

TABLE OF CONTENTS

	Page		Page
Chapter 1 – INTRODUCTION	1-1	Chapter 3 – AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES	3-1
Background	1-1	Introduction	3-1
Planning Benefits.....	1-1	Geology and Physiography.....	3-1
Comprehensive Planning Law.....	1-4	Soils	3-8
County Partnership.....	1-5	Ground Water Resources.....	3-9
Advisory Committee and Staff Structure	1-5	Surface Water Resources.....	3-17
Plan Elements	1-5	Environmental Corridors and Isolated Natural Resource Areas.....	3-26
Trends, Issues and Opportunities Element	1-5	Natural Areas and Critical Species Habitat.....	3-28
Community Facilities and Utilities Element	1-7	Climate.....	3-32
Agricultural, Natural and Cultural Resources Element.....	1-8	Air Quality	3-32
Economic Development Element	1-8	Cultural Resources.....	3-33
Housing Element	1-9	Park and Open Space	3-33
Land Use Element	1-9	Implementation Recommendations	3-35
Transportation Element	1-11	Chapter 4 – COMMUNITY FACILITIES AND UTILITIES ELEMENT	4-1
Intergovernmental Cooperation And Implementation Element	1-11	Introduction	4-1
Plan Amendment Process	1-12	Waukesha County Community Facilities and Utilities Strengths, Concerns and Weaknesses	4-1
Public Involvement.....	1-12	Utilities	4-2
Comprehensive Development Plan Outline	1-13	Public Utilities	4-4
Chapter 2 – TRENDS, ISSUES, OPPORTUNITIES AND PLANNING STANDARDS	2-1	Gas and Electric Utilities.....	4-16
Introduction	2-1	School Districts.....	4-17
Demographic and Economic Base.....	2-1	Libraries.....	4-23
Land Use.....	2-10	Cemeteries	4-23
Natural Resources.....	2-18	Healthcare Facilities	4-24
Formulation of Objectives.....	2-21	Childcare Facilities	4-24
General Development Objectives.....	2-21	Public Safety.....	4-24
Specific Development Objectives	2-22	Implementation Recommendations	4-27
Formulation of Standards	2-22	Chapter 5 – HOUSING ELEMENT	5-1
Balancing of Planning Standards.....	2-23	Introduction	5-1
Planning Objectives and Standards	2-23	Waukesha County Housing Strengths, Concerns and Weaknesses	5-2
General Development Guidelines.....	2-27	Housing Inventory	5-2
Other Environmentally Sensitive Areas	2-28	Housing Demand	5-28
Restoration/Enhancement of Natural Conditions	2-28	Housing Programs Available in Waukesha County	5-38
		Implementation Recommendations	5-45
		Regional Housing Plan Recommendations ..	5-48

	Page
Chapter 6 – ECONOMIC DEVELOPMENT ELEMENT	6-1
Introduction	6-1
Waukesha County Economic Development Strengths, Concerns, and Weaknesses.....	6-1
Workforce Analysis.....	6-4
Employer and Employee Trends	6-7
Industry Analysis.....	6-9
Overall Employment Projections	6-13
Employment Projections by Sector	6-19
Select Local, County, Regional, and State Programs and Initiatives and Organizations	6-22
Implementation Recommendations	6-27
 Chapter 7 – LAND USE ELEMENT	 7-1
Introduction	7-1
Strengths, Weaknesses, and Concerns.....	7-1
Land Use Plan Design Process	7-1
Adopted Plans and Land Use Regulations	7-3
Land Use Regulations.....	7-8
Population, Household and Employment Projections.....	7-12
Historic Growth and Trends Analysis	7-13
Existing Land Use Inventory	7-18
Recommended Land Use Plan.....	7-22
Implementation Recommendations	7-34

