

VILLAGE OF MUKWONAGO WALWORTH AND WAUKESHA COUNTIES, WISCONSIN UPDATE TO COMPREHENSIVE PLAN 2035

*As Preliminarily Adopted by the Village Plan Commission
And Recommended for Public Hearing
October 11, 2016*

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**VILLAGE OF MUKWONAGO
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TABLE OF CONTENTS**

Introductory Information	1
Comprehensive Planning in Mukwonago	1
Intent of Plan Adoption	3
Goals and Objectives	3
Recommended Land Use Plan for the Comprehensive Plan Update	6
Key Areas and the Planning Area	8
Special Planning Districts and Descriptions of Land Use Categories	8
Interstate Planning District	9
Main Street/River South Planning District	10
Descriptions of Land Use Categories	10
Recommended Land Uses and Policies for Key Areas	14
North Key Area	14
Northeast Key Area	17
South/Southeast Key Area	20
Southwest Key Area	23
Main Street/River South Key Area	27
Land Use Recommendations for the Entire Village and Planning Area	29
Population and Residential Dwelling Unit Projections	31
Number of Dwelling Units per Residential Land Use Recommendations	33
Dwelling Unit and Population Projections	34
Residential Growth Management	34
Plan Implementation	34
District Regulations of the Zoning Ordinance	36
Assignment of Zoning Districts	38
Other Implementation Tools	38
Other Plan Considerations	39
Amendments to this Plan	40
Concluding Statement	40

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INTRODUCTORY INFORMATION

The Village of Mukwonago is a multi-faceted, dynamic community with an opportunity to expand its presence as a regional center of quality housing, employment, retail and financial, health care, education, social and recreational activities. Its advantageous location along I-43 and cross connection with State Highway 83 continues the 150+ year relationship between the community and its market area within Waukesha, Walworth and Racine Counties. The surrounding region has long been an important factor driving Mukwonago's land use and economy.

Village residents, young and old, new comers, and those with a multi-generational community background, all enjoy the "real home town" atmosphere Mukwonago has to offer with an outstanding and highly ranked K-12 public school system, local entrepreneurs and strong cultural history buoyed by numerous natural resources.

Therefore, Village officials have the challenge to sustain all that is good about Mukwonago while continuing municipal financial stability through economic growth. In 2016, finding the balance is critical.

This Comprehensive Plan Update recommends land use policy to achieve the balance. This plan recommends more intense land use densities within two specific planning districts having good highway access and generally buffered from principle parts of the Village, while all parts of the Village are planned for location appropriate, sustainable land uses for either new development or redevelopment. The recommended land uses support the rights of private property owners for appropriate property use. The land uses and accompanying descriptions of each land use category recognize the ever evolving housing, employment and merchandizing/service needs of the populous that efficiently use land where the Village is expected to expand while protecting its rich natural resources.

Comprehensive Planning in Mukwonago

The Comprehensive Planning Law of the State of Wisconsin as adopted in State Statutes Section 66.1001 requires every municipality that enforces land use regulations through zoning, subdivision regulations or an official map, to maintain a comprehensive plan to guide decisions of land use regulations. The Village, with a process that began in 2005, adopted "Comprehensive Plan 2035" in October 2009 in accordance with Section 66.1001. Now, Village officials determined certain aspects, assumptions and recommendations of the plan focusing on land use must be reconsidered and updated, specifically Chapter 9. The need for the update was due to changing demographic, social, public infrastructure and economic needs of the community with a stated emphasis to focus on placement of mixed-use business/residential, multi-family residential and other adjacent land uses at key locations throughout the Village along with policies to guide new development or redevelopment of land uses at key locations.

To assist with preparing the update and pursuant to the Village Board adopted Public Participation Plan as required by State Law, the Village Board appointed a 13 member Steering Committee. Committee membership consisted of the Village President, a Plan Commission member, seven Village residents, a representative from the Mukwonago Area School District and three representatives of the business community. Internally the committee selected a chairman, vice chairman and secretary. From April

through September 2016 the committee held 11 business meetings and two off-site informational meetings. Each meeting was duly noticed and agenda time was allotted for public comment. Often the committee afforded citizens and property owners in attendance to participate in dialogue during review and discussion of specific topics. In addition, two Open House/Public Informational style meetings were held that presented the work of the committee to date. Written and verbal comments received from citizens during the open houses were reviewed and considered by the committee.

The Committee received and reviewed volumes of background information before and during deliberations. The background information included:

- Village of Mukwonago “Comprehensive Plan 2035,” including Map 9-2 showing proposed land uses.
- A summary of the land use categories recommended by “Comprehensive Plan 2035” (see Appendix A).
- State Statue Section 66.1001, known as the Comprehensive Planning Law.
- Population, demographics and housing data of the Village including comparisons to other municipalities (see Appendices B and C).
- Mukwonago Area School District historical and projected enrollment information (See Appendix D).
- Sanitary Sewer Service Area Plan for Village of Mukwonago; June 2015.
- Average Annual Daily Traffic counts (2015) from the Wisconsin Department of Transportation at various locations within and surrounding the Village (see Appendix E).
- Traffic Impact Study for the Chapman Property Development by Traffic Analysis and Design.
- Market Potential Analysis for Rental Apartment Development in the Village by Tracy Cross & Associates.
- Information about the Federal Fair Housing Act from the Village Attorney.
- Summary of current Village of Mukwonago zoning districts (see Appendix F).
- Review of Village of Mukwonago Zoning Map.
- Drafts of recent proposals to amend Village zoning standards for new development.
- Review of Village of Mukwonago Official Map.
- Information about current national and regional development trends, including mixed business/residential development.
- Dwelling unit per acre data of existing Village multi-family developments.
- Information about the ultimate boundary of the Village pursuant to boundary agreements with the neighboring Towns of East Troy and Mukwonago.

During deliberations members of Village staff provided information requested by the committee about specific locations and/or properties. The information involved the availability of Village sanitary sewer and public water supply to serve an area or property; ownership, size and other unique attributes (such as topography or environmental features) of specific properties, and past plans and development proposals about an area of the Village.

On September 29th, 2016, the committee voted to recommend to the Plan Commission and the Village Board adoption of this document.

(This section to be completed after review and potential adoption by the Village Board).

Intent of Plan Adoption

Adoption of this Comprehensive Plan Update in 2016 is intended to be an addendum to “Comprehensive Plan 2035” with stated policies and recommendations within this document replacing land use Chapter 9. While deliberations and aspects of this plan considered policies of transportation, utilities, public facilities, and so forth, the stated purpose was to focus on housing and economic development through land use policy projected to 2035.

Consistent with Mukwonago as a dynamic community, there are other on-going deliberations outside the bounds of this process that, if accepted or adopted, may justify a need to adjust land use recommendations for specific properties. However, given the overall time, effort and community involvement toward preparing this document, prudence strongly suggests the community must allow the detailed recommendations of land use categories to be implemented for a period of at least five years for a proper analysis of their effectiveness.

GOAL AND OBJECTIVES

The foundation of a comprehensive plan is its goal and objectives. They provide overall policy guidance as the plan is prepared, adopted and implemented. Goals are statements to provide a long term end result desired by the Village. Objectives are specific and sometime measurable statements that mark progress to a goal. Policies, which will be presented later in this document, are principles creating a course of action, or a task to achieve the goal or objectives.

Comprehensive Plan 2035 for the Village of Mukwonago adopted in 2009 listed 13 overall goals, and then listed detailed goals, objectives and policies for each separate plan element. The overall goals were as follows:

1. To preserve and enhance the Village’s quality of life including its historical identity, its small town atmosphere, its community events, and its traditional downtown.
2. To protect and preserve the Village’s sensitive ecosystems and cooperatively support environmental quality of the surrounding region.
3. To provide outdoor recreation opportunities for Village residents of all ages through the development and maintenance of Village parks, recreational areas, trails and open space.
4. To provide health and recreational programming for youth and adults and encourage private facilities to provide such programming.
5. To maintain the accepted levels of public services for residents and business owners in a fiscally conservative manner being able to withstand the ever-fluctuating economic marketplace.
6. To develop a land use plan that provides ample new development opportunities and identifies redevelopment opportunities.
7. To provide a variety of housing options in the Village that are affordable for residents of various socioeconomic income levels including first-time homebuyers and public servants.
8. To attract and retain high quality development that enhances and diversifies the Village’s economic base.
9. To support the long-term economic vitality and viability of the Village’s downtown.
10. To promote and provide multi-modal transportation including public transportation throughout the Village and its neighboring communities.
11. To promote a sustainable downtown that balances the need for public investment and a revitalized atmosphere of economic development taking advantage of opportunities to attract new businesses to underutilized storefronts.
12. To track desirable development throughout the Village with a focus on the Gateway District and beyond.

13. To maintain and improve intergovernmental cooperation efforts with neighboring municipalities to provide efficient and cost-effective community services, infrastructure and facilities.

With the above goal statements in mind, a review of the progress the Village has achieved from 2009 to today yields a generally positive result, but plenty remains left to achieve toward community betterment. Some of the progress toward the goals since 2009 includes the following:

- Dialogue between the Village and downtown business owners and property owners resulting in shared solutions of traffic flow, parking and business expansion. Today the downtown is healthier than it has been in the past 30 years.
- Village officials regularly meet with local industries and businesses to understand their needs resulting in improved communication that has enhanced business expansion and relocation within the Village (with new job creation).
- A local industry, a local property owner and the Village working together to begin development of a new business park.
- The Mukwonago Area School District working together with local industries and businesses toward improved work force development and training.
- The Village supporting property owners and developers toward new retail development at both the north and south side business hubs of the Village.
- A steady level of new single family housing starts, along with several new high-quality multi-family developments.
- Entire community support of a new YMCA providing health and recreation to the community, along with support of an expanded public library.
- Community support of expanded medical services with a 24 hour/7 days a week fully staffed emergency department.

