existing structures along Main Street.
- Standard 4: New structures/additions to existing structures shall incorporate the architectural elements of the downtown area.

Objective 6: Sufficient parks and open spaces will be planned and preserved to enhance the quality of the environment, maximize natural resource conservation, and facilitate active and passive recreational opportunities within the entire planning area.

Principle: Open spaces are a finite natural resource that enhances the aesthetic value of the Village. Planning land uses that provide open spaces will also provide recreational opportunities for residents and visitors.

- Standard 1: Lands for parks and open spaces shall include active and passive outdoor recreational opportunities suitable for the resident population in the Village.
- Standard 2: The open spaces shall maximize conservation efforts to protect natural resources.
- Standard 3: Veterans Park, Prairie Village Park, and Broadlands Park shall be maintained and promoted to be cornerstone parks for both the downtown neighborhood and the entire Village.
- Standard 4: The Comprehensive Outdoor Recreation Plan shall be updated and adopted by the Village to ensure that recreational opportunities are available for all residents.

Objective 7: Natural resources including wetlands, woodlands, and surface water within the entire planning area will be protected from degradation due to storm water runoff, erosion, or other adverse affects from development.

Principle: Land uses must be planned in such a way that the natural resource base including as wetlands, woodlands, and surface water is preserved and protected as these resources possess an immeasurable environmental value in their current state and should provide the same amenities in the future.

- Standard 1: Future developments shall ensure the natural resources including wetlands, woodlands, and surface water is protected by regularly evaluating the existing storm water quality and quantity controls and limits.
- Standard 2: Future developments shall not allow any uses that cause adverse affects on the ground, water, or air quality on adjacent land uses.

Objective 8: Appropriate lands in suitable locations within the entire planning area, that has non-metallic mining potential will be protected from future development.

Principle: Non-metallic mines provide plentiful amounts of goods for public and private consumption as well as economic benefits. Planning improper land uses in the vicinity of present and future potential non-metallic mining areas will inhibit future productivity of these resources.

Standard 1: Lands with non-metallic mining potential shall be evaluated to ensure that if these resources are available in appropriate locations, that they are preserved for future mining uses.

Standard 2: Lands currently mined for non-metallic goods shall be identified as a quality use of land, and shall remain as a mining use until the mining potential is exhausted.

Standard 3: Areas that have exhausted the mining of goods, shall be evaluated for potential future development in regards to a timeframe for potential development, its ability to develop in the future, contamination of the ground, and potential affects to groundwater, surface water, and soil.

Objective 9: Adequate roads and transportation facilities will promote and encourage viable land uses throughout the Village and the entire planning area.

Principle: The transportation and public utility facilities and the land uses that these facilities serve and support are mutually interdependent. The land use pattern determines the demand for, and loading upon, transportation routes. In turn, these facilities are essential to, and form the framework for, land use development. Therefore, the adequate provision of roads, and transportation facilities should meet the demand of the projected land uses. The proper allocation of uses to the appropriate lands can avoid or minimize hazards and dangers to the public health, safety and welfare, and maximize convenience and efficiency in accessibility to supporting land uses.

Standard 1: Future construction and reconstruction of roads shall provide sufficient access to existing and future neighborhoods and businesses through identified future access points.

Standard 2: Other current or future transportation facilities including, but not limited to, railway, sidewalks, and trails shall be maintained and/or enhanced to encourage additional interaction between transportation and land uses.

These objectives, principles, and standards will guide the land use planning process based on the vision for the future of North Prairie. Land use decisions, both in this planning process and in the future, that are made according to these objectives, principles, and standards will sustain the future vision of the Village.

CHAPTER 2

DEMOGRAPHIC & BACKGROUND

Population

The Village of North Prairie has experienced dramatic increases in the number of residents. During the 1980's, the population increased over 29 percent from 938 to 1,322 residents. This trend slowed in the 1990's to roughly a 15 percent increase in population. According to the 2000 Census population projections, the number of residents in the Village will increase by over 20 percent between 2000 and 2010. The percentage of growth may appear to be overwhelming as several decades show over 100 percent increases in several municipalities in the North Prairie area. In reality, the development of one or two large subdivisions may be a cause for a drastic population percentage increase.

Table 2: Historic Population Growth

	Total Population	Total Population	Total Population	Total Population	Total Population	Total Population	Estimated Population
Municipality	1950	1960	1970	1980	1990	2000	2006
Village of North Prairie	434	489	669	938	1,322	1,571	1,896
<i>Percent change</i>		12.7%	36.8%	40.2%	40.9%	18.8%	20.7%
Village of Dousman	328	410	451	1,153	1,277	1,584	1,802
<i>Percent change</i>		25.0%	10.0%	155.7%	10.8%	24.0%	13.8%
Village of Eagle	460	620	745	1,008	1,182	1,707	1,801
<i>Percent change</i>		34.8%	20.2%	35.3%	17.3%	44.4%	5.5%
Village of Wales	237	356	691	1,992	2,471	2,523	2,599
<i>Percent change</i>		50.2%	94.1%	188.3%	24.0%	2.1%	3.0%
Waukesha County	85,901	158,249	231,335	280,203	304,715	360,767	379,577
<i>Percent change</i>		84.2%	46.2%	21.1%	8.7%	18.4%	5.2%

SOURCE: 2000 U.S. Census

In 2000, the population of the Village was 1,571. The Wisconsin Department of Administration (WDOA) estimates populations for all municipalities yearly. In 2005, the estimated population of the Village was 1,855 and 1,896 in 2006. The additional 41 residents in the Village in 2006, according to the WDOA estimates, represents a population increase of over two percent in one year. The Census Bureau estimated the population of the Village to be 1,938 in 2005, a difference of 83 residents. This discrepancy may be attributed to the methods used to estimate the population. By 2010, the Village is expected to grow to 1,900 according to the WDOA projections. The 2010 WDOA population projection is lower than what the Census Bureau estimated for 2005, and four residents above the estimated 2006 population as shown on the following table. The results of the WDOA population projections show that the Village will grow by 459 residents by 2025. However, because the 2006 population is within four of the 2010 projected population, it is likely that the actual population of the Village will exceed the projected population for each of the projected years on the following table.

Table 3: Projected Population Growth

Municipality	2010*	2015	2020	2025
Village of North Prairie	1,900	2048	2,193	2,353
<i>Percent change</i>	20.9%	7.8%	7.1%	7.3%
Village of Dousman	1,721	1,781	1,842	1,917
<i>Percent change</i>	8.6%	3.5%	3.4%	4.1%
Village of Eagle	1,912	2,005	2,097	2,205
<i>Percent change</i>	12.0%	4.9%	4.6%	5.2%
Village of Wales	2,537	2,540	2,548	2,578
<i>Percent change</i>	0.6%	0.1%	0.3%	1.2%
Waukesha County	386,460	397,922	409,570	424,472
<i>Percent change</i>	7.1%	3.0%	2.9%	3.6%

* Percent change from the 2000 Census

SOURCE: 2000 U.S. Census, Wisconsin Department of Administration

In the distant future, it would be expected for the number of additional residents to slow due to several factors. First, the Village of North Prairie has Municipal Boundary Agreements with three of the four surrounding townships. Therefore, essentially a limit has been set as to how large the Village is able to physically grow. After the Village expands to the municipal limits set in the Boundary Agreements, there is little area to extend.

Secondly, statistics show that the size of households has decreased in the recent past. This factor indicates that even though there may be more houses in the future, there are not as many residents living in each housing unit. The Village experienced a significant increase in average household size between 1980 and 1990. A similar size decrease then occurred between 1990 and 2000. The Village continues to have a higher average household size than Waukesha County as shown on the following table.

Table 4: Average Household Size

	1980	1990	2000
Village of North Prairie	3.02	3.24	2.96
Waukesha County	3.11	2.83	2.63

SOURCE: U.S. Bureau of the Census, Census 2000

Lastly, the median age of the Village is more than six years older than in 1990. If the trend of an increasing median age continues, more current residents will be past the typical childbearing age, which if the current residents continue to live in their home, will lead to smaller household size and ultimately less younger population.

It is important to understand that the services that the Village provides must coincide with the services preferred and utilized by the residents is dependant on their ages. The Village will likely provide more services targeting the prominent age cohorts of the residents. In 1990, the median age of residents in the Village was 29.9 years of age. This was the youngest median age for all surrounding communities in 1990. The median age within the Village is increasing, meaning that, as the current residents of the Village are aging, there are not as many younger residents throughout the Village. In 2000, the median age jumped to 36.3 years of age.

Table 5: Median Age

	2000
Village of North Prairie	36.3
Village of Dousman	35.4
Village of Eagle	32.8
Village of Wales	37.3
Waukesha County	38.1
United States	35.3

SOURCE: 2000 U.S. Census

Housing

Construction of houses in the Village of North Prairie began prior to the 1900's according to the history of the Village. In 2000 there were 92 existing houses that were built prior to 1940 according to the 2000 Census. By using the ages of existing houses in 2000, a steady increase in the number of houses ensued between 1940 and 1970. From 1970 to 1994, a housing boom occurred where a significant number of housing structures were constructed. Houses constructed during the period identified as the housing boom accounted for approximately 53 percent of all houses in the Village in 2000. After the housing boom, the rate of the construction of new houses appears to have slowed to where only 52 houses were built between the years 1995 and 2000. However, since 2000 the development of three large subdivisions known as The Broadlands, Robert's Woods, and Ferris Fields have significantly increased the total number of housing units in the Village.

Table 6: Year Structure Built

	Number	Percent
1999 to March 2000	29	5.3
1995 to 1998	23	4.2
1990 to 1994	74	13.5
1980 to 1989	118	21.5
1970 to 1979	99	18
1960 to 1969	39	7.1
1940 to 1959	75	13.7
1939 or earlier	92	16.8

SOURCE: U.S. Bureau of the Census, Census 2000

In 1990 there were 411 housing units in the Village of North Prairie. According to the 2000 U.S. Census, the number of housing units has increased to a total of 549 housing units. This is an increase of 138 housing units for an average of almost 14 new units per year during the entire decade. Of the total housing units, 485 or 88 percent are detached single-family houses. The 1990 census indicated that 380 houses, or 92.5 percent of the housing units in the Village of North Prairie were categorized as detached single-family. The percentage of detached single-family has decreased during the 1990's, but remains higher than the 72 percent of detached single-family houses within the entire Waukesha County. Another six housing units are attached

single-family structures. A total of 58 housing units are considered multi-family with two or more units within the structure.

Along with population projections, the WDOA also projects the number of households for each municipality. As seen on the following table, the Village is projected to experience a faster rate of new households in comparison to similar municipalities in near proximity. The rate of new households in the Village is projected to slow for the next 20 years. If the projected population and projected households are accurate in twenty years, the average number of people per household would be 2.80 which, will be a decrease from the 2.96 people per household in 2000.

Table 7: Projected Households

Municipality	Total households	Projected Households				
	2000	2005	2010	2015	2020	2025
Village of North Prairie	531	595	657	718	777	839
<i>Percent change</i>		10.8%	9.4%	8.5%	7.6%	7.4%
Village of Dousman	575	603	631	659	686	717
<i>Percent change</i>		4.6%	4.4%	4.2%	3.9%	4.3%
Village of Eagle	592	635	679	721	762	807
<i>Percent change</i>		6.8%	6.5%	5.8%	5.4%	5.6%
Village of Wales	846	858	870	884	895	912
<i>Percent change</i>		1.4%	1.4%	1.6%	1.2%	1.9%
Waukesha County	135,229	141,432	147,801	154,151	159,986	166,733
<i>Percent change</i>		4.4%	4.3%	4.1%	3.6%	4.0%

SOURCE: U.S. Bureau of the Census, Census 2000

Household projections are made based on the total growth projected statewide, and then broken down by the type and population of the municipality. Since the 2000 U.S. Census could be considered outdated, yearly building permit information will be an accurate count of the number of housing starts in a given year. This information can then be used for a more accurate count of the number of households in the Village. According to the 2000 U.S. Census data, the number of households in the Village was to increase 64 households between 2000 and 2005. The number of building permits however, increased the number of households by 150 to a total of 696 households by the end of 2005. This exceeds the 657 households that were projected for the Village by 2010. Based on the building permit data, the actual number of households in 2002 exceeded the projected number of households for 2010.

A majority of the housing starts in the Village may be attributed to the three recent subdivision developments. Future housing starts will likely remain high until the subdivisions reach capacity. At which time, new housing starts may decline until a new housing development is proposed.

Table 8: Households per Building Permits

	2000	2001	2002	2003	2004	2005	2006*	Total
Single-Family	25	26	21	32	13	18	7	142
Two-Family	1	0	3	1	7	3	2	17
Total Permits	26	26	24	33	20	21	9	159
Total Units per year	27	26	27	34	27	24	11	176
Yearly Housing Units**	558	584	611	645	672	696	707	

* From January 1, 2006 through September 1, 2006

** Based on 531 Households in the 2000 U.S. Census

SOURCE: Village of North Prairie Building Inspector

In some cases single-family homes are rented to others, however it is more common for single-family housing units to be occupied by its owner. According to the 2000 Census data, 455, or 85.7 percent of the housing units are owner-occupied in the Village. Therefore, it should be expected to have a relatively high percentage of owner-occupied housing in the Village of North Prairie with the high ratio of single-family to multi-family housing units. Waukesha County, by comparison has 76.5 percent of the housing units considered owner-occupied.

Housing values in the Village of North Prairie were slightly lower than Waukesha County as a whole in 1990. The median value for specified owner-occupied housing units in 1990 was approximately \$80,000. In the 2000 U.S. Census, the median value for specified owner-occupied housing units increased to \$149,700 in the Village. The increase in median value could be attributed to the new subdivisions as well as the general increase in property values that is occurring throughout most of Southeast Wisconsin. The median value for specified owner-occupied housing units throughout the entire Waukesha County was \$170,400 according to the Census. The Village continues to have a more affordable median housing unit that could be credited to the higher density and smaller dwelling unit size within the older portions of the Village.