Chapter 8 – TRANSPORTATION FACILITIES ELEMENT	8-1
Introduction	8-1
Strengths, Concerns, and Weaknesses	8-1
Transportation Facilities and Services.....	8-2
State Transportation Programs	8-13
Transportation Improvement Recommendations, 2035 Regional Transportation Plan	8-17
Other Implementation Recommendations	8-26
 Chapter 9 – IMPLEMENTATION AND INTERGOVERNMENTAL COOPERATION	 9-1
Implementation Recommendations Overview	9-1
Consistency Among Plan Elements.....	9-1
Agricultural, Natural and Cultural Resources	9-1
Community Facilities and Utilities	9-3
Housing.....	9-4
Regional Housing Plan Recommendations	9-7
Economic Development.....	9-13
Land Use.....	9-14
Transportation.....	9-24
Plan Adoption	9-25
Monitoring and Updating the Plan	9-26

LIST OF APPENDICES

APPENDIX	Page
 A	
Waukesha County Park and Open Space Plan	
Introduction.....	1
Objectives, Principles and Standards.....	2
Park and Open Space Planning Process.....	9
Existing Public Park and Recreation Providers	18
Existing Waukesha County Park and Open Space Sites.....	19
Park and Open Space Needs Assessment	117
Park and Open Space Plan Implementation Recommendations	122
Monitoring and Updating the Plan.....	126
Exhibit A - Park and Recreation Design	
Exhibit B - Waukesha County Park Classifications	
Exhibit C - Greenway Corridor, Typical Cross Section	
Exhibit D-1 - Waukesha County Park and Open Space Plan Map	
Exhibit D-2 - Waukesha County Park and Open Space Plan – Waukesha County Parkland	

Exhibit E - Waukesha County Park and Open Space Plan Major County Park Sites – Service Areas
 Exhibit F – Outdoor Recreation Grant Programs Administered by the Wisconsin Department of
 Natural Resources

Exhibit G – Natural Areas and Critical Species Habitat Sites in Waukesha County Proposed to be
 Protected Through Public Acquisition

- B Cultural Resources
 - Historical Sites in Waukesha County Listed on the National Register of Historic Places and State Historical Sites: 2005
 - Eligible Historic Sites in Waukesha County Not Listed on the National Register of Historic Places: 2005
 - Potentially Eligible Historic Sites in Waukesha County Needing Additional Evaluation: 2005
 - Evaluated Sites Not Eligible for Historic Designation In Waukesha County: 2005
- C Waukesha County Housing Conditions by Community, 2007

LIST OF TABLES

Table		Page
<u>Chapter 1</u>		
I-1	Land Use, Master, and Comprehensive Plans Prepared by County and Local Waukesha Governments in Waukesha County: 2004.....	1-2
I-2	Waukesha County Comprehensive Plan Partners.....	1-6
<u>Chapter 2</u>		
II-1	Selected County Population Growth Trends: 1840-2005	2-2
II-2	Population Growth by Community in Waukesha County: 1970-2005	2-3
II-3	Owner vs. Renter Occupied Units in Waukesha County Municipalities: 2000.....	2-4
II-4	Average Household Size in Waukesha County: 2000	2-5
II-5	Waukesha County Communities: Population by Age Group and Median Age: 2000.....	2-6
II-6	Median Household Income by Selected Counties: 1999	2-7
II-7	Median Household Income by Waukesha County Communities: 1999	2-8
II-8	Total Employment Trends by Selected Counties: 1990-2000	2-9
II-9	Waukesha County Employment Industry Trends: 1990-2000.....	2-9
II-10	Waukesha County Educational Attainment for Persons 25 and Over: 2000	2-10
II-11	Residents of Age 25 and Over with Associates, Bachelor’s, Graduate, or Professional Degrees by Community in Waukesha County: 2000.....	2-11
II-12	Population Projections by Community in Waukesha County: 2010-2035	2-13
II-13	Projected Population in Waukesha County: 2010-2035 (Intermediate Projection).....	2-14
II-14	Actual and Projected Households in Waukesha County: 2000-2035 (Intermediate Projection).....	2-15
II-15	Existing 2000 and Planned 2035 Population, Households and Employment by Planning Analysis Area	2-16
II-16	Population in the Region by Sewer Service Area: Existing 2000 and 2035 Recommended Plan	2-17
II-17	Change in Land Use Acres In Waukesha County: 1963-2000	2-18
II-18	Trends in Reported Surface (SW) and Groundwater (GW) Use in Southeastern Wisconsin: 1979-2000 (In Million Gallons Per Day).....	2-19
II-19	Estimates of Available Groundwater in Waukesha County, 1999.....	2-20
II-20	Guidelines for Development Considered Compatible with Environmental Corridors	2-25