The above points highlight several of the many advances made in the community by following the goals of the Comprehensive Plan 2035. Precipitated by a regional shift of housing demand and proposed new developments to fill local demand, and external economic factors dictating the need for continued growth through development, the Village reached a critical crossroads regarding how the community will look and feel in the future; therefore, the Village Board was determined to proceed with this comprehensive plan update with assistance of the Steering Committee.

Early in the process, the committee was asked to respond to a question with the purpose of gauging their individual and initial thoughts of where the Village has been and should be. While there was no right or wrong answers, the responses provided great insight toward the overall direction the committee would pursue.

The Question: What Type of Community are we and should we be, pertaining to the future look and feel?

The Individual Responses were:

- (We are a) bedroom community.
- (Must have) growth that responds to demand.
- Need multi-family.
- (Need) focused senior housing.
- (Continue) sense of community.
- (Need) more industrial.
- (Need) business (that) supports good paying jobs.

- (Should be) like Oconomowoc (with downtown redevelopment and perimeter quality business)
- (Must have) sustainable and responsible growth.
- (Need) senior housing and flexible housing (that can be converted over the years to fit housing need) for future use.
- (Need to be) desirable, exciting and family (oriented).
- Need to be forward thinking.
- (Maintain) romantic, community atmosphere.
- (Must be) fiscally wise.
- (Need) land use plan to enhance sustainability and livable (community).
- (Need to advance) community through start of modern era.
- Need to address (maintaining) a healthy downtown.
- (Need to address development) projects that don't pan out.
- (Need to address) vacant buildings (that) look terrible.
- (Need to address) downtown (that) doesn't look great.
- (Should pursue) burying of power lines.
- (Need) middle of the road growth.
- (Village is a) good hometown.
- (Retain and attract) locally (owned) business.
- (Need) more multi-family.
- (Need to address) downtown parking versus keep buildings—(do we need a) parking structure?
- (Need to identify) redevelopment (opportunities) and where?

The overall conclusion drawn from the responses and subsequent comments shared between committee members is that the committee desires to direct the community in a similar direction as approved in 2009. At the same time, the responses recognize the need to adjust policy for community improvement.

Therefore, the committee created the following goal and objectives to guide the preparation and implementation of the plan update focusing on land use.

Goal: *The land use goal of the Village of Mukwonago is to maintain the atmosphere of a village life style that maintains a healthy and prosperous downtown, provides support for well-maintained and an aesthetically appealing built environment, provides sustainability through moderate growth of all land uses and recognizes the need to continually provide quality life cycle housing; while developing specific opportunities for more intensive use of land to serve the community with quality jobs and housing without impacting the overall village life style.*

The objectives to meet the land use goal are as follows:

- *To continually work with business owners, property owners and community organizations toward policies that enhance continued prosperity of Village.*
- *To provide land uses and redevelopment opportunities in and around the downtown that is complementary to and supports a strong business community.*
- *To safeguard that new development or redevelopment protects the livability of existing Village neighborhoods.*
- *To create opportunities for land conservation promoting developments that create quality jobs, provide goods and services to the community, and provide life-cycle housing.*

- *To seek land uses that allow for a variety of housing types for a growing and diverse population meeting the needs of all age groups while sustaining a suitable ratio of single family detached homes.*
- *To encourage alternative styles of new housing development or redevelopment that can be adjustable to meet future housing demands.*
- *To evaluate all new development or redevelopment in conjunction with the goals and objectives of other comprehensive plan elements, especially with the needs and capacities of local schools, public utilities, local streets, storm water management and water quality, and the provision of proper police and fire protection.*
- *To evaluate all new development or redevelopment with quality architectural, site and landscaping design principles.*
- *To ensure open spaces and recreational opportunities are provided for existing and new residents, along with the protection and integration of the many local environmental features into new developments or redevelopments for the enjoyment of residents.*
- *To coordinate with property owners and business owners toward a well maintained and aesthetically pleasing built environment.*

It is with the overall land use goal and accompanying objectives that the Village of Mukwonago has the available tools to advance the quality of life for all citizens and businesses.

RECOMMENDED LAND USE PLAN FOR THE COMPREHENSIVE PLAN UPDATE

“Comprehensive Plan 2035” provided the basis for this comprehensive plan update. As this section describes the detailed land use recommendations to guide Village land use decisions in the near future, for comparison purposes, Map 1 on the following page shows the recommended land uses as adopted in 2009 for the Village and environs.

The plan for overall Village and environs (Map 9) utilizes the same format of Map 1. As provided on Map 1, the new plan of Map 9 continues the practice of providing for recommended land use patterns to 1.5 miles beyond the current Village corporate boundary. The 1.5 mile radius is the extraterritorial planning area afforded to Villages pursuant to state law.

Page for Map 1

**The Overall Map of Recommended Land Uses
from “Comprehensive Plan 2035” Adopted in 2009**

See Attached

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Key Areas and the Planning Area

As most communities follow the natural progression of outward growth radial from the traditional downtown, there are always pressure points upon the location of new development or redevelopment. While the pressure points change over time, the factors of why these key areas exist remain the same—willing sellers and willing buyers of land pursuant to market demand, accessibility to vehicular transportation corridors, and available municipal services, especially utilities. Mukwonago is no exception.

Therefore, this plan concentrates on recommended land uses within five key areas. The five key areas are described as follows:

- **North Key Area;** generally along Highway 83 north of Highway NN.
- **Northwest Key Area;** generally along Highways ES and NN.
- **South/Southeast Key Area;** generally south of I-43 along Highway 83 extending southward to Highway L.
- **Southwest Key Area;** generally along I-43 between the Canadian National Rail Right-of-Way on the east and Highway ES on the west.
- **South Main Street/River South Key Area;** generally along Main Street (Highway ES) south of the Mukwonago River.

Currently lands within Village corporate limits total about 7.9 square miles. On the other hand, lands within the key areas total around 8.75 square miles of the 14.3 square miles considered within the Village sphere of land use responsibility. The sphere of responsibility includes the current 7.9 square mile area of the Village; 3.4 square miles that will be ultimately within the Village per boundary agreement with the Town of Mukwonago and 1.0 square mile to be ultimately within the Village per the boundary agreement with the Town of East Troy. The remaining 2.0 square miles of land in the sphere of responsibility are in the Towns of Vernon and Waterford.

At the time of adoption of this document, Village officials are in discussion with Town of Vernon officials regarding consummation of a boundary agreement. If agreed upon, the resultant agreement may necessitate the Village to amend this plan update to add or remove properties for planned land use. Current state law prohibits municipalities from annexing property across county lines if not already in that county. Therefore, the Village cannot annex into the Town of Waterford in Racine County.

However, to be prepared should the state law be repealed, this plan provides recommended land uses within the Town of Waterford along the important Highway 83 corridor and at the north side of the intersection of Highway 83 and Highway L.

Overall, the total Village planning jurisdiction including the extraterritorial planning area shown on Map 9 totals slightly less than 39 square miles.

Special Planning Districts and Descriptions of Land Use Categories

The foundation of the any land use portion of a comprehensive plan is the descriptions of the land use categories to be assigned to individual properties or a grouping of properties shown on the recommended land use maps for 2035 provided later in this document. The categories are generally listed from least intense to most intense use of land. Each description outlines the form that the land

use category will undertake in the built environment to guide decision makers with plan implementation; mainly through application of zoning districts and standards and other land use policies and regulations.

The recommended land uses adopted in 2009 (Map 1) utilized 13 categories of land uses. To address an identified need for a more diversified housing stock and to provide increased opportunity for job growth and expansion of the non-residential tax base as a regional provider, this plan update recommends 19 categories of land uses.

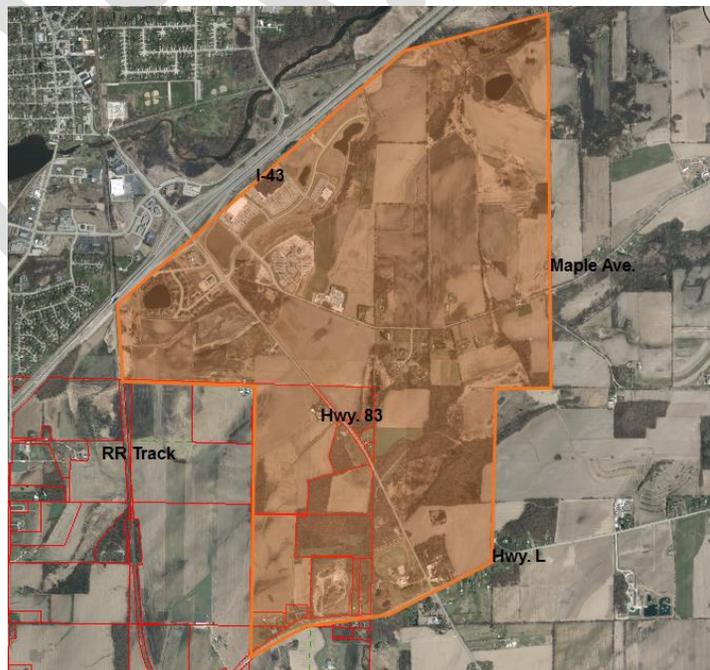
A main aspect of this plan is to allow more intense land uses, but only within specific Village neighborhoods to maintain other Village neighborhoods at density levels familiar to Village residents. Therefore, to strengthen the policy recommendation of allowing more intense land uses within specific neighborhoods, this plan creates the use of two special planning districts: the Interstate Planning District and the Main Street/River South Planning District. Each district may contain multiple land use categories, but certain categories may apply only to the special planning districts for the purpose of detailed plan implementation.

The following describes the two special planning districts to which various land use categories are assigned consistent with the purpose statement of each district.

Interstate Planning District

Map 2 shows the Interstate Planning District. The purpose of this special planning district is to provide an area of the Village with access to I-43 and an arterial highway system that can support more intense and denser land uses.