Table 9: Housing Value

	Village of North Prairie		Village of Dousman		Village of Eagle		Village of Wales	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than \$50,000	0	0	0	0	0	0	0	0
\$50,000 to \$99,999	41	9.4	35	11.6	37	6.9	45	6.3
\$100,000 to \$149,000	179	40.9	181	59.9	321	59.7	93	13.1
\$150,000 to \$199,999	144	32.9	81	26.8	171	31.8	363	51.1
\$200,000 to \$299,999	62	14.2	4	1.3	9	1.7	160	22.5
\$300,000 to \$499,999	0	0	0	0	0	0	49	6.9
\$500,000 to \$999,999	12	2.7	1	0.3	0	0	0	0
\$1,000,000 or more	0	0	0	0	0	0	0	0
Median (dollars)	\$149,700		\$137,000		\$139,400		\$183,700	

SOURCE: U.S. Bureau of the Census, Census 2000

The commonly used parameter for housing affordability is that the annual payment for principal, interest, taxes and insurance combined should not exceed 28 percent of annual household

income. This parameter is based on HUD guidelines. According to the 2000 Census, the median household income in the Village of North Prairie was \$67,596. Assuming a 30-year mortgage at 7.5 percent, annual taxes of about \$14 per \$1,000 of value, annual insurance payments of \$30 per month, the 28 percent of income parameter and an annual household income of \$67,596, any housing priced above \$195,000 would not be affordable for a median income household. As the median housing value in North Prairie is \$149,700, according to the 2000 Census, it would appear that there is not a severe housing affordability problem in North Prairie. The 2000 Census data also indicates that revealed that 83.1 percent of all North Prairie households that own their home were paying less than 30 percent of their monthly household incomes for their housing each month.

Similarly, 73 housing units were labeled renter-occupied in 2000. The median value of the gross rent calculated for the Census was \$717 per month. Based on the median household income, the median gross rent accounts for 12.7 percent of the occupant's yearly income. This does not indicate an affordability issues within the Village.

The Village of North Prairie has not experienced much turnover in housing recently. According to the 2000 Census, almost 70 percent of the housing units have been occupied by the same people since 1994. Nearly 10 percent of the housing units have been built after 1994. Therefore, only approximately 20 percent of all housing units in the Village have experienced a change of occupants since 1994.

Existing Housing Needs

Overall, the housing units within the Village appear to be sufficiently equipped for residents to live. A lack of heat would be detrimental to anyone who attempted to survive a Wisconsin winter. All housing units within the Village use a fuel to heat their home. Almost 80 percent of the residents use utility gas as a heating fuel. There are only two housing units that utilize wood as the primary source of heating fuel. These wood-heated homes account for less than one-half percent. The remainder of the residents use electricity or fuel oil, kerosene, etc. to heat their homes.

Other selected housing characteristics recorded by the Census Bureau that may determine the quality of the housing stock in the Village include the lack of complete plumbing facilities, lack of complete kitchen facilities, and lack of telephone service. Plumbing facilities are found in all housing units in the Village. Three housing units are lacking complete kitchen facilities. This may be attributed to an "in-laws suite" where most kitchen facilities are found but may be missing either a sink with piped water, a range or stove, or a refrigerator. Finally, there are two housing units that lack telephone service. Due to the prominent use of mobile phones, the occupants of the two housing units may choose not to make and/or receive phone calls with traditional landline phones. These occupants may be using mobile phones as an alternative. In the coming census a clause may be needed to determine the difference regarding whether or not one can make and/or receive phone calls from the phone within the house due to the prominent use of mobile phones.

Housing Availability

The current zoning and public services available in the Village may affect the availability and affordability of housing for potential residents due to the size of lots, the subsequent price of the lots, and the services provided by the Village. If the residential districts within a municipality only allow large lots, they may not be affordable for the household with the median income. If the residential districts do not have public services available, such as sanitary sewer and municipal water, the lots may not be affordable for the household with the median income.

Within North Prairie, there are three separate zoning districts that permit residential housing. The Village Zoning Ordinance has two zoning districts that allow single-family housing units. The lot sizes for the zoning districts range from small, urban residential to medium-sized, suburban residential. The third residential district allows multi-family residential development.

The Village also has a Planned Unit Development Overlay District (PUDOD) that permits residential housing. The PUDOD allows is intended to allow for a mixing of compatible uses, such as single and multi-family residential development. Flexibility towards the overall design of the development is permitted, which would allow smaller lots while maintaining open space as in a conservation subdivision.

Due to the variety of residential zoning districts and the municipal water provided, it does not appear as though housing affordability is an issue in the Village. However, without public sanitary sewer service, all buildings must utilize a septic system, which may not be affordable for current or potential residents earning the median income. All of the residential districts are intended to have the residential units served by municipal water facilities. As a result of smaller lot sizes permitted, the infrastructure costs would be manageable and a significantly less amount of infrastructure would be needed for individual housing units.

Spatial limitations are another factor relevant to the future availability of housing units. If a municipality has reached its limits as far as physically expanding, the availability of future housing development within the boundaries of the municipality is dependant on the amount of open land within the municipality. These issues do not confine North Prairie as there is open land within the Village, and the Village has not expanded to the agreed upon municipal limits per boundary agreements. Therefore, a significant amount of development is still possible within the Village limits.

If, and when the Village would reach its physical limits and be completed built-out, additional residents may be forced to redevelop current neighborhoods in order to relocate to North Prairie. This scenario is not likely to occur in the next 25 years due to the existing ownership and the lack of a boundary agreement with the Town of Eagle.

Education

The residents in the Village are very similar to Waukesha County as a whole in regards to the highest level of education received for the population over 25 years old. Of significance, the number of people who have achieved a high school diploma or equivalency is relatively higher,

nearly five percent, in the Village compared to the County. However, the number of people with any college degree is higher in Waukesha County (41.7 percent) than the Village of North Prairie (36.6). This educational attainment is likely linked to the employment status in the Village.

Table 10: Educational Attainment

	Village of North Prairie		Waukesha County	
	Number	Percent	Number	Percent
Population (25 years and over)	1,011	100	241,299	100
Less than 9th grade	12	1.2%	5,537	2.3%
9th to 12th grade, no diploma	50	4.9%	13,873	5.7%
High school graduate (includes equivalency)	325	32.1%	66,651	27.6%
Some college, no degree	254	25.1%	54,483	22.6%
Associate degree	104	10.3%	18,492	7.7%
Bachelor's degree	214	21.2%	57,050	23.6%
Graduate or professional degree	52	5.1%	25,213	10.4%

SOURCE: US Census Bureau

Employment

Employment statistics are gathered every ten years with the census. The employment data represents a period of time during the census data collection period in 2000. In 2000, approximately 76.7 percent of the population ages 16 and over were in the labor force. Labor force simply indicates the number of people who are eligible for work and are either employed or actively seeking employment. The percentage of residents who are unemployed, meaning that they do not have work but are actively seeking work, was 1.5 percent, or 18 people. The unemployment rate for the Village is lower than that of Waukesha County as a whole. In 2000, 2.1 percent of the Waukesha County population was unemployed. The percentage of residents in the labor force is also higher in the Village than the County.

Table 11: Employment Characteristics

	Village of North Prairie		Waukesha County	
	Number	Percent	Number	Percent
Employment Status				
Population 16 years and over	1,220	100	277,331	100
In labor force	936	76.7	201,060	72.5
Civilian labor force	936	76.7	200,991	72.5
Employed	918	75.2	195,290	70.4
Unemployed	18	1.5	5,701	2.1
Percent of civilian labor force	1.9	(X)	2.8	(X)
Armed Forces	0	0	69	0
Not in labor force	284	23.3	76,271	27.5

SOURCE: US Census Bureau

In 2000, more than half of the employed population of the Village were employed in the management, professional, and related occupations and the sales and office occupations. The percentage of Village residents in these occupations is lower than Waukesha County though. The residents in the Village have a larger percentage employed in the construction, extraction,

and maintenance occupations and the production, transportation, and material moving occupations. This may be directly related to the non-metallic mining operations that are located immediately north of the Village limits. The median yearly household income in 2000 for the Village was \$67,596 compared to \$62,839 in Waukesha County. This represents a significant increase from 1990 where the median yearly household income was \$43,000 for the Village and \$49,096. Not only has the median yearly household income increased drastically, the median yearly household income within the Village has surpassed that of Waukesha County.

Table 12: Occupation

	Village of North Prairie		Waukesha County	
	Number	Percent	Number	Percent
(16 years and over)				
Management, professional, and related occupations	286	31.2%	78,848	40.4%
Service occupations	88	9.6%	19,485	10.0%
Sales and office occupations	267	29.1%	55,471	28.4%
Farming, fishing, and forestry occupations	3	0.3%	268	0.1%
Construction, extraction, and maintenance occupations	107	11.7%	15,365	7.9%
Production, transportation, and material moving occupations	167	18.2%	25,853	13.2%

SOURCE: US Census Bureau

Natural Features

Soils

The majority of the soils within the Village and planning area include the Rodman-Casco, Warsaw-Lorenzo, Fox-Casco, Hochleim-Theresa, and Houghton-Palms-Adrian associations. General characteristics of the soil associations according to the Soil Survey of Milwaukee and Waukesha Counties include:

- Houghton-Palms-Adrian association: Very poorly drained organic soils in depressions on old lakebeds and on floodplains. These soils encompass the majority of the wetlands south of Spring Lake.
- Rodman-Casco association: Excessively drained to well-drained soils on the Kettle Moraine. This association is mainly located in the western portion of the Village including the Kettle Moraine State Forest.
- Warsaw-Lorenzo association: Well-drained soils on outwash plains and river terraces. This association follows the Jericho Creek from the south and encompasses the center of the Village.
- Fox-Casco association: Well-drained soils on outwash plains and stream terraces. The Fox-Casco association is found mainly in along STH 83 in the planning area and a small portion of within the northern portion of the planning area.
- Hochleim-Theresa association: Well-drained soils on ground moraines. This association is found mainly in the eastern portion of the Village and planning area.

Surface Water

Within the ultimate Village limits, there are several areas of surface water including lakes, ponds, and rivers. There are two ponds located within the Broadlands golf course and several storm detention ponds. Another small pond is located within Village Park. There are two large lakes within the planning area as shown on Map 3. Spring Lake and Willow Spring Lake are located in the Town of Mukwonago, and also within the planning area.

The beginning of Jericho Creek is located near the southern edge of the Broadlands near STH 59. The Jericho Creek is a tributary to the Mukwonago River, which is protected and has been labeled as an exceptional resource water by the Wisconsin Department of Natural Resources (DNR). An exceptional resource water is defined by the DNR as, “a stream, which exhibits the same high quality resource values as outstanding waters, but which may be impacted by point source pollution or have the potential for future discharge from a small sewer community.” The outstanding waters have excellent water quality, high recreational and aesthetic value, and high quality fishing.

Environmental Corridors

Environmental corridors have been identified and delineated in the Village by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to help local governments protect significant natural resources. There are primary environmental corridors and isolated natural resource areas in the planning area. The characteristics of environmental corridors include: rivers, streams, lakes, and associated shorelands and floodlands; wetlands; woodlands; prairies; wildlife habitat areas; wet, poorly drained, and organic soils; and rugged terrain and high-relief topography. These areas serve a multitude of purposes including preserving the purity of drinking water as well as maintaining integral portions of our ecosystem. Please see Map 4 for the environmental corridors in the Village and surrounding areas.

Primary environmental corridors are at least 400 acres in size, two miles in length, and 200 feet in width. The primary environmental corridors include the majority of the State owned lands, lands surrounding the Jericho Creek, and large areas surrounding Spring Lake, Willow Spring Lake, and the associated wetlands. Large areas of woodlands located west of Prairie View Elementary School are also included in the primary environmental corridor.

Isolated natural resource areas are also found within the Village and planning area mostly surrounding small wetlands. However, there are several isolated natural resource areas that consist of woodlands within and near the subdivisions east of CTH E and south of STH 59.