Chapter 3

III-1	Significant Geological Areas in Waukesha County: 2005	3-5
III-2	Estimated Use of Water Within the Counties Located Within, or Partially Within, the Regional Water Quality Management Plan Update Study Area: 2000 (In Million Gallons Per Day).....	3-13
III-3	Trends in Reported Water Use in Southeastern Wisconsin: 1979-2000 (In Million Gallons Per Day).....	3-13
III-4	Estimates of Available Groundwater in Waukesha County: 1999	3-15
III-5	Major Lakes in Waukesha County.....	3-20
III-6	Major Streams in Waukesha County	3-22
III-7	Archaeological Sites in Waukesha County Listed on the National Register of Historic Places: 2005.....	3-34
III-8	Cultural Based Facilities.....	3-34

Chapter 4

IV-1	Selected Characteristics of Existing Public Sewage Treatment Facilities in Waukesha County: 2000.....	4-6
IV-2	Waukesha County Recycling Program, Participating Communities: 2006.....	4-12
IV-3	Waukesha County Municipalities Solid Waste Generated and Recycled in Tons: 2005	4-13
IV-4	Lake Districts in Waukesha County: 2005	4-16
IV-5	School Age Population Projections for Waukesha County: 2005-2030.....	4-17
IV-6	Public and Private Schools and School Districts, Waukesha County: 2006-2007	4-19
IV-7	Hospitals in Waukesha County: 2006.....	4-24

Chapter 5

V-1	Total Housing Units by Tenure in Waukesha County Communities: 2000	5-4
V-2	Housing Vacancies in Waukesha County Communities: 2000	5-5
V-3	Structural Value for Specified Owner-Occupied Housing Units in Waukesha County Communities: 2000.....	5-7
V-4	Value for Specified Owner-Occupied Housing Units in the Southeastern Wisconsin Region and Adjacent Counties: 2000.....	5-8
V-5	Median Selling Price of Existing Housing in the Southeastern Wisconsin Region and Adjacent Counties: 2000-2007.....	5-9
V-6	Percentage of Owner Occupied Units with a First Mortgage, Second Mortgage, or Home Equity Loan in the Southeastern Wisconsin Region and Adjacent Counties: 2000.....	5-10
V-7	Monthly Owner Costs for Specified Housing Units with a Mortgage in Waukesha County Communities: 2000.....	5-11
V-8	Monthly Owner Costs for Specified Housing Units with a Mortgage in the Southeastern Wisconsin Region and Adjacent Counties: 2000.....	5-12
V-9	Monthly Owner Costs for Specified Housing Units Without a Mortgage in Waukesha County Communities: 2000.....	5-13
V-10	Monthly Owner Costs for Specified Housing Units without a Mortgage in the Southeastern Wisconsin Region and Adjacent Counties: 2000	5-14
V-11	Monthly Gross Rent for Renter-Occupied Housing Units in Waukesha County Communities: 2000	5-15
V-12	Monthly Gross Rent for Renter-Occupied Housing Units in the Southeastern Wisconsin Region and Adjacent Counties: 2000.....	5-16