**Map 2
Defined Area of the Interstate Planning District
(as shown in orange color)**



Main Street/River South Planning District

Map 3 shows the Main Street/River South Planning District. The purpose of this special planning district is to provide an area of the Village with a mixture of land uses (retail, office and higher density multi-family residential) within a pedestrian friendly environment in close proximity to the downtown where residents and customers alike can take advantage of the environmental and open space aspects of the Mukwonago River and vistas across Lower Phantom Lake.

**Map 3
Defined Area of the Main Street/River South Planning District
(as shown in orange color)**



Descriptions of Land Use Categories

The land use categories described on the preceding pages are the definitions of the land uses recommended for specific properties or areas within the Village and its environs. They represent careful thought and consideration to follow the goal and objectives statement, such as creating opportunities for a housing stock catering to a diverse population offering a variety of single family lot sizes and multi-family densities. In addition, several of the descriptions are very detailed in recommending density and building height standards so the intent of each description can be appropriately implemented in the Village zoning ordinance and land use decisions. (Please note the recommended plan maps within this document indicate currently mapped Primary and Secondary Environmental Corridors and Isolated Natural Areas.)

Agriculture/Large Lot Single Family

Where continued agriculture will likely occur or where land already developed for large lot single family outside of the Village, but within the extraterritorial planning area. The minimum lot size is generally around one acre, but should not be less than 37,500 square feet.

Executive Style Large Lot Single Family

Where land in the Village or planned to be in the Village is at the perimeter of the community, and site conditions, such as environmental features, and location dictate a larger lot size to serve the needs of the population desiring a larger home size. The minimum lot size should not be less than 37,500 square feet.

Medium Lot Single Family I

Where land in the Village or planned to be in the Village has site conditions, such as environmental features, and has a location to provide a step down in density from larger lots to smaller lots. The minimum lot size should not be less than 25,000 square feet.

Medium Lot Single Family II

Where land in the Village or planned to be in the Village is adjacent to existing subdivisions with similar lot sizes or is at the appropriate location with access to utilities and adjoining arterial streets. The minimum lot size should not be less than 15,000 square feet. This category also applies to existing subdivisions with similar lot sizes.

Small Lot Single Family

Where land in the Village or planned to be in the Village has good access to utilities and adjoining arterial streets, which is an appropriate location for a step down in land use intensity between more intense land uses and larger lot sizes, and can serve the purpose of providing moderately valued and quality single family housing. The minimum lot size should be in the range of 10,000 to 12,000 square feet.

Conservation Subdivision Design (Overlay)

Where unique site features promote design of open space in common ownership in return for a cluster of smaller lots, but at the same density of the underlying recommended single family land use category. The Village benefits from preservation of natural resources, such as steep slopes and woodlands, and from the efficient design of less length of public streets and utilities to maintain. This land use category is intended to be an optional design within each of the single family land use categories.

Historical Residential

Where single family and two-family homes exist within the long established residential neighborhoods of the Village surrounding and near downtown. Lot sizes in this land use typically range from 8,000 to 12,000 square feet. The minimum lot size of any new lot in redevelopment activity should not be less than 12,000 square feet. This land use also applies to long established residential areas within the Town of Mukwonago along the south and west shore of Lower Phantom Lake, which have the potential of ultimately being part of the Village.

High Density Multi-Family

Where land in the Village or planned to be in the Village located solely within the Interstate Planning District near existing or planned higher intensity non-residential land use areas with good access to utilities and arterial streets with the purpose to provide high density and potentially taller multi-family (3 or more dwellings per building). A density to a maximum of 15 dwelling units per acre should be allowed in high density multi-family at a maximum of three (3) stories. Housing dedicated to senior citizens may exceed five (5) dwelling units per acre, up to 20 dwelling units per acre and exceed stated building height restriction.

Medium Density Multi-Family

Where land in the Village or planned to be in the Village is at an appropriate location with good access to utilities and arterial streets to provide for moderate density and low level multi-family buildings (3 or more dwellings per building). Furthermore, this land use category is intended to be located as a transition between more intense and less intense land use districts. A density of between five (5) and 10 dwelling units per acre should be allowed in medium density multi-family at a maximum of two (2) stories. This land use category is intended to be applied to existing and built multi-family sites with density levels over 10 dwellings per acre with no more density/dwelling units added to those existing developments. Housing dedicated to senior citizens may exceed five (5) dwelling units per acre, up to 20 dwelling units per acre and exceed stated building height restriction.

Low Density Multi-Family

Where land in the Village or planned to be in the Village with good access to utilities and arterial streets can serve as transitional land use been land uses of varying intensities serving the purpose of providing an alternative quality housing choice from traditional single family detached housing. Two-family detached dwellings (duplexes) either on individual lots or in a unified complex, or one multi-family building or a unified complex of multi-family buildings (3 or more dwellings per building) should be allowed in low density multi-family at a density of no more than five (5) dwelling units per acre at a maximum of two (2) stories.

Village Center/Downtown

Where unified standards would support the continuance of a prosperous downtown core and surrounding area that has been the Village's historical center of commerce and residential, with residential dwellings either intermixed with the commerce or existing neighborhoods preserved surrounding the downtown core. The intermixing of commercial/business with dwellings can be either in a single building or with dwellings in a separate building. The integrity of street level commerce activity along the main traffic and pedestrian corridors should be maintained.

Business Mixed Use (Overlay)

Where undeveloped land or land with redevelopment potential in the Village is within the Interstate Planning District or the Main Street/River South Planning District that with the addition of residential dwelling units or a combination of uses (commercial, retail, office or other related uses) will enhance the business/commercial environment, efficiently utilize land, provide housing choices to enhance an active and growing economic base and improve aesthetics of the built environment. Mixed-use development may be within a single building or within a unified development blending a combination of business with dwelling units on upper floors or in a separate building where the mix of uses are physically and functionally integrated. Sites designated with this land use category may be solely residential if compatible with existing or planned and approved adjacent business/commercial uses in terms of pedestrian friendly, good traffic flow and proper utilities to provide for the greater intensity of land use. A density of up to 20 dwelling units per acre should be allowed in business mixed use with a maximum height of four (4) stories within the Main Street/River South Planning District, of which a maximum of three stories can be residential, and a maximum height of four (4) stories in the Interstate Planning District. Furthermore, this Business Mixed Use Overlay land use category is solely to be applied as an optional development style to specific properties or areas only within the Interstate Planning District or the Main Street/River South Planning District.

Low Intensity Commercial/Business

Where land in the Village or planned to be in the Village is near to or currently exists with commerce along major arterial corridors or at intersections of major arterials. Sites within this land use category are typically designed with low level buildings, with a floor area ratio of 35% or less and with

surrounding surface parking. The types of commercial and/or business establishments within this land use category tend to provide goods and services to residents of the Village and surrounding service area. A maximum of two (2) story buildings should be allowed.

High Intensity Commercial/Business

Where land in the Village or planned to be in the Village is appropriately located in an area with a surrounding street and highway system that can effectively handle higher traffic volumes, with adequate existing or planned utility capacity, and only located in the Interstate Planning District. Sites within this land use category may be designed with taller buildings, with floor area ratios above 35% and with either or a combination of surface parking, parking structures or shared parking with neighboring uses. The types of commercial and/or business establishments within this land use category tend to provide goods and services to residents of the Village and surrounding service area, and to residents of the greater region beyond a 15 minute travel time from the Village. A maximum of five (5) story buildings should be allowed.

Business Park

Where land in the Village or planned to be in the Village can support a mixture of larger buildings with commerce and light industrial uses that is appropriately located in an area with a surrounding street and highway system that can effectively handle higher traffic volumes, with adequate existing or planned utility capacity, and located away from residential unless appropriately buffered through unified layout of the area and individual site design. Businesses in this land use category benefit from proximity to good transportation routes, but do not need direct visibility from adjoining streets and highways to remain successful. Sites within this land use category may be designed with low level or taller buildings and with floor area ratios above 35%. This land use category promotes a wide range of sustainable employment for residents of the Village and surrounding service area, and to residents of the greater region. A maximum of four (4) story buildings should be allowed.

Industrial

Where land in the Village or planned to be in the Village is near good transportation corridors to support truck traffic, has adequate existing or planned utility capacity and is located in areas not detrimental to the enjoyment and use of other existing or planned land uses. Proximity to other forms of transportation, such as rail, is also important to this land use category. The type of businesses located within this land use category can range from light to heavy industrial, with light industrial placed at the perimeter of the industrial area. Sites within this land use category may be designed with low level or taller buildings and with floor area ratios above 35%. This land use category promotes a wide range of sustainable entry level to career employment for residents of the Village and surrounding service area, and to residents of the greater region.

Government and Institutional

Where land in the Village or planned to be in the Village is utilized for a public purpose or a quasi-public purpose. Properties in this category may be publicly owned by the Village, Waukesha or Walworth County, the State of Wisconsin, or the Mukwonago Area School District or the East Troy School District. Quasi-public properties may include churches and religious institutions and non-profit organizations.

Open Space/Recreational

Where land or portions of land in the Village or planned to be in the Village are planned for active or passive park space, or the land is covered by an environmental feature to be preserved. An environmental feature may include a regulated floodplain, designated wetland or environmental corridor. Storm water management features also may be within this category.

Extractive (Overlay)

Where land or portions within the extraterritorial planning jurisdiction of the Village have subsurface potential for non-metallic mining, as defined by the State of Wisconsin. Common names for uses in this category include quarries, gravel pit or sand pit. This category is considered to be an overlay land use option.

Recommended Land Uses and Policies for Key Areas

The five key areas represent at least 90 percent of the anticipated locations where new development or redevelopment will occur within the next 20 years. The maps on the upcoming pages present the recommended land uses of each key area with specific policy statements to assist Village officials to implement the land use recommendations.