Map 3

Surface Water

Village of North Prairie
Waukesha County

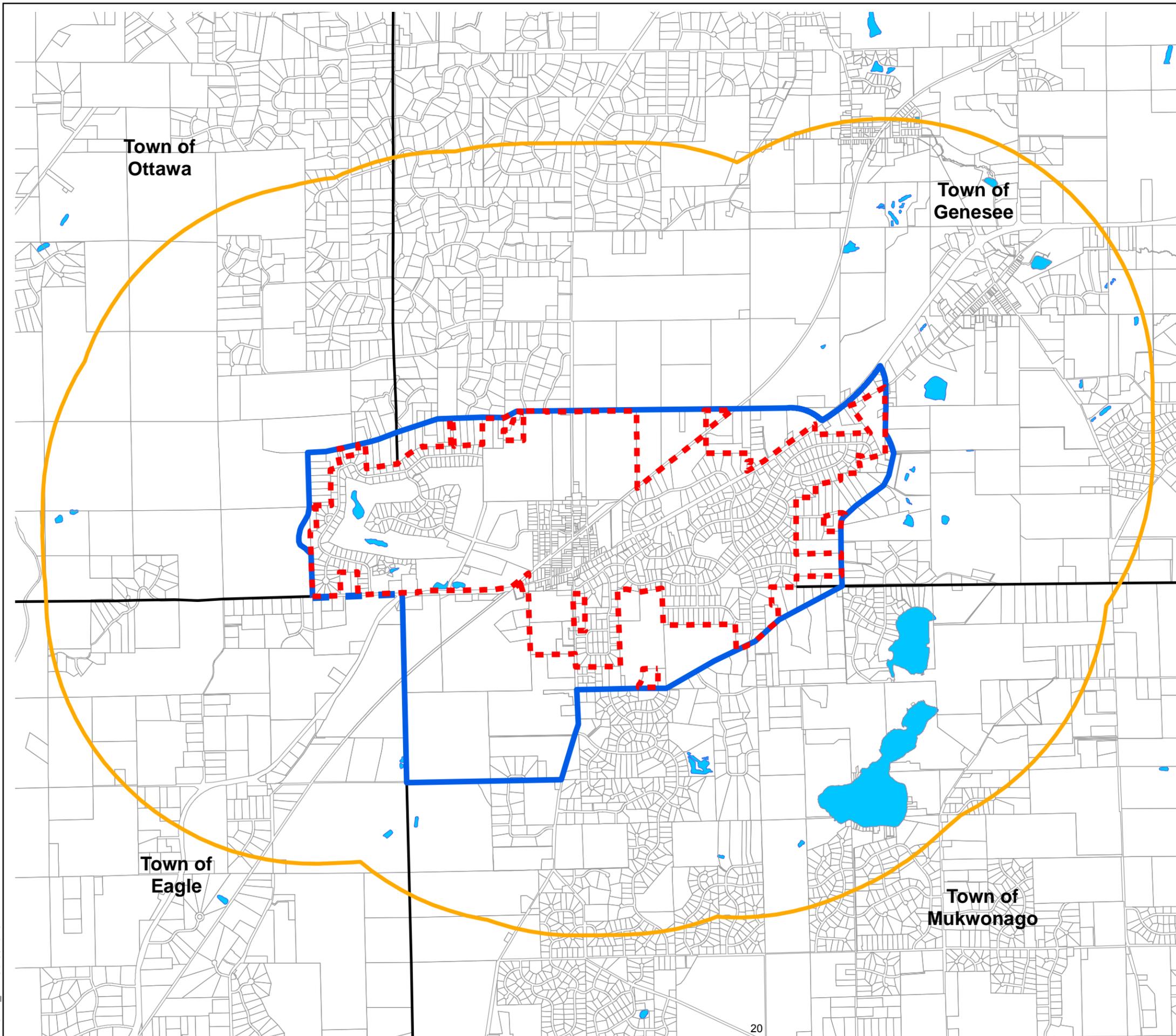
Legend

- Ultimate Village Boundary
- Boundary with the Town of Eagle
- Current Village Limits
- 1.5 Mile Planning Area
- Township Divisions
- Surface Water



0 0.5 1 Miles

March 19, 2007



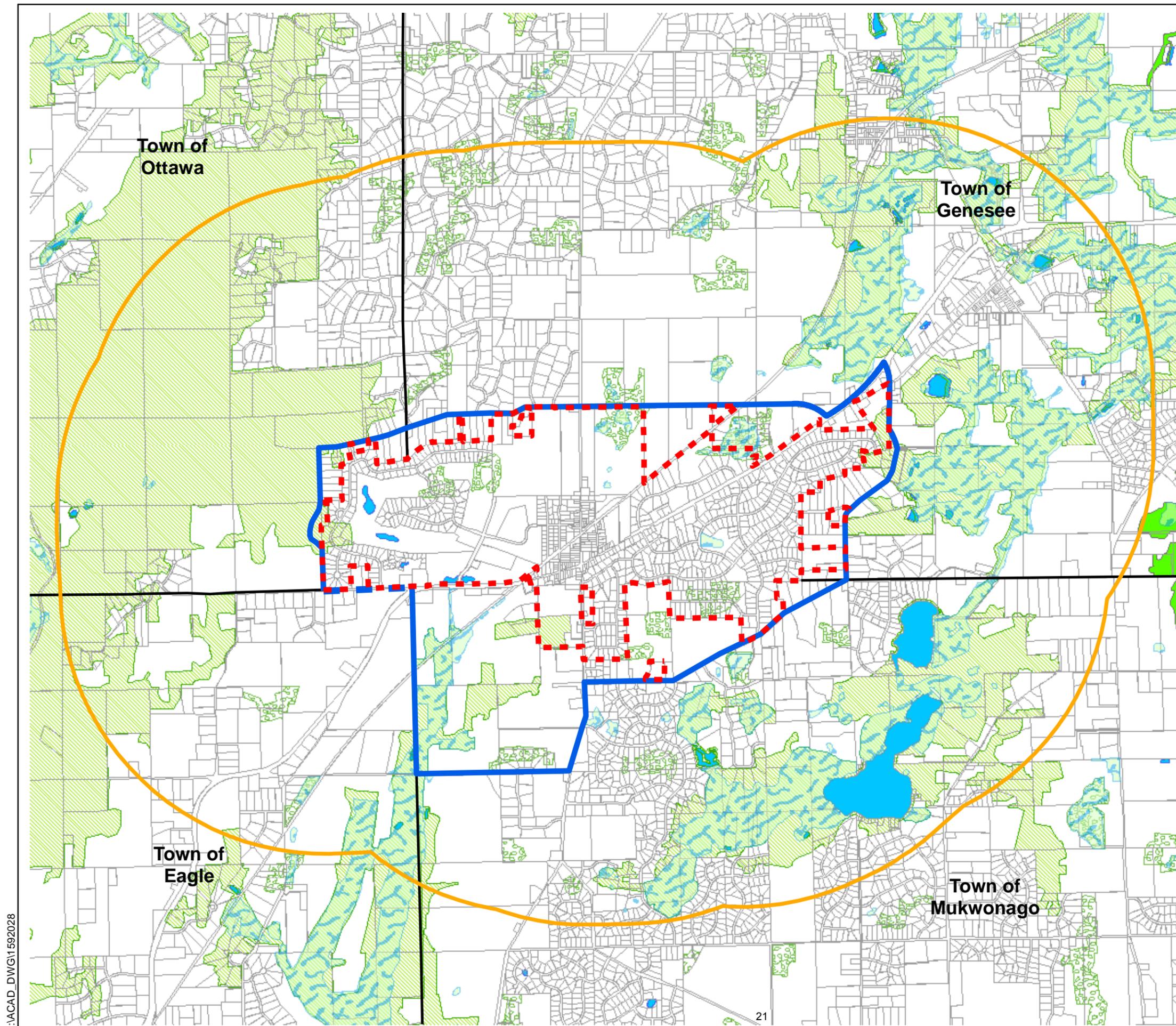
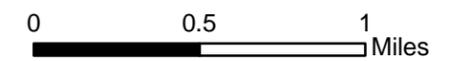
Map 4

Environmental Corridors

Village of North Prairie
Waukesha County

Legend

- Ultimate Village Boundary
- Boundary with the Town of Eagle
- Current Village Limits
- 1.5 Mile Planning Area
- Township Divisions
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- Surface Water
- Wetlands



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CHAPTER 3

TRANSPORTATION

Purpose

The transportation network throughout North Prairie is important for numerous groups of people. It is important to business owners in the Village as most people use the roadways to visit these businesses. The residents of the Village use these roads to travel throughout the Village and elsewhere. Visitors utilize the transportation network to patronize the businesses within the Village, as well as to continue their path to their desired destination. Map 5 illustrates the transportation network throughout the area.

Current Transportation Facilities

North Prairie is similar to the vast majority of municipalities in Western Waukesha County that along with local roads, there are highways under the jurisdictional control of a separate entity within the Village. Two highways traverse the Village, one is under the jurisdiction of the State Department of Transportation (WisDOT) and the other is controlled by the Waukesha County Highway Department. Both of these roadways have been included in regional long-range transportation plans beyond the Village control.

Highways

State Highway 59 runs from the northeast to southwest through the Village. A significant amount of traffic utilizes STH 59 daily as a connector from the City of Waukesha to the outer reaches of Waukesha County and Jefferson County. According to the WisDOT, STH 59 east of CTH E had experienced an increase in average daily traffic from 7,100 to 7,800 between 2000 and 2003, but then in 2006 the average daily traffic dropped to 6,200. West of CTH E the number of vehicle trips also increased from 5,800 to 7,000 between 2000 to 2003. Similarly, the average vehicle trips per day dropped in 2006 to 5,500. The traffic counts may indicate that the majority of people are using STH 59 to travel through the Village. In 2006, a significant decrease in vehicle traffic was experienced, which may be due to the higher costs of gasoline. The decrease in traffic is being cited in many locations throughout the area.

County Trunk Highway E, Main Street in the Village, runs from north to south through the center of the Village. This highway connects the City of Delafield and the Village of Wales to the Village of Mukwonago and the Village of East Troy through the Village of North Prairie. County Trunk Highway E has not experienced such a significant increase in traffic flow from 2000 to 2003. The average number of vehicles per day increased 300 trips from 5,200 to 5,500. However, in 2006 the average number of vehicles per day decreased more than 50 percent to 2,600. This decrease may be attributed to both the higher gasoline prices as well as the recent improvements to STH 83, which nearly parallels CTH E to the east.

The intersection of State Highway 59 and Main Street (CTH E) has been recently improved through the reconstruction of State Highway 59 in 2005. The improvements to this intersection

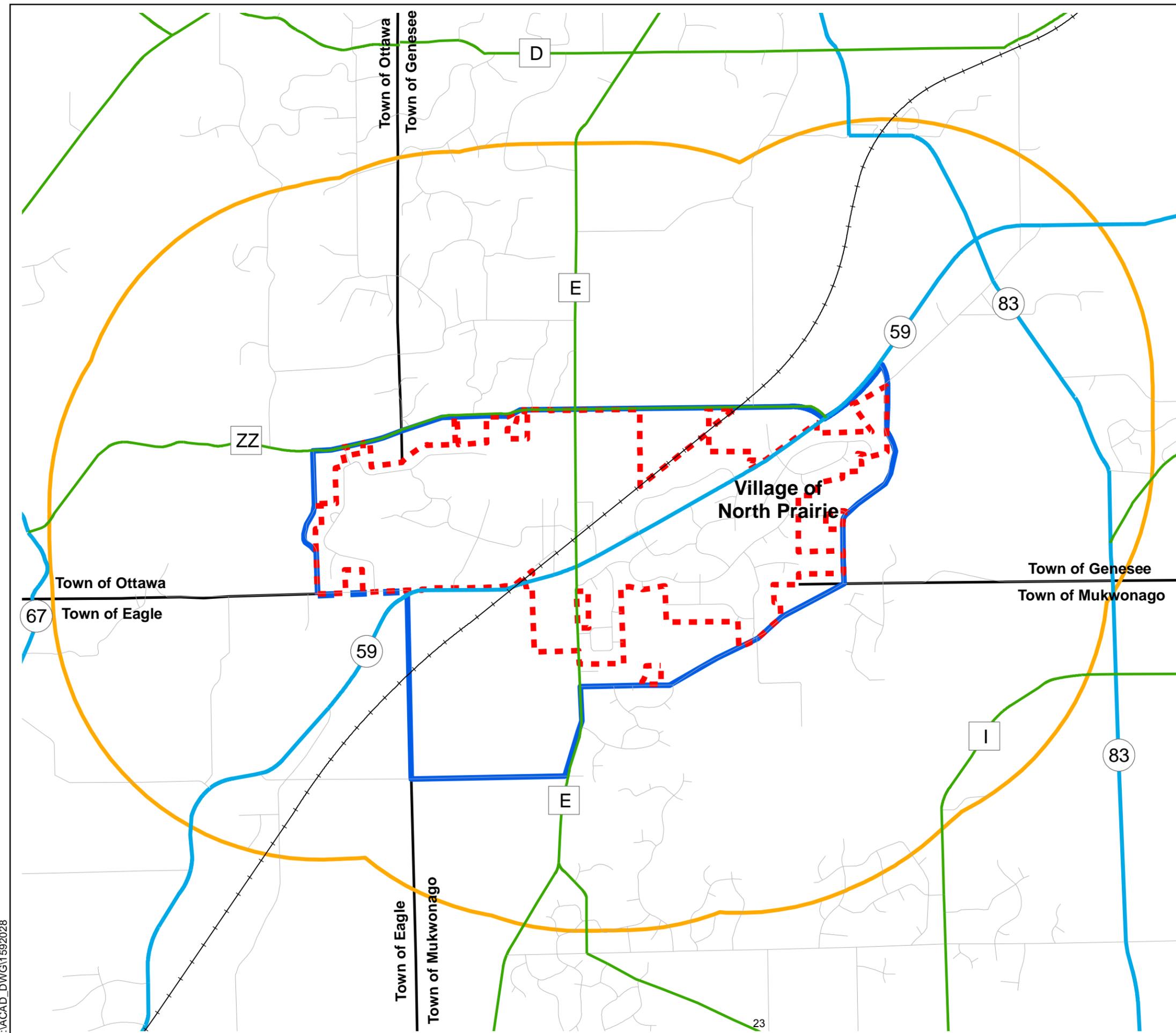
Map 5

Transportation Network

Village of North Prairie
Waukesha County

Legend

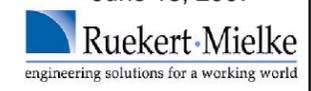
- Ultimate Village Boundary (Pursuant to Current Boundary Agreements)
- Boundary with the Town of Eagle
- Current Village Limits
- Township Divisions
- Extraterritorial Plat Review Area
- Railway
- State Highways
- County Trunk Highways
- Local Roads



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SOURCE: Ruekert/Mielke, Waukesha County

June 13, 2007



included widening the pavement to include turning lanes and traffic signals. The improvements have improved traffic flow through the intersection. Due to the recent reconstruction of the intersection and the average daily traffic through the Village, it does not appear likely that drastic improvements will be necessary for the foreseeable future.

Local Roadways

An extensive network of local roads allows residents to travel efficiently throughout the Village. These roads also provide access to the State and County highways that traverse the Village. However, the road patterns are not consistent through the entire Village. A grid street pattern immediately west of Main Street provides access for residents in the downtown area. The other residential areas utilize a road pattern with curvilinear roads. These curvilinear roads provide access to the highways and the remainder of the Village. Separate neighborhoods with different road patterns does not allow for a simple transition when the neighborhoods abut. The Village of North Prairie may be a bit different though, as most connections from neighborhood to neighborhood include traversing a State or County Highway. Access to undeveloped lands, both within the Village and outside the Village, has been provided through existing developments and will continue to be provided through future developments.

Railways

The Wisconsin and Southern Railroad maintains a railway through the Village. The railway extends from the northeastern portion to the southwestern limits of the Village. Currently, the railway is used exclusively to transport freight. There are no passenger trains or stops in North Prairie. Passenger trains currently utilize other railroad tracks. It is unlikely that a new passenger route would be established to serve North Prairie.

