



# Village of Mukwonago

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February 24, 2016

Comprehensive Plan Update Steering Committee  
Village of Mukwonago  
440 River Crest Court  
Mukwonago, WI 53149

Re: Introduction to Committee and Process

Dear Steering Committee Members:

I appreciate your time and effort to volunteer your time to serve on the steering committee. The comprehensive plan is an important document that shapes the future look and feel of the Village.

Within this initial packet, you will find information and data to build a foundation for the committee's deliberations. Since the mission of the committee is to update the Village's Comprehensive Plan adopted in 2009, you are provided a copy of that plan along with updated demographic information. As the committee proceeds through the process, more information will be provided. In addition, any other information requested by the committee will be gladly researched and provided.

## **Comprehensive Planning in Wisconsin**

Comprehensive planning in Wisconsin is regulated by State Statute Section 66.1001, sometimes called the smart growth law. A copy of the law is provided to you.

Adopted in 1999, the law requires any municipality that regulates the use of land to have an adopted comprehensive plan conforming to the standards of the law. Furthermore, the law requires that land use decisions be consistent with the comprehensive plan. When adopted, the law did not define consistency, but since then it has been amended to require land use standards within the zoning code, subdivision and land division ordinance, and the official map must be based on the plan.

I have provided to you a copy of State Statute Section 62.23 regulating Plan Commission's. Within it, you will see the prior comprehensive plan language remains that allow the commission to adopt a master plan (another name for comprehensive plan). Within the framework adopted by the Village Board to guide this update, the recommendation of the committee will be reviewed by the Plan Commission. Then the Commission will make a recommendation to the Village Board.

## **Planning is not Zoning**

Planning is not zoning and zoning is not planning. Zoning is one of the many implementation tools of municipal planning. Because zoning of a property is many times a highly debated subject, it is often confused with planning. Other implementation tools for planning include the aforementioned subdivision ordinance and official map, and some other not so obvious planning tools such as capital

budgeting, infrastructure improvements and public utility improvements. The main work of the committee will focus on land use, but deliberations prior to final recommendation are expected to include zoning recommendations.

Zoning has its roots in building code regulations of large cities dating back to the 1880's. In large cities, such as New York, regulations were passed to require dense residential buildings to be built with court yards for light, air and ventilation, and to help suppress the spread of deadly fires through the wood frame constructed tenements. Eventually in the early 1900's cities across the county started adopting zoning ordinances that required separation of land uses, now called Euclidean zoning. In 1926, in the case of Ambler Realty v. Euclid, Ohio, the U.S. Supreme Court ruled in favor of Euclid that legitimized zoning as we know it today.

### **Demographics and Data**

I have provided demographics from the decennial censuses. There is much more data available on-line than I provided herein, and please feel free to search for more data. In addition, the Census Bureau now annually collects sample data on each community called the American Community Survey. They publish the data in five year increments, with the lasted data available from the period of 2010 to 2014. I have found the sample data to be not as reliable as the decennial census counts that are near to a 100% sample. Nonetheless, use of the data can assist the work of the committee. As work of the committee proceeds, I will provide you with more data about the Village compared to area communities.

Also provided in this initial packet of information are recent residential building permit data and the number of residential units pending to be constructed in approved developments. I strongly support the theory that to properly plan, one must know where we have been.

I, along with all of Village staff am anxiously waiting to commence the deliberations of the committee. Throughout the process, should any committee member have questions or a request for additional information, please do not hesitate to call or email.

Sincerely,

Bruce S. Kaniewski, AICP  
Mukwonago Village Planner