North Key Area Recommended Land Uses and Policies for New Development or Redevelopment

The North Key Area presented on Map 4 represents land within the 2016 boundary of the Village and land that will ultimately be within Village borders pursuant to the boundary agreement with the Town of Mukwonago.

This key area covers approximately 750 acres of land, or about 1.2 square miles. The calculation of land area includes existing public right-of-ways, which are local streets and highways. Development along and near major transportation corridors dominate this key area with the presence of State Trunk Highway 83 and County Trunk Highway NN. In addition, County Trunk Highway EE provides access to and from this key area.

While the basis of this Comprehensive Plan Update lies in the recommended land use or uses shown on the accompanying map of the North Key Area, there are very important policies that must be part of each decision to redevelop or develop properties. The important policies to be applied to the North Key Area are as follows:

- *Village Utilities.* Any new development or redevelopment of properties must be connected to Village utilities. All existing developed sites currently within the Village are served by Village utilities and can be extended to serve new development or redevelopment. However, extension of utilities to the northeast corner and far west side of this key area will need careful consideration of design, especially for sanitary sewer, due to topography and retrofitting utilities into existing large lot single family neighborhoods.
- *Proposed Collector Streets.* The key area recommended land use map shows east-west and north-south collector streets that will eventually connect Highway 83 with Highways EE and NN through existing and planned subdivisions. The collector streets will allow for proper traffic flow.
- *CTH EE and NN Access Points.* New development or redevelopment along County Trunk Highways EE and NN will most likely necessitate new points of access to and from the highways. Those access points must have appropriate safe separation from other access points and be planned with proper site visibility distance, all in accordance with acceptable highway safety standards. All new access points shall be approved by the Waukesha County Highway

**Map 4
North Key Area**

See Attached

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Department. In addition, as adjacent land develops/redevelops, provisions for pedestrians/bicyclists off the main lanes of vehicular traffic within the county right-of-way must be considered.

- *Highway 83 Access Points.* The map shows planned major access points along Highway 83 as currently directed by the Wisconsin Department of Transportation. When property is developed/redeveloped, the major access points must be incorporated into site design. In addition, design of the major access points must maintain current access afforded to sites along the highway and allow for neighboring sites to connect into the collector and/or local streets connecting to the highway intersections.
- *Internal Connectivity.* As each large property or land area is developed, internal street design must provide for permanent connectivity between adjoining properties, especially to/between properties recommended for single family land uses. Connectivity means both for vehicular traffic and separate connectivity for pedestrians/bicyclists.
- *Environmental Preservation.* Several properties within the North Key Area are partially covered by a Primary Environmental Corridor, a Secondary Environmental Corridor or an Isolated Natural Area as identified by the Southeastern Wisconsin Regional Planning Commission. These identified environmental features may include designated floodplains, wetlands, concentrated woodlands, steep slopes or other noteworthy features to be preserved. Design of development/redevelopment must protect primary and secondary corridors while isolated natural areas may be developed, but must be evaluated to protect significant environmental features.
- *Delineation of Wetlands and Other Environmental Features.* Before a property is considered for development/redevelopment, all on-site wetlands must be newly delineated and mapped. Other environmental features must be mapped.
- *Passive Park and Open Space.* All identified environmentally sensitive features on a property, including floodplain and wetland area that may not be part of a corridor and any storm water management/water quality features, should be fully integrated with the design of the development/redevelopment as a site amenity. Public access to enjoy the features is encouraged in addition to pedestrian/bicyclist connectivity within and between passive park and open spaces, and other on-site and adjacent pedestrian/bicyclist facilities. Especially, steep topography and woodlands located within the northwest portion of this key area provide excellent opportunity for conservation subdivision design with protected common areas.
- *Active Park and Open Space.* The recommended land use map proposed shows expansion of an existing park site located within the Fairwinds Subdivision. The Village may require dedication of additional land for expansion of the planned active park. Pedestrian/bicyclist connectivity within and between active and passive park and open spaces, and other on-site and adjacent pedestrian/bicyclist facilities is encouraged.
- *Preservation of Existing Homes.* There are a number of existing homes within the North Key Area on larger properties with the potential for development/redevelopment into smaller lots matching the recommended land use shown on the plan map. Efforts shall be made to preserve and update the existing homes to fit into the new neighborhood.

Adherence to the above policies when properties are developed/redeveloped within the North Key Area will ensure sustainable land uses consistent with the goal and objectives of this Comprehensive Plan Update. Implementation of the policies will also continue Village standards for quality design of development for the health and safety in the public interest.

Northeast Key Area Recommended Land Uses and Policies for New Development or Redevelopment

The Northeast Key Area presented on Map 5 represents land within the 2016 boundary of the Village and land immediately east of the Village within the Town of Vernon with strong potential of annexation to the Village. While the major properties of this key area are already developed, several properties remain with the possibility of development within the east, center and west portions of the area.

This key area covers approximately 800 acres of land, or about 1.25 square miles. The calculation of land area includes existing public right-of-ways, which are local streets and highways. The major transportation route through this key area is County Trunk Highway ES in a northeast/southwest direction. In addition, County Trunk Highway NN extends westward from Highway ES and Edgewood Avenue is a collector street providing access to and from the east.

While the basis of this Comprehensive Plan Update lies in the recommended land use or uses shown on the accompanying map of the Northeast Key Area, there are very important policies that must be part of each decision to redevelop or develop properties. The important policies to be applied to the Northeast Key Area are as follows:

- *Village Utilities.* Any new development or redevelopment of properties must be connected to Village utilities. Village utilities exist in this key area to serve new development. However, utility sizing and topography may limit extension of utilities or the timing of extension, especially sanitary sewer, to a specific site.
- *Proposed Collector Streets.* The key area recommended land use plan map shows several collector streets as main local streets through the area. The shown collector streets represent the intent to design a continuous local street system, although as sites develop or redevelop the collector streets do not need to be designed with the exact alignment as shown on the map. However, the shown collector street points of intersection with County Trunk Highway ES must be approved by the Waukesha County Highway Department, located as shown on the plan map. Any Village approval for development/redevelopment or to subdivide any property along the shown collector streets must be accompanied by either a right-of-way reservation and/or a plan to construct the street.
- *CTH ES and NN Access Points.* New development or redevelopment along County Trunk Highways ES and NN will most likely necessitate new points of access to and from the highways. Those access points must have appropriate safe separation from other access points and be planned with proper site visibility distance, all in accordance with acceptable highway safety standards. All new access points shall be approved by the Waukesha County Highway Department. In addition, as adjacent land develops/redevelops, provisions for pedestrians/bicyclists off the main lanes of vehicular traffic within the county right-of-way must be considered.
- *Edgewood Avenue Access Points.* As a locally controlled street, Edgewood Avenue does not have access standards applicable to county highway access. However, the best traffic management safety access standards must apply.
- *Edgewood Avenue Road Widening.* Edgewood Avenue is currently a two lane rural cross section. As development/redevelopment continues along Edgewood Avenue the Village must consider widening of the cross-section to potentially include pavement for three lanes to provide safe or dedicated turn lanes. Developer(s) contribution to the improvements should be considered. The improvement must include provisions for pedestrians/bicyclists off the main lanes of vehicular traffic.

**Map 5
Northwest Key Area**

See Attached

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- *Internal Connectivity.* As each large property or land area is developed, internal street design must provide for permanent connectivity between adjoining properties, especially to/between properties recommended for single family land uses. Connectivity means both for vehicular traffic and separate connectivity for pedestrians/bicyclists.
- *Environmental Preservation.* Several properties within this key area are partially covered by a Primary Environmental Corridor, a Secondary Environmental Corridor or an Isolated Natural Area as identified by the Southeastern Wisconsin Regional Planning Commission. These identified environmental features may include designated floodplains, wetlands, concentrated woodlands, steep slopes or other noteworthy features to be preserved. Design of development/redevelopment must protect primary and secondary corridors while isolated natural areas may be developed, but must be evaluated to protect significant environmental features.
- *Delineation of Wetlands and Other Environmental Features.* Before a property is considered for development/redevelopment, all on-site wetlands must be newly delineated and mapped. Other environmental features must be mapped.
- *Passive Park and Open Space.* All identified environmentally sensitive features on a property, including floodplain and wetland area that may not be part of a corridor and any storm water management/water quality features, should be fully integrated with the design of the development/redevelopment as a site amenity. Public access to enjoy the features is encouraged in addition to pedestrian/bicyclist connectivity within and between passive park and open spaces, and other on-site and adjacent pedestrian/bicyclist facilities.
- *Active Park and Open Space.* The residential growth planned for the far east end of this area should include dedication of land for active park and open space during the development review process. Pedestrian/bicyclist connectivity within and between active and passive park and open spaces, and other on-site and adjacent pedestrian/bicyclist facilities is encouraged.
- *Buffering of Development.* The design of residential development/redevelopment must include buffers adjacent to county highways and more intense land uses. The buffering may include increased building setbacks, landscaping, berms or a combination thereof.
- *Integration of Existing Smaller Properties.* There are several smaller properties with an existing single family home fronting Edgewood Avenue. When the surrounding larger properties are developed, integration of the smaller lots into the overall site layout is encouraged.
- *Government and Institutional.* A religious institution is located along the north side of Highway NN, as shown as government and institutional land use on the plan map. The institution owns a larger property surrounding their facility recommended for Small Lot Single Family and Low Density Multi-Family land uses, along with a swath of about 12 acres recommended for government and institutional. The 12 acres is part of planned expansion of the Village Public Works Facility located immediately to the west outside of this key area. If the 12 acres is not utilized for expansion, the land may be developed as Small Lot Single Family.
- *Senior Housing.* An existing senior housing facility is located on the south side of Highway NN opposite the religious institution. The government and institutional land use on the property of the religious institution may be utilized for senior housing under the policies of the Low Density Multi-Family policies for senior housing, without amendment of the plan.