Public Transportation

Public bus transportation is not available in the Village. In the past, a bus line traveled along STH 59 with a stop in North Prairie. This route has since been eliminated. The size of the population within the Village will not financially support a public transportation system. Even the combined population of North Prairie and the surrounding Villages (Wales, Dousman, and Eagle) in 2006, estimated at approximately 8,100 and projected to be roughly 9,000 in 2025 would not have the density to support a public transportation system.

Previously, a private bus company found a viable interest in the Village to make a stop for those who wished to tour the Village and surrounding areas. If the demand is strong in the future, the Village would be open to encouraging the reestablishment of the tour bus.

Current Transportation Plans

County Trunk Highway E and State Highway 59 have been analyzed in “A Jurisdictional Highway System Plan for Waukesha County” where the highways efficiency and if, and when future maintenance would be needed. It was determined that both CTH E and STH 59 need to be reconstructed to the same capacity. It was also determined that the level of service on both

highways consisted of stable flow. In the most recent amendment to the highway system plan, the design year 2010 indicates that the current two lane highways within the Village will remain two lanes with no change in jurisdictional control.

A network of local roads has been established that allows residents and visitors to travel about the Village with ease. Developed neighborhoods have ample access to the State and County Trunk Highways that intersect in the middle of the Village. Where lands remain undeveloped, access points have been determined through the planning process of the Master Land Use and Transportation Plan in 1999. These access points will ensure that future development emulates the road network found throughout the remainder of the Village.

Non-vehicular transportation was not addressed in the 1999 Master Land Use and Transportation Plan. As the cost of vehicular transportation increases, the likelihood of residents utilizing non-vehicular to travel throughout the Village increases. Currently, multi-use trails for this type of transportation are absent in the Village. The pedestrian-friendly road network provides viable routes within the Village. Since there is a significant distance between municipalities, it is not very feasible to incorporate a multi-use trail system between municipalities to be used as a transportation route.

Maintenance

The maintenance of local roads within the Village is the responsibility of the Village. The viability of the existing businesses downtown and the envisioned business area is dependent on the transportation network. The Village must maintain the existing and future roads to a standard that is both efficient and comfortable in order to attract visitors and promote the economic livelihood of the businesses.

CHAPTER 4 LAND USE

Current Land Uses

Existing land uses, both in type and location, must be evaluated prior to applying future land use designations within the Village and the entire planning area. The Village of North Prairie consists of a variety of land uses that make the Village unique and nearly self-sufficient. The Village and surrounding planning area is comprised of residential, commercial, light industrial, parks, governmental and institutional, and agricultural land uses. The land uses within the Village as of 2000 are illustrated on Map 6.

Residential

A variety of existing residential uses make up the Village and surrounding areas. These residential uses can be separated into distinct categories based on the several characteristics including the age of the buildings, style of road networks, and open spaces. Each of these categories is very distinguishable within the community.

Older, more traditional residential areas are mainly located within one or two blocks of CTH E (Main Street) north of STH 59 in the area known as the downtown. The majority of this older neighborhood has been divided into lots that less than ½-acre in area. This area is densely populated neighborhood and developed on a grid style street pattern.

Modern residential neighborhoods, including houses that are typically newer than the homes in the downtown area, are mainly found in the subdivisions south of STH 59, east of CTH E, and throughout the planning area outside of the ultimate Village limits. These separate neighborhoods have been developed as a series of subdivisions with curvilinear streets and lots that are roughly one acre in size or larger. Although similar, there is a significant difference between the modern residential neighborhoods within the Village and outside of the Village, being the connections to the private Water Trust. Uses within the Village are connected to the Water Trust while the subdivisions outside of the Village utilize private wells for each individual residential lot.

Another category of existing residential land uses in the Village would include the Broadlands golf course subdivision. The Broadlands is a mixed-use subdivision that includes single-family residential uses on nearly one-acre lots, multi-family residential in the form of condominiums, a large recreational area in the golf course, and a commercial area that includes the clubhouse for the golf course. The golf course and residential homes are intermixed in an efficient and exciting way that homeowners can watch golfers from their homes and the golfers can view a variety of homes from many different angles while they are playing.

Commercial/Industrial

Commercial land uses within the Village are located in two general areas. The first commercial area is located mostly along CTH E in the downtown area. The downtown commercial uses are dependent on street presence and foot traffic. These commercial uses have been developed on smaller lots similar to the residential located along CTH E.

Map 6

2000 Land Use

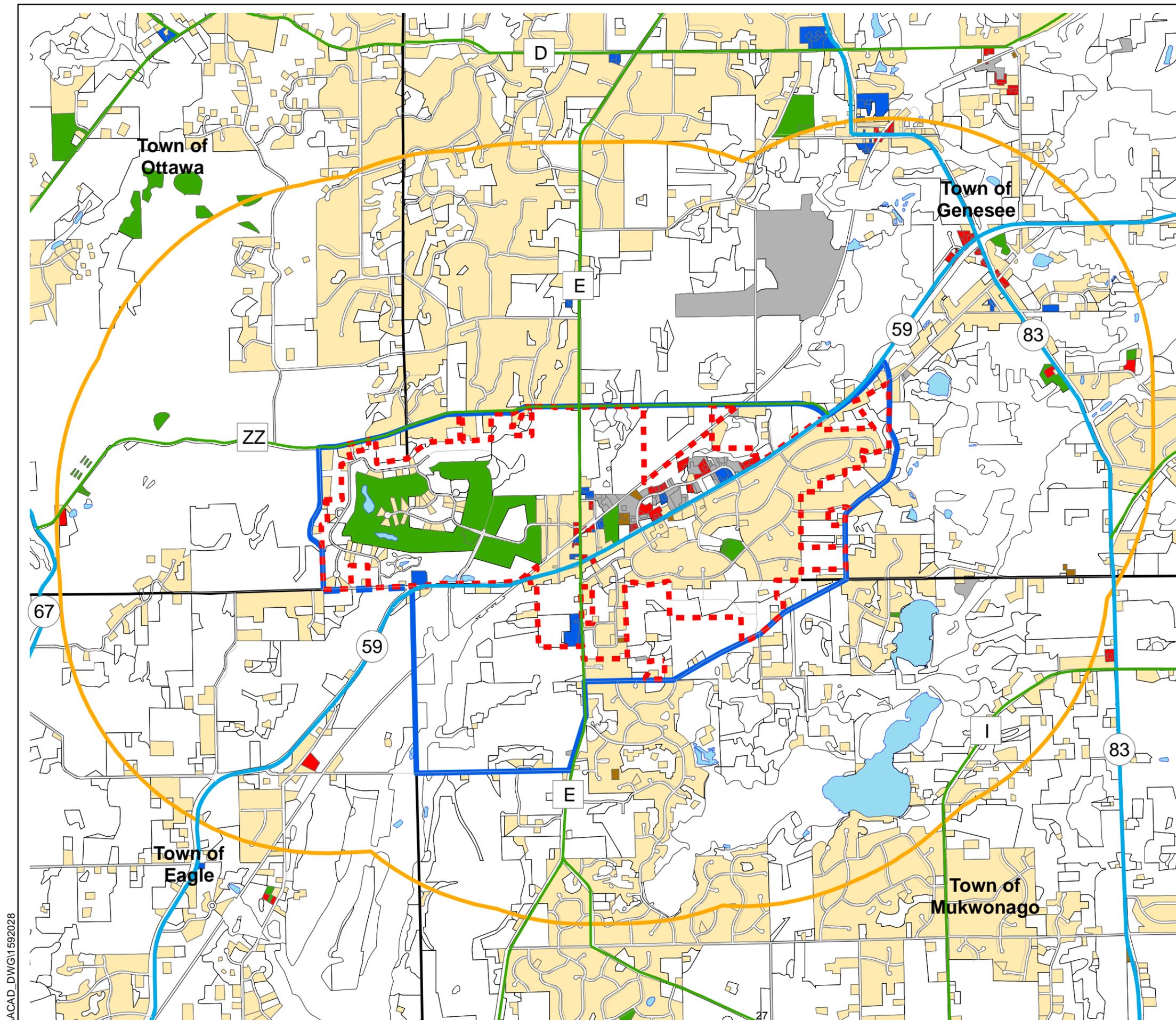
Village of North Prairie
Waukesha County

Legend

- Ultimate Village Boundary
- Boundary with the Town of Eagle
- Current Village Limits
- 1.5 Mile Planning Area
- Local Roads
- County Trunk Highways
- State Highways
- Township Divisions
- Agriculture/Open Lands
- Residential
- Commercial
- Industrial
- Governmental/Institutional
- Communications/Utilities
- Recreational
- Surface Water



0 0.5 1 Miles



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SOURCE: Ruekert/Mielke, Waukesha County

March 19, 2007



A second commercial area is located east of the Village Hall between STH 59 and the railroad tracks. This area has been developed into a business park setting with both commercial and light industrial uses. However, this business park area consists of mostly light industrial uses with a few commercial uses.

Parks and Recreational areas

Open spaces have been planned for and created in the Village to provide congregating spaces and recreational opportunities within the Village. Two distinct types of open spaces have been created in the Village. The open spaces include public parks and private parks or recreational areas. The public parks include Village Park, Veteran's Park, and Broadlands Park. These parks offer a variety of recreational opportunities for the residents and visitors. Veteran's Park, which offers a ball field and tennis courts, is located immediately east of the Village Hall and extends from STH 59 to the railroad tracks. Village Park, which is located within the residential neighborhood south of STH 59, includes a ball field and play areas. Broadlands Park, located south of the golf course, currently has a soccer field with plans for additional ball fields.

The sole private park within the Village is located in the Broadlands subdivision. A full 18-hole golf course is classified as private recreational areas although open to the public for a fee. Because the Broadlands golf course is privately owned, it is not maintained by the Village.

West of the Village is a large tract of land that is owned by the State of Wisconsin Department of Natural Resources. This land is composed of largely steep, wooded moraines that accommodate both active and passive recreational activities. Hiking and horseback riding trails are available for passive recreational activities, while the opportunity for hunting creates active recreational opportunities.

Governmental and Institutional

Governmental and institutional land uses include publicly owned lands that are used for public good. These uses include the Village Hall, police station, fire station, post office, library, Prairie View Elementary School, among other uses. The majority of the governmental and institutional land uses are centrally located near the Village downtown. Prairie View Elementary School is categorized as an institutional land use. The school is located along CTH E south of the intersection with STH 59. This public school also offers a variety of outdoor recreational opportunities.

Agriculture

Western Waukesha County has historically been composed of smaller communities surrounded by large tracts of agriculturally productive farm fields. The active fields still provide a livelihood for many people both within the Village and the planning area. The smaller communities have been a place for the residents of the community as well as the farmers to gather to exchange ideas and goods. The Village of North Prairie is one of those communities in Waukesha County. Agricultural lands are becoming a premium in the County and the Village as development continues to expand westward. The current areas of agricultural land uses in the Village are mainly located on the northern edge of the Village abutting CTH ZZ and south of the Village within the ultimate Village boundary. Agricultural lands are also located throughout the

planning area. In large part, the majority of agricultural lands within the Village limits and the planning area have been divided into subdivisions with several smaller tracts of land that continue to be used for cultivating crops.

Non-Metallic Mining

A large area north of the Village limits has been utilized for non-metallic mining for a number of years. These mining operations provide valuable materials for the general public. The areas for non-metallic mining uses are planned for the foreseeable future.

Planned Land Uses

The Village of North Prairie is similar to other western Waukesha County communities in that the population continues to increase. What sets the North Prairie apart from the other communities is that the Village of North Prairie has negotiated boundary agreements with three of the four surrounding Towns so the Village is only able to physically expand to the limits of the boundary agreements that have been agreed upon and adopted. Because there is ultimately a limit to how large the Village is able to physically expand, it is extremely important to evaluate the future land uses based on the objectives, principals, and standards within these limits.

Future land uses are ultimately dependent on the Vision that has been established for the Village. The objectives, principles, and standards have been created to ensure that when all individual land uses are determined, they reflect the Vision of the Village of North Prairie.

Objectives, principles, and standards have been created to guide the Village in regards to decision-making for future land uses and land use policies. The objectives are the intended results of implementing the land use plan. Principles justify the need for the objective. A summarization of the objectives and principles are:

- Objective 1:** Ensure compatible land uses are planned in the Village and planning area.
Principle: Cooperatively planned land uses that are compatible will promote organized development and will not hinder the Village.

- Objective 2:** Appropriate amounts of land should be dedicated to a variety of land uses to meet the needs of the current and future residents of the Village.
Principle: The needs of the residents must be met to maintain their satisfaction so they do not separate themselves from the community.

- Objective 3:** Different housing types should be identified in the plan to accommodate future residents regardless of their socioeconomic status.
Principle: Decent housing of a variety of types must be included to provide a suitable living regardless of age, income, or family size.

- Objective 4:** A variety of locations for businesses should be identified to enhance the business environment and economic viability of the Village.
Principle: Additional industrial and commercial land uses will increase the tax base as well as provide new opportunities for purchasing goods and employment.

Objective 5: Promote and enhance the downtown area to guarantee its viability to the community.

Principle: The identity of the Village of North Prairie will be preserved through the protecting and preserving of the existing businesses and homes and promoted through the future businesses that will be located downtown.

Objective 6: Parks and open spaces should be located within close proximity of future users to promote recreational opportunities and preserve natural resources.

Principle: The parks and open spaces must be able to enhance the atmosphere in promoting active and passive recreational opportunities for all to benefit from.

Objective 7: Natural resources will enhance the Village in a multitude of ways and must be planned prior to future disturbance of these environmentally sensitive lands.

Principle: Environmentally significant lands possess an immeasurable benefit that should be planned for before future activities negate the positive affects that these lands have.

Objective 8: Lands utilized for non-metallic mines and appropriate lands with this potential should be preserved for such uses.

Principle: The general public in a regional manner benefit from the non-metallic goods that are extracted from these mines. Therefore, these lands that have non-metallic mines or potential for mining must be preserved.

