

**CHAPTER 7
LAND USE ELEMENT
FACT SHEET**

The Waukesha County Comprehensive Plan Land Use, Housing and Transportation Element subcommittee expressed the following Land Use strengths, concerns, and weaknesses:

Land Use Strengths

- A long history of advanced land use planning in the county and region
- An existing land use pattern that has given consideration to compatible uses
- A strong commitment to preserving environmentally sensitive lands
- An increase in the use of conservation or cluster design development
- A growing interest in intergovernmental discussions on land use
- Many municipalities have a strong sense of place (ie. lakes, downtown)

Land Use Concerns and Weaknesses

- Continued pressure for development on poor soil conditions
- A need for increased intergovernmental discussions on land use
- A lack of stable community boundaries
- A lack of commitment to previously defined or developed commercial locations
- A lack of consideration of how regulatory expectations impact the cost of projects and housing
- A lack of willingness by municipalities to re-evaluate existing land use and zoning
- Waukesha County’s water supply is finite. The trends show that ground water supply and quality is declining.

Municipal Boundary Agreements and Consolidations

- The Wisconsin Statutes provide several options for neighboring cities, villages, and towns to cooperatively determine common boundaries. The table below lists the various boundary agreements between municipalities in the County.

Boundary Agreements in Waukesha County: 2007

Communities With Boundary Agreements	Year Agreement Signed	Statute
Village of Pewaukee/Former Town of Pewaukee	1989	66.0225
City of Delafield/Village of Hartland/Town of Delafield	1998	66.0227
City of Waukesha/Former Town of Pewaukee	1998	66.0307
City of Oconomowoc/Town of Summit	1999 Amended 2007	66.0307
Village of North Prairie/Town of Genesee	1999	66.0225
Village of Oconomowoc Lake/Town of Summit	2000	66.0301 66.0225
Village of Mukwonago/Town of Mukwonago	2000	66.0225
Village of Wales/Town of	2000	66.0225

Genesee		
Village of North Prairie/Town of Mukwonago	2000	66.0225
Village of Sussex/Town of Lisbon	2001	66.0227
Village of Merton/Town of Lisbon	2002	66.0301 66.0225
Village of Wales/Town of Delafield	2002	66.0225
Village of Dousman/Town of Ottawa	2004	66.0225
Village of North Prairie/Town of Ottawa	2004	66.0225

Source: SEWRPC and Waukesha County

Population Projections

- The intermediate projection envisions that the County population would increase by 86,000 persons, or 24 percent, from about 360,800 persons in 2000 to 446,800 persons in 2035.
- The high projection indicates that the population of the County could be as high as 504,900 persons in 2035, an increase of about 144,100 persons, or 40 percent, over the 2000 level.
- Conversely, the low projection indicates that the County population could be as low as 411,000 persons in 2035, an increase of 50,200 persons, or 14 percent, over 2000.
- The SEWRPC-adopted year 2035 regional land use plan and this plan reflect the intermediate population projection of 446,800 persons for Waukesha County in 2035.

Waukesha County Recommended Land Use 2035

Land Use Category	Total Acres	Percent of Total
Commercial or Office Park	8,876	2.4
Governmental/ Institutional	8,351	2.2
Industrial	12,759	3.4
Mixed Use	2,291	0.6
Recreational	15,548	4.2
Residential	129,353	34.8
Transportation/Communication and Utilities	12,850	3.5
Extractive	4,930	1.3
Other Open Lands to Be Preserved	15,900	4.3
Environmental Corridors	87,443	23.5
Prime Agricultural	10,341	2.8
Rural Density and Other Agricultural Land	44,258	11.9
Surface Water	17,536	4.7
Total Area	371,450	100.00

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