Adherence to the above policies when properties are developed/redeveloped within the Northeast Key Area will ensure sustainable land uses consistent with the goal and objectives of this Comprehensive Plan Update. Implementation of the policies will also continue Village standards for quality design of development for the health and safety in the public interest.

South/Southeast Key Area Recommended Land Uses and Policies for New Development or Redevelopment

The South/Southeast Key Area presented on Map 6 represents land within the 2016 boundary and growth area of the Village, land that will ultimately be within Village borders pursuant to the boundary agreement with the Town of East Troy, lands within the Town of Vernon that may be annexed in the near future, and land in the Town of Waterford within the Village's extraterritorial planning area that may be annexed to the Village many years in the future, if at all. The southern reaches of the key area include several parcels for consistency of mapping that will remain in the Town of East Troy.

This key area covers approximately 2,800 acres of land, or about 4.4 square miles. The calculation of land area includes existing public right-of-ways, which are local streets and highways. The interchange of Interstate 43 and Highway 83 sets the tone for the intensity of land use in this key area. Canadian National Railway track forms the western boundary and County Trunk Highway L sets the southern boundary. Maple Avenue is a local street providing access eastward in and out of the area. Wolf Run is the main local street for business access, and newer Dewey Drive is the beginning phase of access for business park expansion. The intersection of Highway 83 and County Trunk Highway L in the Town of Waterford has the potential for long-term high intensity development when it becomes cost effective to extend Village utilities to the intersection.

While the basis of this Comprehensive Plan Update lies in the recommended land use or uses shown on the accompanying map of the South/Southeast Key Area, there are very important policies that must be part of each decision to redevelop or develop properties. The important policies to be applied to the South/Southeast Key Area are as follows:

- *Village Utilities.* There are numerous vacant sites within the northern part of this key area where Village utilities are immediately available. Currently, the southern and far eastern reaches of the area can only be served if current utilities are extended to those points. Due to notable topographical features from northeast to southwest through the south center of this area, providing Village sanitary sewer and public water south of the topographical features may entail design of utility lines with booster systems. Any new development or redevelopment of properties must be connected to Village utilities.
- *Timing of Development.* Given the need to extend Village utilities to serve development, this plan suggests that properties be developed from north to south, and west to east along Maple Avenue.
- *Proposed Collector Streets.* The key area recommended land use plan map shows several collector streets as main local streets through the area. The shown collector streets represent the intent to design a continuous local street system, although as sites develop or redevelop the collector streets do not need to be designed with the exact alignment as shown on the map. Any Village approval for development/redevelopment or to subdivide any property along the shown collector streets must be accompanied by either a right-of-way reservation and/or a plan to construct the street.
- *Highway 83 Access Points.* The map shows planned major access points along Highway 83 south to County Trunk Highway L as currently directed by the Wisconsin Department of Transportation. When property is developed/redeveloped, the major access points must be incorporated into site design. In addition, design of the major access points must maintain current access afforded to sites along the highway and allow for neighboring sites to connect into the collector and/or local streets connecting to the highway intersections. Development/redevelopment along the highway may necessitate widening or adding turn lanes.

Map 6
South/Southeast Key Area

See Attached

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Developer(s) contribution to the improvements must be considered. The improvements must include provisions for pedestrians/bicyclists off of the main lanes of vehicular traffic.

- *CTH L Access Points.* New development or redevelopment along County Trunk Highway L will most likely necessitate new points of access to and from the highway. Those access points must have appropriate safe separation from other access points and be planned with proper site visibility distance, all in accordance with acceptable highway safety standards. All new access points shall be approved by the Walworth County Highway Department. In addition, as adjacent land develops/redevelops, provisions for pedestrians/bicyclists off of the main lanes of vehicular traffic within the county right-of-way must be considered.
- *Maple Avenue Road Widening.* Maple Avenue is currently a two lane rural cross section right-of-way east of the developed area of Wolf Run. As development occurs along Maple Avenue the Village must consider widening of the cross-section to potentially include pavement for three lanes to provide safe and dedicated turning lanes. Developer(s) contribution to the improvements should be considered. The improvement must include provisions for pedestrians/bicyclists off of the main lanes of vehicular traffic.
- *Maple Avenue and Dewey Road Access Points.* As locally controlled streets, Maple Avenue and Dewey Drive do not have access standards applicable to county highway access. However, the best traffic management safety access standards must apply.
- *Internal Connectivity.* As each large property or land area is developed, internal street design must provide for permanent connectivity between adjoining properties. Connectivity means both for vehicular traffic and separate connectivity for pedestrians/bicyclists.
- *Environmental Preservation.* Numerous properties within the South/Southeast Key Area are partially covered by a Primary Environmental Corridor, a Secondary Environmental Corridor or an Isolated Natural Area as identified by the Southeastern Wisconsin Regional Planning Commission. These identified environmental features may include designated floodplains, wetlands, concentrated woodlands, steep slopes or other noteworthy features to be preserved. Design of development/redevelopment must protect primary and secondary corridors while isolated natural areas may be developed, but must be evaluated to protect significant environmental features.
- *Delineation of Wetlands and Other Environmental Features.* Before a property is considered for development/redevelopment, all on-site wetlands must be newly delineated and mapped. Other environmental features must be mapped.
- *Passive Park and Open Space.* All identified environmentally sensitive features on a property, including floodplain and wetland area that may not be part of a corridor and any storm water management/water quality features, should be fully integrated with the design of the development/redevelopment as a site amenity. Public access to enjoy the features is encouraged in addition to pedestrian/bicyclist connectivity within and between any passive park and open spaces, and other on-site and adjacent pedestrian/bicyclist facilities.
- *Active Park and Open Space.* The Village may require dedication of land for active park and open space during the development review process for any new residential development. Pedestrian/bicyclist connectivity within and between active and passive park and open spaces, and other on-site and adjacent pedestrian/bicyclist facilities is encouraged.
- *Buffering of Development.* The design of any residential development/redevelopment must include buffers from highways and adjacent business development. The buffering may include increased building setbacks, landscaping, berms or a combination thereof.
- *Preservation of Existing Homes.* There are a number of existing homes within the South-Southeast Key Area on larger properties with the potential for business development/redevelopment. Efforts shall be encouraged to preserve and rehabilitate the

existing homes for business use. Often these existing homes are original farm houses, and preservation of these homes provides a historical prospective to the neighborhood.

- *Government and Institutional.* Approximately 20 acres of an existing medical facility has a recommended land use of Government and Institutional. In 2016 the medical facility identified long-term plans for eastward expansion. This plan recognizes the planned eastward expansion into lands planned for a business park land use without the need to amend this plan for a government and institutional land use.

Adherence to the above policies when properties are developed/redeveloped within the South/Southeast Key Area will ensure sustainable land uses consistent with the goal and objectives of this Comprehensive Plan Update. Implementation of the policies will also continue Village standards for quality design of development for the health and safety in the public interest.

Southwest Key Area Recommended Land Uses and Policies for New Development or Redevelopment

The Southwest Key Area presented on Map 7 represents land within the 2016 boundary of the Village and land that will ultimately be within Village borders pursuant to the boundary agreement with the Town of East Troy. For consistency of mapping, the southern reaches of the key area include two parcels that will remain in the Town of East Troy.

This key area covers approximately 1,100 acres of land, or about 1.7 square miles. The calculation of land area includes existing public right-of-ways, which are local streets and highways. Major transportation corridors dominate this key area with the presence of the Canadian National Railway track along the east side, Interstate Highway 43 crossing through the northwest side of the area and County Trunk Highway ES that forms the west/northwest boundary. In addition, County Trunk Highway L sets the southern boundary and local street Honeywell Road is the main north-south route within this key area (called Stone School Road outside of current Village boundary).

While the basis of this Comprehensive Plan Update lies in the recommended land use or uses shown on the accompanying map of the Southwest Key Area, there are very important policies that must be part of each decision to redevelop or develop properties. The important policies to be applied to the Southwest Key Area are as follows:

- *Village Utilities.* Only the far northwest part of the area is currently served by Village sanitary sewer and public water—the Orchards of Mukwonago Subdivision. Any new development or redevelopment of properties must be connected to Village utilities. Northwest of I-43, utilities are planned to be extended from the Orchards Subdivision along County Trunk Highway ES. Southeast of I-43, utilities are planned to be extended from under the railroad right-of-way from the South/Southeast Key Area.
- *Timing of Development.* Given the need to extend Village utilities to serve development, this plan suggests that properties be developed from north to south. However, due to notable topographical features from northeast to southwest through the center of this area, the far southern reaches of the area west of the railway will require utility extensions from the southern part of the South/Southeast Key Area. Therefore, if utilities are available east of the railway, then the far south reaches may develop before land to the north.
- *Proposed Collector Street.* The key area recommended land use map shows an east-west collector street to connect Honeywell Road to a planned north-south collector street within the South/Southeast Key Area. The east-west collector street will provide a connection between

**Map 7
Southwest Key Area**

See Attached

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the southeast and southwest sides of the community to facilitate emergency accessibility and proper traffic flow. While the collector street may extend at grade, over or below the railway, between the railway and Honeywell the ultimate route may deviate from the straight line as shown on the plan map to avoid existing buildings. At the same time, any Village approval for development/redevelopment or to subdivide any property abutting the proposed street must be accompanied by either a right-of-way reservation and/or a plan to construct the street. The collector street must not intersect with Honeywell any closer to the bridge over I-43 than shown on the plan map.