Objective 9: Current and future roads and transportation facilities should be planned to be efficient and effective throughout the Village.

Principle: State, County, and Village all have roadway jurisdiction within the Village limits. All agencies must work together to ensure that the most effective transportation network can be achieved in the Village.

The Land Use Plan of 1999 has been paramount in guiding Village officials on land use decisions and policies since its adoption. This update to the 1999 plan has allowed the Village to update the objectives, principles, and standards based on current circumstances to guide land use decisions into the future. A variety of land uses have been identified for the entire Village that will promote the Vision of the Village through the objectives, principles, and standards of the plan. These future land uses include a downtown district; residential; commercial; industrial; governmental; institutional; parks, open spaces, and natural areas; and non-metallic mining as illustrated on Map 7.

The general land uses paint the Village with a rather broad brush ensuring that compatible land uses are correctly located. However, individual areas of the Village present different key issues that also need addressing. Following the introduction of general land uses for the Village, a site-specific land use plan addresses the key issues for particular areas.

Map 7 Land Use and Transportation Plan Map

Village of North Prairie
Waukesha County

Legend

- Ultimate Village Boundary (Pursuant to Current Boundary Agreements)
- Boundary with the Town of Eagle
- Current Village Limits
- Township Divisions
- Railway
- Planned Right-of-Ways
- Extraterritorial Plat Review Area
- Village Residential
- Suburban Residential
- Multi-Family Residential
- Multi-Family - Senior Housing
- Downtown District
- Mixed Use: Commercial/Multi-Family Residential
- Commercial
- Commercial/Industrial
- Industrial
- Extraction
- Government/Institutional
- Cemetery
- Private Recreation (Golf Course)
- Parks and Recreational
- State Owned Property
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- Surface Water
- Wetlands



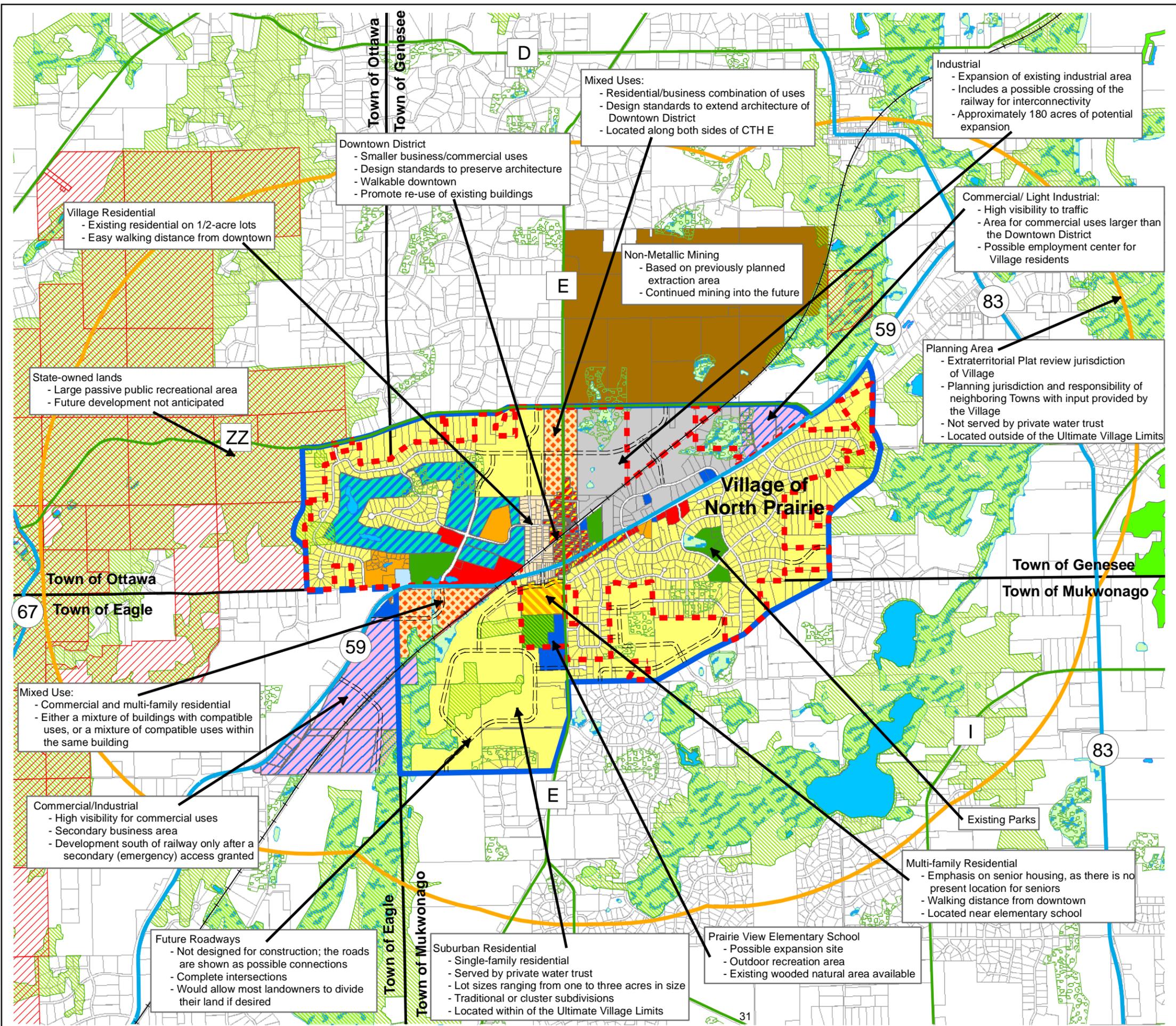
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June 13, 2007



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SOURCE: Ruekert/Mielke, Waukesha County



Mixed Uses:
 - Residential/business combination of uses
 - Design standards to extend architecture of Downtown District
 - Located along both sides of CTH E

Industrial
 - Expansion of existing industrial area
 - Includes a possible crossing of the railway for interconnectivity
 - Approximately 180 acres of potential expansion

Downtown District
 - Smaller business/commercial uses
 - Design standards to preserve architecture
 - Walkable downtown
 - Promote re-use of existing buildings

Village Residential
 - Existing residential on 1/2-acre lots
 - Easy walking distance from downtown

Non-Metallic Mining
 - Based on previously planned extraction area
 - Continued mining into the future

Commercial/ Light Industrial:
 - High visibility to traffic
 - Area for commercial uses larger than the Downtown District
 - Possible employment center for Village residents

Planning Area
 - Extraterritorial Plat review jurisdiction of Village
 - Planning jurisdiction and responsibility of neighboring Towns with input provided by the Village
 - Not served by private water trust
 - Located outside of the Ultimate Village Limits

State-owned lands
 - Large passive public recreational area
 - Future development not anticipated

Mixed Use:
 - Commercial and multi-family residential
 - Either a mixture of buildings with compatible uses, or a mixture of compatible uses within the same building

Commercial/Industrial
 - High visibility for commercial uses
 - Secondary business area
 - Development south of railway only after a secondary (emergency) access granted

Future Roadways
 - Not designed for construction; the roads are shown as possible connections
 - Complete intersections
 - Would allow most landowners to divide their land if desired

Suburban Residential
 - Single-family residential
 - Served by private water trust
 - Lot sizes ranging from one to three acres in size
 - Traditional or cluster subdivisions
 - Located within of the Ultimate Village Limits

Prairie View Elementary School
 - Possible expansion site
 - Outdoor recreation area
 - Existing wooded natural area available

Multi-family Residential
 - Emphasis on senior housing, as there is no present location for seniors
 - Walking distance from downtown
 - Located near elementary school

Existing Parks

General Land Use Plan

Agriculture

Agricultural land uses have not been planned for the future Village of North Prairie. Due to the increased desire and demand to live in western Waukesha County, pressure to develop agricultural lands continues to increase. Planning future agricultural uses is difficult due to the relative sizes of the farms, the economics of today's agricultural environment, the pressure to develop in the region, the surrounding land uses, availability of municipal services, and ultimately the Vision of the Village.

- The remaining agricultural areas have been planned for more intense land uses. This plan is not necessarily removing all agricultural land, as the agricultural uses are able to remain agriculture until the owner wishes to alter the use of the land.
- The remaining agricultural areas are mostly surrounded by residential development.

Residential

Several types of residential land uses are currently found within the Village. Residential land uses have been derived from consideration of several factors including the surrounding land uses, use of septic sewerage systems, and the ability to obtain potable water through the private Water Trust in the Village. The planned residential land uses include village, rural, suburban, multi-family, and mixed-use residential land uses.

- Village Residential areas have been previously developed on a grid street pattern. Lots within the Village Residential areas are mainly between one-half acre and one acre in size. There are no additional areas of Village Residential identified in the Land Use Plan update due to the lack of a municipal sanitary sewer service system.
- The Suburban Residential area includes existing subdivisions as well as lands with development potential within the Ultimate Village Limits. Areas delineated as suburban residential could be developed into traditional subdivisions or cluster subdivisions with lots at a density of one to three acres. The private Water Trust could serve the suburban residential areas.
- Multi-family residential includes areas of existing multi-family uses as well as an area for senior housing. The densities of the future multi-family have been further divided based on the ownership and senior housing. Future multi-family densities are loosely based on the ability of the sanitary septic systems to efficiently treat waste, while leaving the possibility open for a potential treatment facility.
- The mixed-use category includes multi-family housing alongside compatible commercial uses. The commercial and residential uses could either be in separate buildings or within the same building, which are typically commercial uses on the first floor and residential uses above.

Table 13: Residential Land Use Categories with Density

<u>Residential District</u>		<u>Density</u>
Village Residential		0.5 to 1 acres per dwelling unit
Suburban Residential		1 to 3 acres per dwelling unit
Multi-Family Residential	Owner-occupied	2 to 4 dwelling units per acre
	Renter-occupied	2 to 4 dwelling units per acre
	Senior Housing	4 to 6 dwelling units per acre
Mixed-Use Residential (multi-family residential mixed with commercial land uses)	Within Single Building	1 to 4 dwelling units per acre
	Separate Buildings	4 to 6 dwelling units per acre

Commercial

The commercial areas include smaller retail shops in the downtown area, the previously planned commercial south of the Broadlands golf course, an area south of STH 59 east of CTH E, areas that represent business parks combining commercial uses and light industrial uses, and commercial/residential mixed use areas.

- The downtown area of the Village has been identified as the Downtown District, which is not necessarily a land use, but rather an area where future land uses are critical to implement the Vision of the Village. The Downtown District is intended to be a traditional village center, which would include a dense retail area that is easily walkable by residents and visitors that are attracted to the village center, or downtown, for the atmosphere and the uniqueness of the shopping opportunities.
- Commercial areas have been identified in the Multi-Jurisdictional Land Use Plan near the Broadlands golf course including the clubhouse of the Broadlands. The commercial uses planned would be larger than those in the Downtown District, thus creating an identity separate from the downtown.
- Commercial uses are also planned for the properties immediately south and abutting STH 59 between Oakridge Drive and just east of Christopher Drive. This commercial area would be designed for small-scale commercial uses. Future development may require land consolidation in order to obtain the land area needed to satisfy the Village Zoning Code.
- A mixed-use designation has been included to involve both smaller commercial uses and multi-family residential. Whether in the same building or separate buildings, the complimentary uses are typically smaller retail and service uses that are utilized by the surrounding residential neighborhoods for convenience purposes.
- The business park areas are planned as combinations of commercial and light industrial land uses. Offices, large retailers, or non-nuisance light industrial uses that compliment one another are ideal for inclusion in the business park. The business park uses could be employment centers for residents of the Village and surrounding areas.

- The current industrial area within the Village is near capacity. Therefore, area for expansion of the existing industrial uses and future industrial uses has been planned for. Approximately 180 acres of land have been included for future industrial uses.

Governmental/Institutional

The Village of North Prairie offers services that require land to function. In order to efficiently operate these governmental and institutional services, locations must be identified within the Village. Examples of future governmental land uses would include locations for a sanitary sewer treatment plant, a second location for police and fire services, and any historical buildings that may be important to residents and property owners of the Village.

- Planning for future governmental land uses is difficult as they are dependent on future studies and development, but essential in identifying areas for the future when needed.
- Prairie View Elementary School is in the Mukwonago Area School District. With the population growth in western Waukesha County, additional lands for future schools should be included in future land use plans of all municipalities in the County.

Parks, Open Spaces, and Natural Areas

Parks, open spaces, and natural areas all serve the interests of the Village. Parks and open spaces provide community gathering spaces as well as recreational opportunities. Natural areas provide the Village with a desired character and invaluable environmental benefits.

- Within the planning area, there are many recreational opportunities for residents and visitors to the area. The Village currently maintains Veteran's Park, Village Park, and Broadlands Park.
- Sufficient acreage of parks have been created and maintained by the Village based on the desired ratio of acreage of parkland per 1,000 residents. Therefore, no additional areas of parkland have been identified in the Plan.
- Wetlands and woodlands have been identified as primary and secondary environmental corridors. Environmental corridors should be preserved in its natural state to capitalize on the vast amount of environmental benefits. Wetlands and woodlands that have not been delineated as an environmental corridor should also be preserved to the maximum extent possible.

Non-Metallic Mining

The Smart Growth Law incorporates the supply of the non-metallic materials in relation to the land being developed with the relative need of the materials. It has been determined by the State that municipalities utilize wise management of lands suitable for non-metallic mining.

- Non-metallic mining operations extract valuable materials that have a multitude of benefits for nearly everyone. A generous area of natural materials lies in the northeastern portion of the planning area where current extractive uses are underway.

- Non-metallic mining land uses are typically considered a very long-term use of the land. The Village has determined that non-metallic mining is a resource for materials that will benefit a larger geographical area than just the Village and surrounding planning area.