Table	Page
V-13a	Owner-Occupied Housing Units by Number of Bedrooms in Waukesha County Communities: 2000 5-18
V-13b	Renter-Occupied Housing Units by Number of Bedrooms in Waukesha County Communities: 2000 5-19
V-14	Housing Units by Structure Type in Waukesha County Municipalities: 1970-2006 5-20
V-15	Year Built for Housing Units in Waukesha County Communities: 2000..... 5-27
V-16	Percent of Income Spent on a \$200,000 Mortgage Payment with a 30-Year Loan at 6.9% Rate of Interest in Waukesha County By Select Occupation Types, 2006..... 5-30
V-17	Households with a High Housing Cost Burden in the Southeastern Wisconsin Region: 2000 5-32
V-18	Median Percentage of Monthly Income Spent on Housing in Waukesha County Communities: 2000 5-33
V-19	Median Percentage of Monthly Income Spent on Housing in the Southeastern Wisconsin Region: 2000 5-34
V-20a	Owner-Occupied Housing Occupancy by Number of Occupants Per Room in Waukesha County Communities: 2000 5-35
V-20b	Renter-Occupied Housing Occupancy by Number of Occupants Per Room in Waukesha County Communities 2000 5-36
V-21	Persons Working in Waukesha County Municipalities by Place of Residence: 2000..... 5-39
V-22	Median Earnings by Occupation of Persons Working in Waukesha County: 2000 5-40

Chapter 6

VI-1	Waukesha County Personal Income Return by Community, 2004 6-5
VI-2	Per Capita Personal Income: by Selected Wisconsin Counties: 1980-2004..... 6-6
VI-3	Population and Per Capita Income of Selected U.S. Metropolitan Statistical Areas (MSA), 2004 6-6
VI-4	Largest Employers in Waukesha County..... 6-7
VI-5	Largest Business Establishment Groups in Waukesha County, 2002 6-8
VI-6	Total Employment Trends by Counties in the Southeastern Region: 1990-2000..... 6-8
VI-7	Average Annual Wage by Industry Division in Wisconsin and Waukesha County: 2004..... 6-8
VI-8	Employment Industry Trends in Waukesha County: 1990-2000..... 6-9
VI-9	Percent of Jobs by Industry Sector in Wisconsin MSA Areas, 2004..... 6-11
VI-10	Industry Comparisons for Selected US MSA Areas Total Percent of Jobs by Industry Sector, 2004..... 6-12
VI-11	Waukesha County Location Quotient Comparisons, 2004..... 6-14
VI-12	Actual and Projected Total Employment in the Region: 2000-2035 6-16
VI-13	Actual and Projected Employment in the Region by County: 2000-2035..... 6-17
VI-14	Tax Increment District Value Increments: 2006..... 6-25

Chapter 7

VII-1	Neighborhood, Sub Area and Redevelopment Area Plans Completed by Waukesha County Municipalities Since 1990 7-6
VII-2	Boundary Agreements in Waukesha County: 2007..... 7-8
VII-3	Land Use Regulations in Waukesha County by Municipality: 2007..... 7-9
VII-4	Change in Land Use Acres in Waukesha County: 1963-2000 7-14
VII-5	Land Use in Waukesha County by Municipality: 1990..... 7-16
VII-6	Existing Land Use in Waukesha County by Municipality: 2000..... 7-20
VII-7	Incremental Land Use Projections for Specific Urban Land Uses: 2000-2035 7-25
VII-8	Planned Land Use in Waukesha County by Municipality: 2035 7-30

Table		Page
VII-9	Methodology for Calculating the Number of Dwelling Units Allowed in Rural Development Areas.....	7-38
VII-10	Evaluation of Rural Development Area Within an Overall 5-Acre Density Standard	7-39