- *Honeywell Road Widening.* Honeywell Road (as extending southward into Stone School Road) is currently a two lane rural cross section right-of-way. As development occurs along Honeywell the Village must consider widening of the cross-section to potentially include pavement for three lanes to provide safe and dedicated turning lanes. Developer(s) contribution to the improvements should be considered. The improvement must include provisions for pedestrians/bicyclists off of the main lanes of vehicular traffic.
- *CTH ES and L Access Points.* New development or redevelopment along County Trunk Highways ES and L will most likely necessitate new points of access to and from the highways. Those access points must have appropriate safe separation from other access points and be planned with proper site visibility distance, all in accordance with acceptable highway safety standards. All new access points shall be approved by the Walworth County Highway Department. In addition, as adjacent land develops/redevelops, provisions for pedestrians/bicyclists off of the main lanes of vehicular traffic within the county right-of-way must be considered.
- *Honeywell Access Points.* As a locally controlled street, Honeywell (as extending southward into Stone School Road) does not have access standards applicable to county highway access. However, the same county highway access standards should apply to Honeywell.
- *Internal Connectivity.* As each large property or land area is developed, internal street design must provide for permanent connectivity between adjoining properties, especially to/between properties recommended for single family land uses. Connectivity means both for vehicular traffic and separate connectivity for pedestrians/bicyclists.
- *Environmental Preservation.* Several properties within the Southwest Key Area are partially covered by a Primary Environmental Corridor, a Secondary Environmental Corridor or an Isolated Natural Area as identified by the Southeastern Wisconsin Regional Planning Commission. These identified environmental features may include designated floodplains, wetlands, concentrated woodlands, steep slopes or other noteworthy features to be preserved. Design of development/redevelopment must protect primary and secondary corridors while isolated natural areas may be developed but must be evaluated to protect significant environmental features.
- *Delineation of Wetlands and Other Environmental Features.* Before a property is considered for development/redevelopment, all on-site wetlands must be newly delineated and mapped. Other environmental features must be mapped.
- *Passive Park and Open Space.* All identified environmentally sensitive features on a property, including floodplain and wetland area that may not be part of a corridor and any storm water management/water quality features, should be fully integrated with the design of the development/redevelopment as a site amenity. Public access to enjoy the features is encouraged in addition to pedestrian/bicyclist connectivity within and between passive park and open spaces, and other on-site and adjacent pedestrian/bicyclist facilities.
- *Active Park and Open Space.* Given the large extent of residential neighborhoods proposed for the Southwest Key Area, the Village may require dedication of land for active park and open space during the development review process. Pedestrian/bicyclist connectivity within and

between active and passive park and open spaces, and other on-site and adjacent pedestrian/bicyclist facilities is encouraged.

- *Buffering of Development.* The design of residential development/redevelopment must include buffers from the railway, I-43 and adjacent county highways. The buffering may include increased building setbacks, landscaping, berms or a combination thereof.
- *Transition of Designated Land Uses.* The separation of single family land use designations along Honeywell follows 2016 property ownerships. As development occurs on each individual property with single family lots, lot sizes should be transitioned either larger or smaller to integrate with the proposed land use designation of the adjoining property.
- *Integration of Existing Smaller Properties.* There are several smaller properties with an existing single family home fronting Honeywell (Stone School Road). When the surrounding larger properties are developed, integration of the smaller lots into the overall site layout is encouraged.
- *Preservation of Existing Homes.* There are a number of existing homes within the Southwest Key Area on larger properties with the potential for development/redevelopment into smaller lots matching the recommended land use shown on the plan map. Efforts shall be made to preserve and update the existing homes to fit into the new neighborhood. Often these existing homes are original farm houses, and preservation of these homes provides a historical prospective to the neighborhood.
- *Miramar Buffer.* The south/southwest corner of this area abuts the Miramar Subdivision that will remain in the Town of East Troy pursuant to the boundary agreement. The boundary agreement requires that the first tier of future lots to be developed within the Village shall be large lots. The planned land use of Executive Style Large Lot Single Family (minimum of 37,500 square foot lot size) conforms to the requirement of the boundary agreement.
- *Government and Institutional.* Approximately 120 acres of several properties of various sizes have a recommended land use of Government and Institutional, with about one-third of the 120 acres identified as environmentally significant lands. Most, but not all of the lands are owned by a religious entity. When future development/redevelopment occurs on the lands owned by the religious entity, a master plan for all of entity's land should be submitted for consideration by Village officials. If any land shown as Government and Institutional not in the ownership of the entity is developed, and if not proposed for a Government and Institutional land use, the adjacent recommended land use of Medium Lot Single Family II shall apply to the property.
- *Town of Mukwonago Land.* At the far north end of this key area, there is approximately 25 acres owned by the Town of Mukwonago, but within the Village boundary (the property extends east of the railway into the South/Southeast Key Area). The property is recommended as an Open Space/Recreational land use, and the majority of the site is identified as environmentally sensitive (floodplain, wetland, corridors). While there may be a small portion of the property not identified for protection, the entire property should remain as open space.

Adherence to the above policies when properties are developed/redeveloped within the Southwest Key Area will ensure sustainable land uses consistent the goal and objectives of this Comprehensive Plan Update. Implementation of the policies will also continue Village standards for quality design of development for the health and safety in the public interest.

Main Street/River South Key Area Recommended Land Uses and Policies for New Development or Redevelopment

The Main Street/River South Key Area presented on Map 8 represents land all within the Village. This key area covers approximately 130 acres of land, or about 0.2 square miles. The calculation of land area includes existing public right-of-ways, which are local streets and highways. This key area is dominated by the Canadian National Railway corridor through the east portion and the open space along the Mukwonago River within the north reaches of the area. County Trunk Highway ES and locally controlled Bay View Road are the main vehicular access corridors.

While the basis of this Comprehensive Plan Update lies in the recommended land use or uses shown on the accompanying map of the Main Street/River South Key Area, there are very important policies that must be part of each decision to redevelop or develop properties. The important policies to be applied to the Main Street/River South Area are as follows:

- *Village Utilities.* Any new development or redevelopment of properties must be connected to Village utilities. All sites within this key area are either served by Village utilities or utilities can be extended to serve new development or redevelopment.
- *CTH ES Access Points.* New development or redevelopment along County Trunk Highway ES will most likely necessitate new points of access to and from the highways. Those access points must have appropriate safe separation from other access points and be planned with proper site visibility distance, all in accordance with acceptable highway safety standards. All new access points shall be approved by the Waukesha County Highway Department. In addition, as adjacent land develops/redevelops, provisions for pedestrians/bicyclists off the main lanes of vehicular traffic within the county right-of-way must be considered.
- *Internal Connectivity.* As each large property or land area is developed or redeveloped, site design should provide for permanent connectivity between adjoining properties. Connectivity means both for vehicular traffic and separate connectivity for pedestrians/bicyclists.
- *Environmental Preservation.* Several properties within this key area are partially covered by a Primary Environmental Corridor, a Secondary Environmental Corridor or an Isolated Natural Area as identified by the Southeastern Wisconsin Regional Planning Commission. These identified environmental features may include designated floodplains, wetlands, concentrated woodlands, steep slopes or other noteworthy features to be preserved. Design of development/redevelopment must protect primary and secondary corridors while isolated natural areas may be developed, but must be evaluated to protect significant environmental features.
- *Delineation of Wetlands and Other Environmental Features.* Before a property is considered for development/redevelopment, all on-site wetlands must be newly delineated and mapped. Other environmental features must be mapped.
- *Passive Park and Open Space.* All identified environmentally sensitive features on a property, including floodplain and wetland area that may not be part of a corridor and any storm water management/water quality features, should be fully integrated with the design of the development/redevelopment as a site amenity. Public access to enjoy the features is encouraged in addition to pedestrian/bicyclist connectivity within and between passive park and open spaces, and other on-site and adjacent pedestrian/bicyclist facilities.

**Map 8
Main Street/River South Key Area**

See Attached

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Adherence to the above policies when properties are developed/redeveloped within the Main Street/River South Key Area will ensure sustainable land uses consistent with the goal and objectives of this Comprehensive Plan Update. Implementation of the policies will also continue Village standards for quality design of development for the health and safety in the public interest.

Land Use Recommendations for the Entire Village and Planning Area

Map 9 presents the recommended land use for the entire Village and its planning area, especially lands outside the current Village corporate boundary but considered within the sphere of the Village's land use responsibility. Recommended land uses shown on each key area map are included in Map 9.

Beyond the bounds of the key areas, the majority of recommended land uses are consistent with the recommended land uses approved in 2009 as shown on Map 1. Several deviations from Map 1 occur to correlate the land uses proposed for properties or areas with the new land use categories adopted by this plan. In addition, Map 9 reflects several localized map amendments approved by the Village as requested by property owners.

Although not a focus of this comprehensive plan update, the new Village Center/Downtown Overlay category has been added to Map 9. Factors of maintaining a sustainable downtown, as referenced in the objectives of this plan, have been under the purview of the Village's Economic Development Committee. Potential actions of that committee include recommending new zoning standards for the Village Center/Downtown and implementation of redevelopment that might be presented to the Village by private interests or necessitated by improvements to Highway 83. For the past five years, Village officials have been communicating with the Wisconsin Department of Transportation regarding options to either widen Highway 83 or re-route the highway via Holz Parkway and County Trunk Highway NN. If either option reaches fruition, implications of land use must be considered consistent with the goal and objectives of this plan.

Map 9
Overall Village Planning Area Recommended Land Use

See Attached

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POPULATION AND RESIDENTIAL DWELLING UNIT PROJECTIONS

Often comprehensive plan preparation places the effort of offering projections at the beginning of the process. That practice allows the assignment of residential land uses within the plan to make the projections. On the other hand, using that methodology places a huge burden upon the plan preparation process to be 100% sure that properties selected to provide new residential growth will do so. Owners of properties not selected to do so must wait to develop even if growth opportunities are present. Essentially, the methodology creates winners and losers.

In reality, it is very difficult to predict the needs of the free market or the desires of property owners. It has been the long standing practice of Village comprehensive planning with accompanying planning documents, such as a sewer service area plan, to provide land use recommendations on all lands that have a reasonable expectation to be part of a new development or redevelopment proposal during the next 20 years and beyond. Any property owner that chooses to propose new development or redevelopment should expect to do so if appropriate transportation access and utilities are available, and the development meets established standards for the planned land use.