Key Issues in Future Development

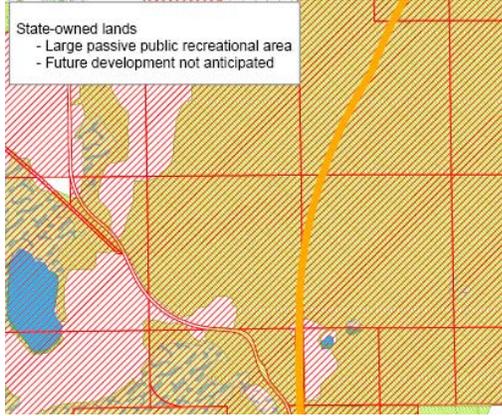
Many aspects and issues are unique to particular areas in the Village and will affect future development. The following table outlines these key issues in relation to specific land uses and locations in the Village.

Table 14: Issues for Future Development															
Key Issues:	State Owned Land	Extraterritorial plat review area	Village Residential	Suburban Residential (Northern)	Suburban Residential (Southern)	Multi-Family Residential	Senior Housing	Downtown District	Mixed-Use (CTH E)	Mixed-Use (South of STH 59)	Commercial	Commercial/Industrial NE	Commercial/Industrial SW	Industrial Expansion	Extraction Area
Access		X		X	X				X		X		X	X	
Traffic Links		X		X	X		X		X		X	X	X	X	
External Road Improvements		X								X			X		
Railway Crossing													X	X	
Architectural Design							X	X	X						
Re-use of Buildings								X							
Buffer Adjacent Land Uses					X								X		X
Parking								X	X	X					
Additional Parkland				X	X										
Served by private Water Trust			X	X	X	X	X	X	X	X	X	X	X	X	
Wetland / Environmental Protection	X	X		X	X					X		X	X	X	X
Considered Long Term	X														X

Specific Land Use Plan

State-Owned Land (hatched area on map)

The State of Wisconsin Department of Natural Resources owns a vast amount of recreational land adjacent to the western ultimate Village limits. This area includes a large amount of land considered to be primary environmental corridor. Because of the magnitude of environmental benefits that the land owned by the State offer, this land has not been considered for a more intensive land use in the future.

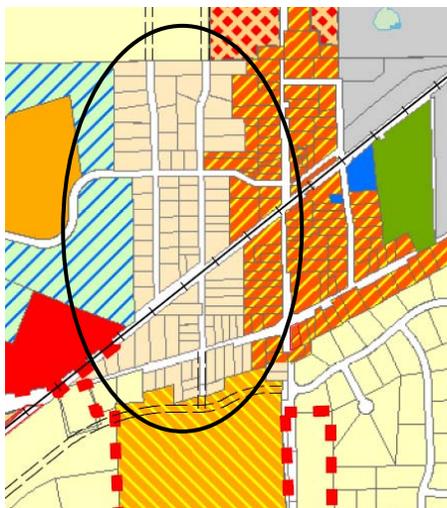


Typically, the State will not sell land for development that is an asset to the environment and area residents who utilize this land for recreational purposes. Therefore, this land is considered long-term because most likely the land will not be developed in the next

25 years. If development is to occur on these State-owned lands, the Land Use Plan must be revisited.

Village Residential

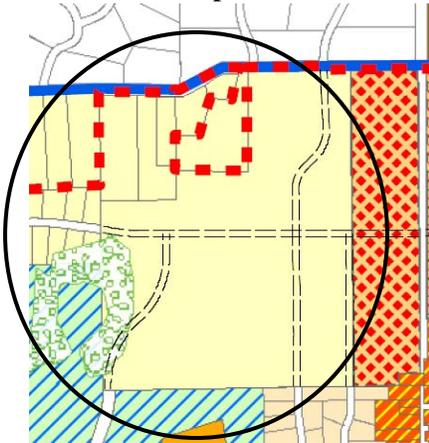
The areas identified as Village Residential have been developed in the past as a dense residential neighborhood. There has not been any additional lands included in Village Residential that are not yet to be developed due to the small lot sizes and the need to use septic a sanitary systems in the Village. Residents who live in the Village Residential areas benefit from the small lot sizes as they are within walking distance from the downtown. There appears to be two additional residential lots within the Village Residential area that have yet to be built upon. Therefore, two additional residential units are possible in this land use designation.



Suburban Residential

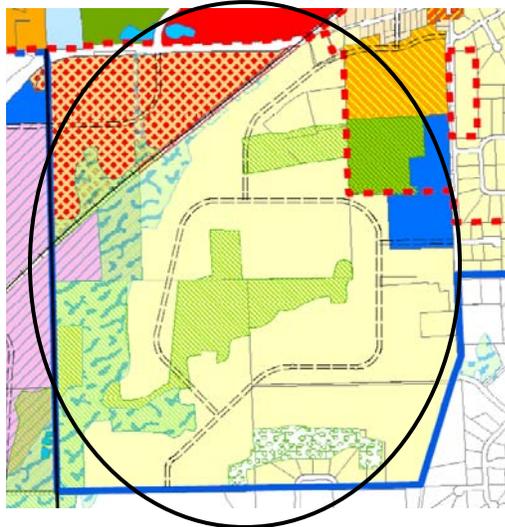
The Suburban Residential areas have the greatest potential for future development. These areas are able to be connected to water through the private Water Trust in the Village. There are environmental features that must be considered when any future development is proposed. There are three main areas within the ultimate Village limits that are planned for Suburban Residential.

The first area planned for Suburban Residential is located north of the Village Residential west of CTH E. There are four roads on adjacent lands that have been platted and extend to the property lines of the Suburban Residential area. From these exterior road extensions, an internal network of roads will serve the future residential units. A potential road network has been illustrated on the Map to ensure that future connections are utilized so roads extend north to CTH ZZ and east to CTH E.



There are approximately 100 acres of land in this segment of Suburban Residential. However, the division of area between the Suburban Residential and the mixed-use toward the east is not physically determined and could be adjusted in the future with development proposals. A small portion of the land is

included in the isolated natural resource area, which could affect the possible number of dwelling units in the area if preserved in a conservation easement.



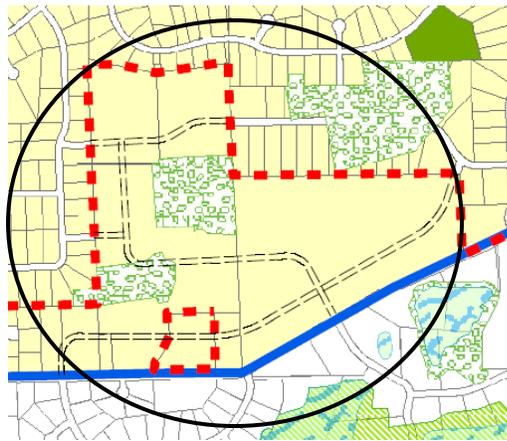
The second Suburban Residential area that has been planned for is located south of STH 59 and west of CTH E. Within this neighborhood, there are significant topographical changes and environmental features including wetlands and primary environmental corridor that will affect future development.

Future residential development in this neighborhood could be designed as either traditional subdivisions or cluster subdivisions to accommodate the elevation changes and environmental features. Due to the abundance of environmentally sensitive lands in the area, cluster subdivisions will ensure that all significant environmental features will be preserved.

An internal road network will be required for this 420-acre neighborhood with the roads being platted to meet the property lines of the neighborhood to allow neighboring property owners the opportunity to develop their land and maintain the road connectivity. The existing T-intersections along CTH E could be altered to full intersections.

Due to the railway along the northern border, a landscaped buffer should also be required to minimize noise conflicts with the trains.

A third main area for Suburban Residential land uses includes lands that are currently in the



Town of Mukwonago, but within the ultimate Village limits. A conglomeration of smaller parcels significantly increases the need to enforce the continuity of a road network. There are several roads platted to this area of the Suburban Residential neighborhood that should be utilized to create an interconnected road network that will allow all property owners the ability to subdivide their land within the confines of the Zoning Ordinance.

secure the associated environmental benefits through cluster subdivisions or conservation easements.

A large area of land within the 140-acre neighborhood has been identified as isolated natural resource areas. This area should be protected to a reasonable extent to

Multi-family Residential

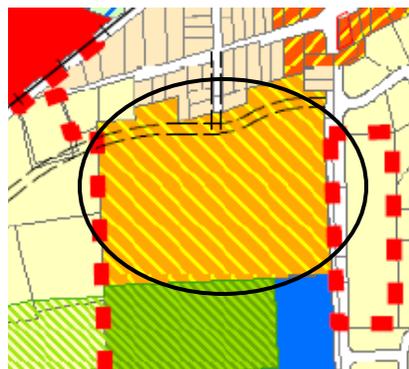
Multi-family Residential areas in the Village have been previously planned. The majority of the existing multi-family is located within the Broadlands.



There have not been any additional areas planned solely for multi-family residential uses. The 16-acre multi-family area on the eastern portion of the Broadlands has not yet been developed. Because there is no sanitary sewer service, any multi-family development will likely require a shared septic system, which will limit the number of units that are possible within a particular area.

Senior Housing

Currently there is a lack of affordable senior housing in the Village. Therefore, senior housing



has been planned immediately north of Prairie View Elementary School. The median age in the Village has increased significantly between 1990 and 2000, which means that the residents of the Village are getting older without as many younger people moving into the Village.

A 30-acre area is proposed for senior housing in the Village. The senior housing area is located within walking distance to the downtown area of the Village for shopping opportunities as well as adjacent to the elementary school, which may provide volunteering opportunities.

Downtown District

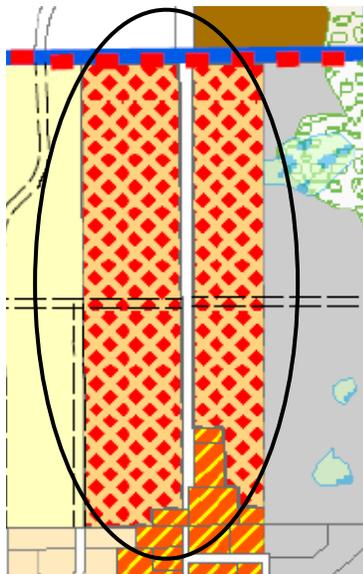
The Downtown District has been identified as the areas currently known as the downtown, immediately surrounding CTH E in the Village extending on the southern side of the STH 59 east of CTH E. The Downtown District is more than a land use. The District will also include development standards to ensure compatibility. By preserving the classic architectural features of the Village within a walkable corridor consisting of quaint retail shops, the history of the Village and the affect of the desired small village center will thrive.



Many of the existing buildings have the desired traditional architectural features that reflect the era of the early 1900's. Therefore, within the Downtown District future retail uses will be encouraged to reuse the buildings to preserve and promote this architecture. Existing buildings lacking the traditional architecture and new buildings should be enhanced to match the architectural features of the remainder of the Village center.

Mixed-Use

The planned mixed-use areas include a combination of compatible multi-family residential and commercial uses. The commercial and residential uses in mixed-use areas are typically in the same building with commercial uses including window storefronts on the first floor and the residential uses above. It is possible however, to have the commercial uses in separate buildings from the residential uses while being developed as a single development.



The first area of planned mixed-use is located north of the downtown on both sides of CTH E. Mixed-uses along CTH E could become an extension of the downtown area, creating a larger corridor of walkable shopping opportunities with similar architecture. The boundaries of the mixed-uses are flexible, meaning that if additional lands were included toward the east or west, the size of the mixed-use area could be larger.

Since, the intent of this mixed-use area is to elongate the downtown with small retail shops and residential above, the majority of the parking for customers will be along CTH E. Therefore, additional improvements to CTH E will be needed, and the individual shops will not need extensive amounts of off-street parking.

The second area of mixed-uses is south of STH 59 immediately north of the railway. It is more



likely that separate buildings with compatible commercial and residential uses will be utilized in this section. A future access point has been located opposite the road entering the Broadlands. This roadway could potentially intersect STH 59 further west as illustrated. Due to the location of this mixed-use area, parking on STH 59 will not be available so off-street parking to accommodate patrons is necessary.

Significant environmental features are located at this site that will need to be addressed and

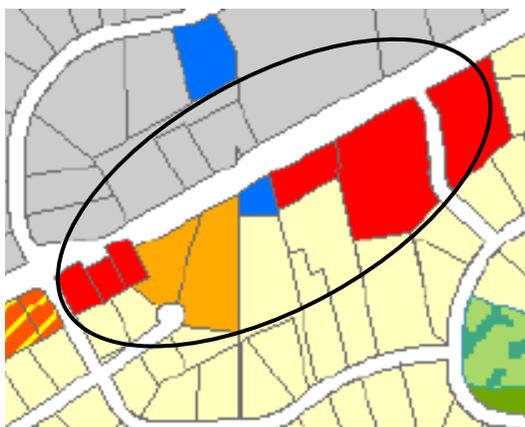
managed with any future development.

Commercial

An area of commercial uses has been previously planned for through the Multi-Jurisdictional



Land Use Plan as part of the Broadlands. These areas are to have an internal road network for access. The area of commercial will allow for larger commercial uses separate from those in the downtown and mixed-use areas. The commercial area will have high visibility being located on STH 59.

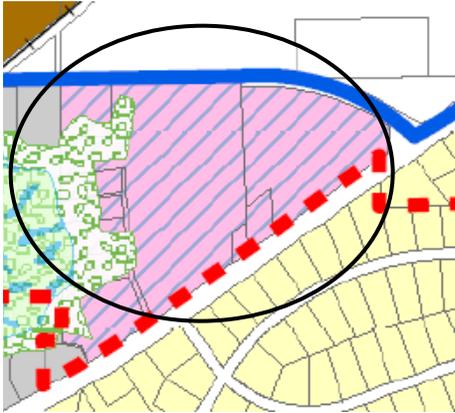


A small commercial area is planned for a portion of the southern side of STH 59 east of CTH E between Oakridge Drive and just east of Christopher Drive. This area of commercial uses will have access to STH 59 at locations that must be approved by both the Village and the WisDOT. The commercial uses intended to locate in this area would be smaller uses related to the highway corridor that would not disturb the neighboring residential uses. Consolidation of several parcels will likely be necessary as these individual parcels are relatively small.