Chapter 8

VIII-1	Road Mileage in Waukesha County: 2005	8-2
VIII-2	Registered Vehicles in Waukesha County: July 2007	8-2
VIII-3	Recommendations for Provision of Sidewalks in Areas of Existing or Planned Urban Development	8-10
VIII-4	Arterial Street and Highway Preservation, Improvement, and Expansion by Arterial Facility Type in Waukesha County: Year 2035 Regional Transportation System Plan	8-17

LIST OF FIGURES

Figure		Page
<u>Chapter 2</u>		
II-1	Simulated Groundwater Flow Direction Alteration from Groundwater Pumping	2-20

Chapter 3

III-1	General Hydrogeology of Southeast Wisconsin.....	3-8
III-2	Relative Well Depths.....	3-12
III-3	Impacts of Pumping on the Deep Sandstone Aquifer.....	3-14

Chapter 6

VI-1	Total Employment Projections for the Region: 2000-2005.....	6-18
VI-2	Total Employment Projections: 2000-2005 Waukesha County.....	6-19

LIST OF MAPS

Map		Page
<u>Chapter 2</u>		
II-1	Historic Growth Ring Analysis in Waukesha County: 1850-2000.....	2-12
II-2	Waukesha County Planning Analysis Areas	2-16

Chapter 3

III-1	Topographic and Physiographic Features of Waukesha County	3-2
III-2	Waukesha County Nonmetallic Mineral Extraction Sites: 2005	3-4
III-3	Agricultural Use and Classification of Soils for Waukesha County.....	3-10
III-4	Potential Soil Limitations for Development for Waukesha County	3-11
III-5	Groundwater Contamination Potential in Waukesha County.....	3-16
III-6	Surface Water Resources of Waukesha County	3-18
III-7	Watersheds of Waukesha County.....	3-21
III-8	General Floodlands of Waukesha County	3-24

Map	Page
III-9	Planned Environmental Corridors and Isolated Natural Resource Areas in Waukesha County: 2000.....3-27
III-10	General Wetlands of Waukesha County: 2000.....3-29
III-11	Major Woodlands of Waukesha County: 2000.....3-31

Chapter 4

IV-1	Wireless Telecommunication Facilities in Waukesha County: 20064-3
IV-2	Existing and Planned Sanitary Sewer Service in Waukesha County: 2006.....4-5
IV-3	Existing Water Supply Service in Waukesha County: 20064-9
IV-4	Municipal Separate Storm Sewer System (MS4) Discharge Permits Waukesha County: 20064-14
IV-5	Public and Private Schools in Waukesha County: 2006.....4-18
IV-6	Fire Stations, Local Police Departments and Sheriff Substations in Waukesha County: 20064-25

Chapter 6

VI-1	Existing Commercial and Industrial Uses in Waukesha County: 2000.....6-15
------	---

Chapter 7

VII-1	Existing Land Use in Waukesha County: 20007-19
VII-2	Recommended Land Use Plan for Waukesha County: 2035.....7-29

Chapter 8

VIII-1	Proposed Waukesha County Bicycle Plan8-8
VIII-2	Bicycling Conditions in Waukesha County.....8-9
VIII-3	Existing Railroad Routes in Waukesha County: 2007.....8-11
VIII-4	Waukesha County Recommended Functional Improvements to the Arterial Street and Highway System Under the 2035 Regional Transportation System Plan.....8-18
VIII-5	Waukesha County Recommended Jurisdictional Highway System Plan: 20358-20
VIII-6	Recommended Public Transit Element of the 2035 Regional Transportation System Plan for Waukesha County8-21
VIII-7	Potential Rapid Transit Commuter Rail and Express Transit Bus Guideway/Light Rail Lines Under the 2035 Regional Transportation System Plan8-23
VIII-8	Bicycle Paths and Surface Arterial Street and Highway System Bicycle Accommodations Under the Recommended Year 2035 Regional Transportation Plan for Waukesha County....8-24
VIII-9	Recommended Off-Street Bicycle Facility Jurisdiction Under the 2035 Regional Transportation System Plan for Waukesha County8-25