Therefore, this plan recommends an appropriate land use for all properties currently known with the potential of service from the Village sanitary sewer and water utility system within the next 20 years. As of January 1, 2016, pursuant to Village property tax assessment records, there were 2,106 (68.3%) single family dwellings and 937 (31.7%) multi-family dwellings, for a total of 2,953 dwelling or living units. The total amount of dwellings is below the number of identified households in U.S. Census figures because the assessor's data does not count single room units within the three Village assisted living/nursing facilities. At the same time, from this point forward this plan considers the assessors data to be a more reliable indicator than the U.S. Census in calculating the mix of single family to multi-family ratio.

A breakdown of the assessor's data as of January 1, 2016 of dwelling unit types is as follows:

- Single Family Dwellings: 2,016
- Duplex Dwellings: 76
- Condominium Ownership Dwellings: 291
- Rental Dwellings: 570
- Total: 2,953 Dwellings

For analysis purposes of this plan, duplex units, condominium ownership dwellings and rental dwellings are considered multi-family. Within census data, condominiums are likely counted as owner-occupied units and not considered multi-family units.

As of January 1, 2016 there were 213 single family lots in subdivisions in the Village not yet completed with a home. There were 140 multi-family dwelling units within approved developments not yet constructed. In 2016 before final preparation of this plan another 46 multi-family dwelling units were approved for construction. The table on the next page shows that at the time of adoption of this plan, there were 3,352 existing dwelling units or having the potential to be constructed. While annually there are several single family and multi-family dwellings constructed on in-fill sites across the Village, the 3,352 dwelling units are utilized as the base number for the projections of this plan.

Total of Existing and Approved Dwelling Units

	Single Family Units	Multi-Family Units	Total Units
As of January 1, 2016	2,016	937	2,953
Approved Units but not built as of January 1, 2016	213	140 (96 Condominiums) (44 Rental)	353
Units Approved in 2016	0	46 Rental	46
Totals	2,229 (66.5%)	1,123 (33.5%)	3,352

Source: Village Assessor’s Office; Village Planning and Building Department Records

Past Projections

“Comprehensive Plan 2035” presented population and housing projections prepared by the Wisconsin Department of Administration (DOA) through 2030. Based on the 2000 Census, those projections were:

	2015	2020	2015	2030	2015 to 2030
Population	7,383	7,803	8,194	8,544	+1,161
Households	2,954	3,159	3,340	3,395	+441

The 2015 projection of population is under the actual estimate by 300, while the 2015 household projection is exact pursuant to the assessor’s data presented on the previous page. Please note that the preliminary DOA population estimate as of January 1, 2016 was 7,772. The projection of 441 more households in the 15 year period is an average of 29.4. The average number of new housing unit starts from 2004 through 2015 was 47.4.

New DOA projections based on the 2010 census out to 2040 are as follows:

	2020	2025	2030	2035	2040	2020 to 2040
Population	8,140	8,705	9,230	9,530	9,650	+1,510
Households	3,374	3,653	3,909	4,065	4,140	+766

The DOA projects the average household population in the Village will decrease from the current 2.50 to 2.31 in 2040.

The DOA projections or any other projections do not take into account annexations of existing homes. The hundreds of homes surrounding the lakes within the Town of Mukwonago fall in an area that could be annexed pursuant to the boundary agreement. There is not any thought to annex those areas in the near future; however, because of potential failing septic systems, the Village could be forced to provide sanitary sewer, which would trigger annexation.

“Comprehensive Plan 2035” utilized the method of using household capacity based on planned land use. The 2009 plan calculated the planned land uses for 2035 the Village could have 3,904 households (page 101 of plan), and at total build-out at some point in time there would be 5,392 households. With an average household size range of 2.3 to 2.5, the household projections of the previous sentence could result in a 2035 population range of 8,979 to 9,760. At build-out the population could range from 12,402 to 13,480, based solely on new household starts and not via annexations.

Number of Dwelling Units per Residential Land Use Recommendations

A calculation of maximum residential density was made for each property with a residential recommended land use within the key areas. The net property size (gross property size minus current known environmental features to be preserved) was multiplied by the allowable maximum density of the proposed land use. For example, for a Low Density Multi-Family land use category a net property size of four acres was multiplied by 5.0 resulting in a maximum dwelling unit yield of 20. The net land area for recommended single family land use densities were reduced by 75% to account for public right-of-ways and storm water detention toward establishing a maximum lot yield for each site.

Pursuant to the recommended residential land uses within each key area, the table below presents the maximum number of single family and multi-family dwelling units that could be potentially constructed in each five year time frame to beyond 20 years (Please see Appendix G for detailed data for each key area).

**Summary of Maximum Planned Number of Dwelling Units per Key Area
As shown on Key Area Planned Land Use Maps**

Key Area	Single Family Dwelling Units					Multi-Family Dwelling Units				
	0-5 years	6-10 years	11-15 years	16-20 years	20+ years	0-5 years	6-10 years	11-15 years	16-20 years	20+ years
North	77	156	150	84	100	41	29	13	47	88
Northeast	34	34	104	81	32	0	116	115	75	0
Main St./River South	0	0	0	0	0	45	45	50	50	0
South/Southeast	0	0	201	420	351	125	333	188	218	113
Southwest	0	75	296	441	225	0	0	197	195	110
Totals	111	265	751	1,026	708	211	523	563	585	311

Single Family Total: 2,861

Multi-Family Total: 2,198

The numbers above added to the total of existing and approved dwelling units shown within the table on the previous page equals a maximum potential of 5,090 single family units and 3,321 multi-family units, for a total of 8,411 potential dwelling units. The totals do not present a very small number of dwellings that could be constructed on in-fill or redevelopment sites outside of key areas. Likewise, the totals do not present an unknown quantity of existing homes that could be attached to the Village via boundary agreements, but the above numbers include existing single family homes that could be attached within the key areas.

If the maximum number of dwelling units presented in the above table is constructed, the Village population in 20 years could be between 17,000 and 18,000 people. Beyond 20 years the population could be between 20,000 and 21,000 people. Realistically; however, the Village population projected for 20 years from now is nearly 12,000 people, as presented in the following section. History has proven that residential properties are not designed to be developed to maximum densities and not all properties planned for new development are marketed for development. In addition, the properties projected to develop in the 16 to 20 year and 20+ years' timeframes can be served by Village utilities; except the dwelling unit numbers projected in those timeframes are with the knowledge that utilities are currently not immediately available to serve those properties.

Dwelling Unit and Population Projections

Realistically, the Village is anticipated to experience moderate growth the next 20 years. The early part of the 20 years is expected to experience an increase in multi-family construction that includes rental properties. Rental development is cyclical. An 88 unit apartment project that commenced construction in 2015 was the first large scale rental development in over 15 years. Since 2000 all new multi-family developments were designed for condominium ownership.

The projections below are presented in five year increments, starting with the known numbers of 2,953 dwelling units and an estimated population of 7,772 as of January 1, 2016.

	0 to 5 years	6 to 10 years	11 to 15 years	16 to 20 years
Projected Additional Dwellings	500	400	400	500
Total Number of Projected Dwellings	3,453	3,853	4,253	4,753
Projected Additional Population	1,150	920	920	1,150
Total Projected Population	8,922	9,912	10,832	11,982

As this moderate growth scenario projects a population of just under 12,000 people, the low growth scenario is project to be 10,000 people and the high growth scenario is projected to be 14,000 people. Of course, the population projections above are based on anticipated new development or redevelopment. Actual population may be impacted by attachment to the Village of neighborhoods of existing homes pursuant to existing boundary agreements.

Residential Growth Management

In order to maintain a diversity of housing types to accommodate all residential constituencies in the Village and to further follow the projection of moderate growth, this plan recommends that the Village seek to maintain a balance between single family and multi-family dwellings that mirrors our current and historic ratio between such housing types; i.e. 60 percent single family and 40% multi-family units (See Appendix H for supporting information).

PLAN IMPLEMENTATION

Implementation of this comprehensive plan update can occur in a variety of ways that may include:

- Zoning Ordinance Amendments and other Municipal Code modifications to support and coincide with land use recommendations of this plan.
- Plan Commission recommendations and Village Board decisions to change the assigned zoning district or districts on sites in accordance with this plan when requested by property owners or developers; or Village initiated zoning district amendments.

- Creation and utilization of design standards for new developments or redevelopments.
- Preparation of neighborhood plans showing detailed street alignments and refinement of proposed uses within the land use recommendations of this plan, including specialized design standards for the neighborhood.
- Village General and Capital Budgets to provide funds to encourage or support new development or redevelopment in accordance with this plan.
- Use of Tax Incremental Financing to encourage or support new development or redevelopment in accordance with this plan.
- Detailed sanitary sewer and public water service area plans to serve the recommended land uses in this plan.
- Decisions of sanitary sewer and public water utility extensions to serve the recommended land uses in this plan.
- Public street improvements to serve existing or planned land uses.
- Highway access plans in conjunction with the Wisconsin Department of Transportation, or the Racine, Walworth or Waukesha County Highway Departments.

Nonetheless, the use of zoning has been and will remain the most important tool to regulate land use and implement this plan, along with subdivision/land division regulations and use of an official map. Pursuant to Sections 62.23(3)(b) and 66.1001(3) of Wisconsin Statutes, any Village action pertaining to the following must be consistent with the comprehensive plan.

- Zoning ordinances and shoreland zoning ordinances enacted or amended under Section 61.35, 62.23(7) and 61.351 of the Wisconsin Statutes (Chapter 100 of Village Municipal Code).
- Local subdivision regulation under Section 236.45 or 236.46 of the Wisconsin Statutes (Chapter 45 of Village Municipal Code).
- Official mapping established or amended under Section 62.23(6) of the Wisconsin Statutes (Village Official Map adopted May 7, 2013).