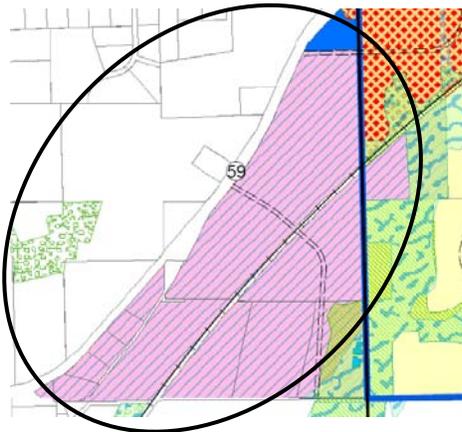
Commercial/Industrial

Areas have been planned for mixtures of commercial and light industrial uses into business parks. Business parks can be defined as high quality, well-landscaped groupings of compatible commercial and non-nuisance light industrial uses in a park-like setting that create employment centers.

The first business park area is located along CTH ZZ near the intersection with STH 59, creating a secondary business area for the Village. An internal road network will be necessary with future developments as access to the surrounding highways will be limited with the proximity of the intersection. However, the intersection of STH 59 and CTH ZZ will provide high visibility for potential patrons. Connection to the Private Water Trust would be available with future development.



The second area of business park is mostly located in the Town of Eagle, which would also create an employment center for the residents of the Village and surrounding areas. A railway splits the business park, thus creating two separate business parks. The business park on the west side of the railway has significant visibility from STH 59. A potential right-of-way has been identified in the northern portion of the business park extending from the mixed-use area.



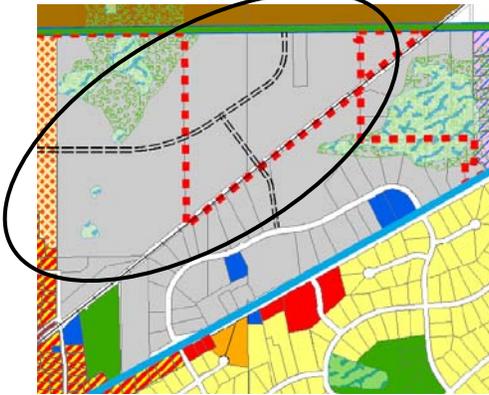
The business park area south of the railway has limited visibility from a highly traveled roadway. Access to this portion of the business park is from Town Road X. Any future development will need a secondary access for emergency vehicles without crossing the wetlands into the suburban residential area.

If obtained, a railway crossing will provide interconnectivity of the business park as well as an emergency access for the areas on either side of the railway. The railway crossing will allow for truck traffic to avoid Town Road X and travel through the business park to STH 59.

If the railway crossing is denied and a secondary access onto Town Road X is not feasible due to the inability to gain sufficient distance between intersections, an alternative land use for this area could be residential at a density compatible with the residential districts in the Town's Land Use Plan. A secondary access would still be necessary, but could cross the wetland into the planned Suburban Residential area. A landscaped buffer would then be required to reduce noise emissions from the passing trains.

Industrial

Existing industrial land uses are currently located east of Village Hall between STH 59 and the railway. This area is at, or near capacity for light industrial uses, so additional industrial area must be planned for expansion in the future. Two areas have been planned as a combination of light industrial and commercial uses as previously described. A third area has been identified as a location for an expansion of light industrial uses in the Village between CTH ZZ and the railway, east of CTH E.

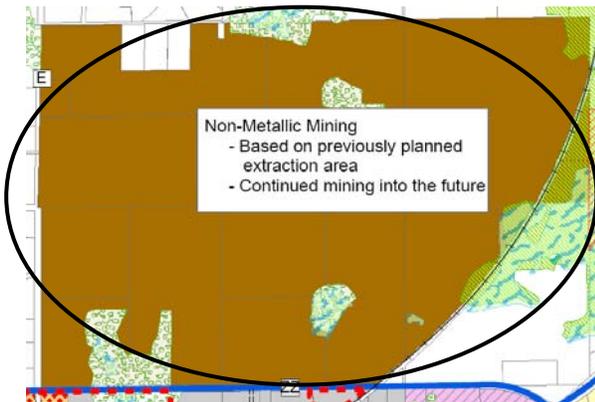


This area offers roughly 180 acres of land for future light industrial land uses. With environmentally sensitive lands in the industrial area, the total acreage for light industrial development is likely slightly less than 180 acres.

Access to the light industrial uses could be from CTH ZZ and CTH E where an internal road network would connect separate businesses. Another possible railway crossing has been included to connect the light industrial land uses on either side of the railway. If this railway connection is not approved, the land could remain as an expansion of the light industrial uses with multiple road access points.

Extraction Area

A generous area of natural materials lies in the northeastern portion of the planning area where current mining uses extract valuable materials. Past planning efforts have identified this large area for extraction purposes. Since the adoption of the past Land Use Plan, little has changed as far as lands to be used for extracting these materials. Therefore, the same lands have been identified as extractive use and should be utilized as non-metallic mines until all of the valuable resources have been removed.

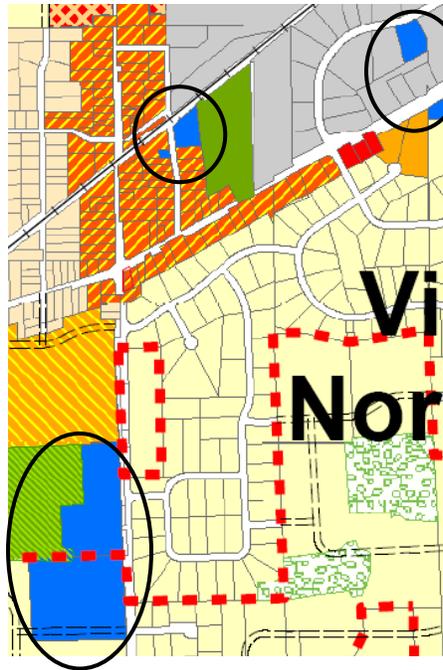


The extraction area is defined as long-term due to the length of time required to extract all of the valuable materials. When the non-metallic mining operations are near completion, the

Village should commence an update to the Land Use Plan with the Town of Genesee to decipher future land uses on the entire extraction area based on all future considerations. The owner of a large portion of the extraction area has previously submitted conceptual plans regarding the future uses on this site. The Town of Genesee has accepted the concept plans with the intent of incorporating them into the Town future land use plan.

Governmental/Institutional

Governmental and institutional land uses include places of municipal services such as police and fire department buildings, public works areas, sanitary sewer treatment areas, wells, libraries, and schools while also including historical landmarks. Planning for future locations of these services is difficult but necessary to address even if exact locations cannot be determined at the present time.



The police department is currently located within the Village Hall where space may become the deciding factor to relocate. A location near the center of the Village would best fit a police department. With access to STH 59 and CTH E, the police department would be within a few minutes to react to any occurrence within the Village.

Fire departments, similar to police departments, are dependent on response time. Therefore, they would be most efficient if they could be located in the middle of the Village with direct access to STH 59 or CTH E. Since the police and fire departments have similar needs, a building that would house both the fire and police departments may be the most efficient.

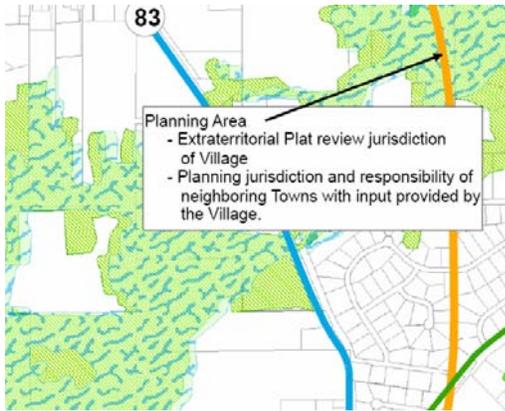
A sanitary sewer service treatment plant is not possible at this time due to environmental concerns related to Jericho Creek. Jericho Creek, which flows into the pristine Mukwonago River, is the only place that would be a feasible discharge area within the Village. If the technology advances to a point where discharge water is released at an ideal temperature, rate, and cleanliness, and will not negatively affect the surroundings a sanitary sewer service treatment plant may become possible.

The private Water Trust is not a municipal service, but it affects the residents of the Village similarly to a municipal service. If the need arises for an additional well, the well location will be determined at a future date with additional study. Generally, a well should be located in an area that would not negatively affect the surrounding uses and conversely would not be affected by surrounding uses. Although the below ground conditions paramount surface land uses in most cases, a new well could easily be placed within a park. Current well siting studies are in their preliminary stages in the case that they are needed. The preliminary studies have identified lands toward the east along STH 59 and an area located in the state-owned lands.

The Prairie View Elementary School is located along CTH E in the Village. The elementary school is part of a larger Mukwonago Area School District. Additional growth of the number of school-aged children throughout the entire school district may cause a capacity issue for the district. Land for a new school or expansion of the exiting school has been identified immediately south of the Prairie View Elementary School if the need arises.

Extraterritorial Plat Review Area

The extraterritorial plat review area extends out from the Village 1.5 miles into the Towns of Genesee, Eagle, Ottawa, and Mukwonago. Much of this area has been subdivided into single-family residential land uses along with a number of agricultural land uses and scattered areas of



business/commercial uses. The Village did not desire to implement a land use plan that would inhibit the planning ability of each of the neighboring Towns. It is the desire of the Village to allow the Towns to plan land uses within their jurisdiction with active input and involvement from the Village. Therefore, lands in this have been simply identified as lands within the extraterritorial plat review area of the Village with the exception of two specific areas. These areas are associated with land uses for particular reasons as stated.

The first area within the extraterritorial plat review area is located south of STH 59 in the Town of Eagle. Several landowners and officials from the Town of Eagle actively participated in this planning process to ensure that land uses planned by the Village would coincide with their desires as residents as well as the Town as a whole.

The second area with land uses identified within the extraterritorial plat review area is the extraction area in the Town of Genesee. The non-metallic mining operations have been identified as a valuable resource by the State and the Smart Growth Law mandates that these areas be identified.

Parks, Open Spaces, and Natural Areas

Within the planning area, there are many recreational opportunities with the vast amount of parks, open spaces, and natural areas. The Village currently maintains Veteran's Park, Village Park, and Broadlands Park. These parks offer residents and visitors the ability to partake in a variety of active recreational opportunities. The Broadlands golf course is open to the public for a fee and privately maintained. West of the Village partially in the planning area, the State of Wisconsin Department of Natural Resources owns and maintains a vast amount of forest for passive public recreation.

The Village currently offers approximately 60 acres of public parkland for recreational uses. According to the Village Comprehensive Outdoor Recreation Plan the desired ratio of parkland is 10.0 acres of parkland per 1,000 residents. Therefore, the Village currently maintains more parkland than the minimum desired amount, and will continue to do so until the Village exceeds 6,000 residents. If development occurs throughout the ultimate Village limits, the Village will still meet the desired ratio. Therefore, there has been no additional parkland identified in the plan. Future developers or landowners can preserve parkland as subdivision parks. However, these subdivision parks should remain in private ownership and be maintained by the Homeowners Associations.

Environmentally sensitive areas including primary environmental corridor and isolated natural resource areas should be preserved as natural areas or private passive recreational uses. Land preservation is possible through conservation easements or other such methods.

Future Development

This land use plan offers the opportunity for significant future residential, commercial, and industrial development within the Village. Residential growth will likely enhance the commercial and industrial opportunities of residents, property owners, and visitors. However, substantial residential growth will likely put additional pressure on other public services such as the police and fire departments, school systems, and park systems.

Residential Development

There are significant areas within the Village limits that could be developed relatively soon. However, it is impractical to assume that all of the residential growth will occur immediately. The following calculations indicate the maximum amount of growth that is may occur in the Village and planning area.

1. The Village Residential area includes the residential uses immediately west of the downtown area. This area is an established neighborhood and nearly built-out. However, it appears as though there are two lots that have not been improved, but have the potential to accommodate a dwelling unit.
2. The Suburban Residential category of the land use plan includes the majority of the residential uses within the Village. There are also three areas within the Suburban Residential category with significant residential development potential being the area west of the mixed-use area along CTH E, west of Prairie View Elementary School, and south of the existing subdivisions along STH 59. Suburban Residential is to be developed at a density of one to three acres per dwelling unit.
 - a. Suburban Residential west of CTH E and the mixed-use area includes a neighborhood of approximately 100 acres. Assuming 25 percent of the land is unbuildable for infrastructure, approximately 75 single-family dwelling units are possible for development.
 - b. The area west of Prairie View Elementary School reserved for Suburban Residential is approximately 420 acres. After the infrastructure, approximately 315 dwelling units would be possible. Due to the significant topography changes, primary environmental corridor, and wetland issues to consider there will likely be less than 315 dwelling units developed in this area.
 - c. South of the existing subdivisions there are a number of parcels that must be planned together to allow for neighboring properties to develop. This area is approximately 140 acres of developable lands. After infrastructure, 105 dwelling units are possible.

- d. Near southern and eastern ultimate Village limits there are multiple larger lots that have the potential to be split into additional Suburban Residential lots. These additional dwelling units are not included in these calculations.
3. The Multi-Family Residential area is approximately 16 acres in size. To calculate the maximum number of dwelling units in the multi-family area, the assumptions include 25 percent of land being unbuildable for infrastructure and the highest allowable density will be constructed. Therefore, 48 additional dwelling units are possible in the Multi-Family Residential category.
 4. The area designated for senior housing is roughly 30 acres. Using the same assumptions as the Multi-Family Residential area, there is the potential for a 135 unit senior housing complex in the Village.
 5. The mixed-use areas include commercial and multi-family residential in the same building or developed in separate areas in the same development. There are two separate areas of mixed use within the Village.
 - a. The area of mixed-use along CTH E in the Village is approximately 52 acres. Potential for residential growth assumes that 40 percent of the area is not buildable due to more extensive infrastructure related to the commercial aspect of the mixed use. Another assumption for this area is that it will be developed as a typical mixed-use development with dwelling units above the first floor commercial/retail uses. Therefore, 125 dwelling units could be added to the Village.
 - b. Mixed-use is also located south of STH 59 where 79 acres of land have the potential for residential and commercial uses. This mixed-use area will be assumed to have the different uses in separate buildings utilizing half of the property for each use. Infrastructure will amount for 25 percent of the area utilized for residential. Therefore, a possible 59 dwelling units could be constructed in this mixed-use area.

An influx of additional residential dwelling units will have an impact on the Village. The following table represents the total number of dwelling units that have been reasonably calculated based on the land use plan. These calculations do not include the extraterritorial plat review area that has the potential to be developed.

Table 15: Potential Residential Development

Land Use Category	Acres	Dwelling Units
Village Residential		2
Suburban Residential	640	480
Multi-Family Residential	16	48
Senior Housing	30	135
Mixed-Use	131	184
Total		849

The Village should not assume that all 849 dwelling units would be constructed immediately, in the near future, or ever. The following scenarios may cause the calculated number of additional dwelling units to be inaccurate.

1. Some of the landowners may decide that they do not wish to subdivide or develop their property. In this scenario, the number of dwelling units may decrease from the total.
2. There are areas within the Suburban Residential category that have been developed into lots larger than required per the density allowed. The property owners may have the potential to split one or two lots from their existing property. These additional dwelling units have not been inserted into the calculations.
3. It is possible that someone would assemble several of the existing larger lots in the Suburban Residential areas and develop them to the density allowed per this land use plan. In this scenario, several existing dwelling units would be eliminated and replaced with possibly more single-family residential to the density allowed, which would cause the total number of additional dwelling units to increase.
4. The housing market in western Waukesha could change. Recently the housing market has slowed a bit after a large market increase. Since the housing market cannot be predicted exactly, there is the possibility of another housing boom or a stagnant housing market.

According to the land use plan, 849 additional dwelling units are possible within the ultimate Village limits. According to the census and building permit information within the Village there were 696 households in the Village. An increase of 849 households would bring the total number of households to 1,545 within the ultimate Village limits. This represents a 122 percent increase from 2005.

Residential development within the Village will likely not increase immediately. The number of households in the Village had been projected to increase slightly more than 10 percent between 2000 and 2005 to 595 households even though the Village actually grew almost 17 percent to 696 households. Although the Village exceeded the projected growth between 2000 and 2005, the number of additional households may not continue at that pace. The Village should plan for a projection between the actual increase and the Department of Administration projections. Therefore, the Village should plan for a 15 percent increase every five years. In 25 years, the Village should expect an increase in households of approximately 90 percent of the total potential housing growth. The possibility of landowners not developing their property exists, which is accounted for in the final ten percent of total housing growth.

Table 16: Total Potential Housing Growth

	2005	2010	2015	2020	2025	2030
Percent Growth		15%	15%	15%	15%	15%
Additional Housing Units		104	120	138	159	183
Total Housing Units	696	800	920	1,058	1,217	1,400

Future Population

The Village must plan for the potential population increase in the Village related to the additional number of housing units in the Village. This land use plan identifies the potential for an additional 849 housing units. Using the people per household calculation from the 2000 census, the Village would realize an increase of 2,513 residents. Projecting a population from future development has several assumptions that would affect the total population.

1. From 1990 to 2000, the average number of residents per household decreased from 3.24 to 2.96 in the Village according to the Census. The population projection assumes that the number of residents per household will remain at 2.96.
2. Since the population projection is based on the housing unit projections, if the number of additional housing units constructed does not match the projection, the population projection will increase or decrease with the change.
3. Senior housing has been provided for the in this land use plan. This would be the first senior housing complex in the Village, which might affect the number of residents per household. Typically the average number of seniors per dwelling unit in a senior complex is significantly lower than the 2.96 residents per household.

The following table incorporates the potential for population growth with the potential housing growth in the Village.

Table 17: Total Potential Population Growth

	2006	2010	2015	2020	2025	2030
Total Housing Units		800	920	1,058	1,217	1,400
People per Household	2.96	2.96	2.96	2.96	2.96	2.96
Total Population	1,896	2,368	2,723	3,132	3,602	4,144

Commercial/Industrial Development

Significant acreage has been planned for both commercial and industrial development within the Village. Commercial and industrial development has been identified in the northeast portion of the ultimate Village limits along STH 59, in the southwestern part of the planning area in the Town of Eagle, south of the Broadlands, south of STH 59 and east of CTH E, north of the existing industrial area of the Village, and within the mixed-use areas planned in the Village.

1. At the intersection of STH 59 and CTH ZZ there are approximately 48 acres of commercial/industrial, or business park land. This area has a couple areas of wetlands that may prohibit development. There are also several existing residential homes in the area that will affect future commercial/industrial development.
2. The commercial/industrial area in the Town of Eagle along STH 59 actually extends a bit into the ultimate Village limits. This 198-acre area is also affected by wetlands that would prohibit development. Commercial/industrial development could also be affected by access issues should the railway not allow a crossing.

3. A 26-acre commercial area has been planned south of the Broadlands in this land use plan and the Multi-Jurisdictional Land Use Plan.
4. The lands south of STH 59 and east of CTH E offer approximately 10 acres of land with the potential for smaller commercial development.
5. An isolated natural resource area and small areas of wetlands will affect expansion of the light industrial area north of the existing light industrial area. Overall, 167 acres of land has been planned for light industrial uses.
6. Approximately 131 acres have also been planned for mixed-use in two separate locations. The first area is on both the east and west sides of CTH E north of the downtown and the second area of mixed-use is located south of STH 59 west of the railway. Both commercial and residential development is planned for these areas.

With a significant increase in residential population in the Village and the entire planning area, there will likely be additional demand for the planned commercial and industrial development. Overall, approximately 449 acres of land have been designated either commercial and/or industrial in addition to 131 acres of mixed-use potential development both inside and outside of the ultimate Village limits.

Using the acreage for potential growth, square footage of future commercial and/or light industrial uses can be estimated. It is assumed that 20 percent of the total land area will be utilized for road right of way and other infrastructure. An estimated five percent of the lands are considered wetlands and primary environmental corridor. This results in approximately 337 acres of land developable for business uses. The potential square footage of the future business uses can be estimated by using 30 percent of the buildable land area. Therefore, by using these calculations, the Village and surrounding areas can expect approximately 4.4 million square feet of commercial and industrial growth plus a smaller amount of commercial development within the mixed-use areas.

This growth, like the residential growth, is not likely to occur immediately. The following table illustrates the potential growth at a rate of fifteen percent of the total potential commercial and/or industrial growth in five-year increments.

Table 18: Total Potential Commercial/Industrial Growth

	2010	2015	2020	2025	2030
Percent of Potential Growth	5%	15%	15%	15%	15%
Yearly Growth (square feet)	220,033	660,097	660,097	660,097	660,097
Total Development (square feet)	220,033	880,130	1,540,227	2,200,324	2,860,421

Approximately 1.1 million square feet of additional commercial and industrial growth have been planned for in the entire planning area that is not calculated in Table 18. The additional commercial and industrial growth is possible and may become developed after the year 2030. There are outside factors that may cause the commercial and industrial growth to differ from the projected square footage and not realize its full potential.

1. Since portions of the commercial and industrial growth is planned outside of the ultimate Village limits, the neighboring communities may not allow industrial growth to the same extent as the Village.
2. The market and economy will have a great impact on the development of the commercial and industrial uses. The Village and surrounding areas will not consume all products sold or manufactured in the planning area. Therefore, the development of additional commercial and industrial areas will be a product of not only the economy of the planning area, but an extended area that could reach far beyond the ultimate Village limits.
3. Several landowners own significant amounts of land that have been planned for commercial and industrial growth. If these landowners decide to not develop their land, large areas of potential commercial and industrial growth will not materialize.

The potential for significant residential, commercial, and industrial development exists within the ultimate Village limits and surrounding planning area with this update to the Land Use Plan. Development is likely to occur over a period of time and the implementation of this Plan will achieve the Vision of the Village.

CHAPTER 5 IMPLEMENTATION

The implementation chapter of this Plan should be used as a guide to ensure that the plan becomes successful and land use decisions are made that reflect the Vision of the Village and the desires of the residents. This Plan will become incorporated into the Comprehensive Development Plan for Waukesha County. Therefore, the Village must undertake the implementation steps in this Plan in addition to the recommendations and implementation steps that result from the multi-jurisdictional plan.

In order to fully implement this plan, three categories have been created based on the timing of when they should occur. The first category includes actions that must be completed immediately for the plan to become effective. The second category reflects ongoing efforts that the Village must undertake to guarantee the Plan's success. The third category identifies areas that should be monitored and if there are any changes, could affect the outcome of this plan.

Category 1

- The Village must adopt the Land Use and Transportation Plan and modify the existing Zoning Ordinance so future development is reviewed and approved according to the Plan.
- The Village must evaluate the current Zoning Ordinance and modify accordingly so that the land uses described in this Land Use Plan could be developed in conformance with the Zoning Ordinance.
- Enforceable design standards must be created for the Downtown District. The buildings and architectural features that the Village finds desirable must be clearly defined to ensure that they are preserved. The design standards must also apply to new future development that occurs in the Downtown District.
- The Village must initiate a Boundary Agreement with the Town of Eagle with an anticipated adoption date of the Boundary Agreement to coincide with the Waukesha County Comprehensive Development Plan implementation in 2010. The Village has Boundary Agreements with three of the four surrounding Townships and by incorporating a Boundary Agreement with the Town of Eagle will determine the ultimate Village limits.
- When lands are attached to North Prairie, the Village must immediately rezone the property appropriately to coincide with this Plan. Immediately rezoning the properties to match this Plan will eliminate any confusion of either the property owner or the Village staff, and will ensure that only the uses allowed in this Plan are considered for future development.

Category 2

- On regular five-year intervals, the Village must review this Land Use and Transportation Plan. By evaluating the Plan every five years, the Village will be certain that the objectives, principles, and standards remain current.
- This Land Use Plan update is to be incorporated into the multi-jurisdictional Comprehensive Development Plan for Waukesha County. The Village must remain actively involved in this Comprehensive Development Plan for Waukesha County in the coordination of future land uses.
- At the time of adoption of this plan, the Towns of Mukwonago, Ottawa, Genesee, and Eagle are in the process or planning to begin the process of updating their individual land use plan. The Village must become involved in the planning for the neighboring towns especially within the extraterritorial plat review area. By becoming involved in the planning process of the neighboring towns, the Village will be ensured that the interests of the Village and its residents will remain important to those communities.
- The Village must provide sound reviews for future development/redevelopment. The integrity of the plan and desires of the residents, as stated in the Vision of the Village, are dependant on the Village reviewing future development applications for compatibility with this Plan.
- The success of the Downtown District will likely be a result of pedestrian traffic. The vehicular traffic flow along CTH E through the downtown is relatively slow. For increased safety of pedestrians, the Village must evaluate additional safe and efficient pedestrian crossings while working with the Waukesha County Highway Department to ensure the safety of residents and visitors through downtown.
- Additional business uses are planned along STH 59. The Village must work alongside the WisDOT to permit ingress and egress from those businesses in a safe manner for vehicular traffic as well as pedestrian traffic.
- The protection and preservation of the environmental corridors and isolated natural resource areas must remain important for the Village and surrounding areas to continue to gain from the environmental benefits.
- Transportation modes in the Village are limited. The Village must evaluate non-vehicular transportation modes throughout the Village to allow residents and visitors to utilize these walking paths or biking trails for both transportation and recreation. When the opportunity arises through new developments or road reconstructions, the Village should consider multi-use trails to connect subdivisions, schools, and recreational areas.

Category 3

- Future industrial uses are planned as an expansion of the existing industrial park. With future interest in developing industrial uses in the expansion area, the Village must pursue railway crossings at specified locations identified in this Plan with the WisDOT and other appropriate government agencies. Railway crossings will likely be a lengthy, involved process that should begin when the industrial development interest is expressed.
- The Village should monitor technological advances in sanitary sewerage system treatment plants. The entire Village currently utilizes septic systems and with the advance in technology there may be a time in the future that may allow the Village to upgrade to a public sanitary sewer system.
- With future development, the services provided by the Village, such as police, fire, public works, and general administration must be continually reviewed to the size and locations of the departments are adequate.

APPENDIX A

The following list represents a schedule of public meetings where the attendees were offered time to address the Plan Commission and consultants regarding the Land Use Plan Update.

Workshops hosted by the Plan Commission:

July 25, 2006
August 29, 2006
September 26, 2006
October 19, 2006
November 28, 2006
January 23, 2007
February 27, 2007
March 22, 2007
April 24, 2007

Public Informational Meetings

November 7, 2006
March 22, 2007

Public Hearing

June 12, 2007

APPENDIX B

Comment form from the November 7, 2006 Public Informational Meeting.

Village of North Prairie – Land Use Plan Update Comment Form	
<p>Welcome to the first Public Informational Meeting. Under the direction of the Plan Commission, we are in the process of updating the Village of North Prairie Land Use and Transportation Plan. This first Public Informational Meeting will be conducted as an Open House. There will not be a formal presentation, however planners from Ruckert/Mielke will be available for one-on-one discussion of the base maps and information gathered thus far. We welcome any comments and concerns that you have.</p>	
<p>Please use this comment form to write down any additional comments or concerns that you may have regarding the update to the Land Use and Transportation Plan. There is a space at the end for general comments. Your comments are very important to us. Please leave the form at the end of the meeting or send it by folding the form in thirds to the address provided by Friday, November 17, 2006. Thank you for taking the time to share your comments and concerns.</p>	
Vision Statement:	
<hr/> <hr/> <hr/>	
Objectives and Principles:	
<hr/> <hr/> <hr/>	
Past Land Use and Transportation Plan:	
<hr/> <hr/> <hr/>	
Maps:	
<hr/> <hr/> <hr/>	
General Comments:	
<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	
(Optional) Name: _____ Address: _____ Email: _____	<p>If you have any other questions or comments please contact Bruce Kaniewski at bkkaniewski@ruckert-mielke.com</p>