There are many other regulations of the Municipal Code that may pertain to implementation of this plan; therefore, recommendations of this plan and other recommendations of “Comprehensive Plan 2015” should be considered when regulating and amending any of the following Municipal Code sections:

- Chapter 6: Alcoholic Beverages
- Chapter 18: Buildings and Building Regulations
- Chapter 34: Environment
 - Article II, Division 4: Stormwater Management and Erosion Control
 - Article III, Divisions 1, 2 and 3: Urban Forestry Management
- Chapter 38: Fire Prevention, Protection and Control Code
- Chapter 42: Health and Sanitation
 - Section 42-5: Compulsory Connect to Sewer and Water
 - Section 42-6: Well Abandonment and Well Operation Permit
- Chapter 34: Impact Fees
- Chapter 64: Sign Code
- Chapter 74: Streets, Sidewalks and Other Public Places
- Chapter 86: Utilities
 - Article II: Water Service
 - Article III: Sewer Service

The following pages of this Plan Implementation section describe the steps the Village should undertake to ensure implementation.

District Regulations of the Zoning Ordinance

All regulations of the Zoning Ordinance implement the comprehensive plan, but the most important are district regulations. Pursuant to the land use descriptions and the recommended land uses of this plan, the Village must immediately start the process to update and amend the Zoning Ordinance district regulations, currently in Article II of the ordinance, to match the land use descriptions with the proper zoning district. The regulations and development standards of each district must be consistent with the standards that are stated in most of the land use descriptions. The recommended correlation between land use categories and an existing or proposed zoning district is as follows (please refer to the descriptions of the land use categories earlier in this document):

Agriculture/Large Lot Single Family

Recommended Zoning Districts: *A-1, Agricultural for annexed or attached lands that will remain in an agricultural use; R-8 Single Family Estate Residential District for new single family subdivisions, or the R-9 Single Family Rural Residential District for two-family and multi-family existing at time of annexation or attachment.*

Executive Style Large Lot Single Family

Recommended Zoning District: *R-8, Single Family Estate Residential District for new single family subdivisions.*

Medium Lot Single Family I

Recommended Zoning District: *R-7, Single Family Intermediate Residential District for new single family subdivisions.*

Medium Lot Single Family II

Recommended Zoning District: *R-1, Single Family Community Residential District for new and existing single family subdivisions.*

Small Lot Single Family

Recommended Zoning District: *R-2, Single Family Village Residential District for new single family subdivisions (Also amend the land division regulations of Chapter 45 to allow lots narrower than the current 100 foot minimum width).*

Conservation Subdivision Design

Recommended Zoning District: *Create new overlay criteria and standards to allow for conservation subdivision design (Also amend the land division regulations of Chapter 45 to allow the new standards).*

Historical Residential

Recommended Zoning Districts: *R-2, Single Family Village Residential District for existing single family subdivision in the Village; new R-5, Low Density Multi-Family District for existing two-family properties; or the R-9, Single Family Rural Residential District for small lots existing at time of annexation or attachment.*

Low Density Multi-Family

Recommended Zoning District: *New R-5, Low Density Multi-Family District for existing or new multi-family development (current R-5 Planned Mobile Home District to be eliminated).*

Medium Density Multi-Family

Recommended Zoning District: Amended R-10, Medium Density Multi-Family District for existing or new multi-family development.

High Density Multi-Family

Recommended Zoning District: New R-15, High Density Multi-Family District.

Business Mixed Use Overlay

Recommend Zoning District: New Planned Unit Development standards to allow for mixed use as an overlay district with appropriate base zoning district for business.

Village Center/Downtown

Recommended Zoning District: New overlay standards for the R-2, Single Family Village Residential District; new R-5, Low Density Multi-Family District; B-1, Neighborhood Business District or the B-2, General Business District (Review of standards under the prevue of the Village Economic Development Committee).

Low Intensity Commercial/Business

Recommended Zoning Districts: B-2, General Business District; or B-3, Community Business District.

High Intensity Commercial/Business

Recommended Zoning District: B-4, Commercial Business Design District.

Business Park

Recommended Zoning Districts: B-5, Planned Business and Light Industrial District or any of the manufacturing districts (M-1 through M-5) that is appropriate for the level of intensity within the design of the business park.

Industrial

Recommended Zoning Districts: Any of the manufacturing districts (M-1 through M-5) that is appropriate for the level of intensity within the design of the industrial area.

Government and Institutional

Recommended Zoning District: P-1, Public and Semi-Public District.

Open Space/Residential

Recommended Zoning Districts: P-1, Public and Semi-Public District; or any of the floodplain districts (that may change from time to time per requirements of the Federal Emergency Management Agency and/or the Wisconsin Department of Natural Resources); or any other zoning district consistent with the recommended land uses of this plan that is part of a larger property, if specific site development standards are established to protect natural environmental features.

Extractive

Recommended Zoning District: No zoning district needed unless land with extraction potential is annexed or attached to the Village.

Assignment of Zoning Districts

The recommended zoning district or districts stated in the previous section also apply to how the Village assigns zoning districts to specific properties, neighborhoods or areas. To fully implement this plan and adhere to the state required consistency requirement, only the recommended zoning district or districts should be allowed with the recommended land use category as designated on the maps within this document.

Nonetheless, it is not imperative the Village immediately change the zoning district assignments on all properties that are not currently consistent with the recommended land uses. Similar to most municipalities in Waukesha County, the Village has followed a policy of changing the zoning district consistent with the comprehensive plan only when a property owner or developer requests a zoning district change. In fact, to do otherwise would be counterproductive to the long standing Village practice of allowing productive agricultural land to remain zoned for agriculture until utilities and infrastructure can efficiently serve a site if the market dictates; many acres of land in an existing agricultural use are located in the North, South/Southeast and Southwest Key Areas . This practice assists as a growth management tool.

Other Implementation Tools

Beyond the Zoning Ordinance and zoning changes, the Village has many other tools to implement this plan to carry forth the plan objectives. Recommended implementation actions pertaining to review of new development or redevelopment are as follows:

- When considering zoning district changes and/or proposals for new development or redevelopment consistent with this plan, ensure that any on-site wetlands and floodplains are properly delineated and protected.
- When considering zoning district changes and/or proposals for new development or redevelopment consistent with this plan, ensure that proper storm water management, run-off water quality and erosion control measures are established.
- When considering zoning district changes and/or proposals for new development or redevelopment consistent with this plan, ensure that any on-site woodlands are protected or replaced in accordance to standards of Chapter 34.
- When considering zoning district changes and/or proposals for new development or redevelopment consistent with this plan, ensure proper standards for traffic access are followed, and that coordination occurs with other highway agencies with jurisdiction over access.
- When considering zoning district changes and/or proposals for new development or redevelopment consistent with this plan, ensure that safe pedestrian and bicycle routes and facilities are provided, especially for senior citizens and handicapped individuals.
- When considering plans for multi-family development, ensure that dwelling units are provided with proper accessibility for occupancy by senior citizens and handicapped individuals.
- When considering zoning district changes and/or proposals for new development or redevelopment consistent with this plan, ensure that external and internal site design assists with public safety.
- When considering zoning district changes and/or proposals for new development or redevelopment consistent with this plan, ensure that adequate capacity of Village utilities are available to serve the development.

Other recommended implementation actions are:

- Amend the Official Map to be consistent with the recommended collector streets shown on the key area plan maps, and consider additional local streets to serve recommended land uses to be shown on the Official Map.
- Review all standards of Chapter 45, Land Division regulations, for potential amendments to ensure each recommended land use category can be appropriately implemented.
- Make use of detailed neighborhood plans or site specific plans to properly design neighborhoods or sites consistent with the land use recommendations of this plan.
- Utilize Tax Incremental Financing or other appropriate financing mechanisms to encourage new developments or redevelopment that grows the tax base to the benefit of all Village taxpayers.
- Continue updates to plans for Village sanitary sewer and public water extensions.
- Continue to monitor capacity of the Village sewerage treatment facility and public water supply as developments are constructed.
- Continue to monitor capacity of highways and streets in the Village as developments are constructed, and work with other highway jurisdictions to properly manage traffic or implement highway improvements.
- Continue to expand the Village multi-use trail system as recommended in “Comprehensive Plan 2035.”
- Annually monitor the percentage of existing single family dwelling and multi-family dwellings as compared to the total number of dwellings how new development is comparing to historical Mukwonago averages as based on Village assessor’s data. The Plan Commission and Village Board should annually review the goal and objectives statement and all recommendations of this plan to ensure that all associated Village actions and activities are consistent with this comprehensive plan update.

Other Plan Considerations

Beyond the scope of the preparation of this comprehensive plan update, there are other on-going or anticipated actions that may have land use implications. These actions are:

- Discussions with the Wisconsin Department of Transportation regarding improvements to Highway 83 through the Village Center/Downtown, or a jurisdictional transfer of right-of-way with the Village and Waukesha County to re-route the highway.
- Completion of a Comprehensive Outdoor Recreation Plan by the Health and Recreation Committee of the Village Board.
- Pending recommendation from the Village Economic Development Committee regarding overlay zoning standards for the Village Center/Downtown.
- Discussions with the Town of Vernon regarding establishing a boundary agreement.

Consistency within this plan should be considered with each decision of action by the Village Board, and an amendment to this plan may be necessary. Completion of the Comprehensive Outdoor Recreation Plan may recommend specific sites for park acquisition. Although stated policies for key areas indicate park sites may be provided within new residential areas, the only recommended specific park site is within the North Key Area, north of the existing Village park site of the Fairwinds Subdivision.

The potential boundary agreement with the Town of Vernon may allow the Village to extend its ultimate boundary beyond the mapped recommended land uses of the Northeast and South/Southeast Key Areas. If that occurs, then amendment of this plan will be necessary. However, the existing land use

categories will be appropriate to be applied to the lands to be potentially in the Village without amendment.

AMENDMENTS TO THIS PLAN

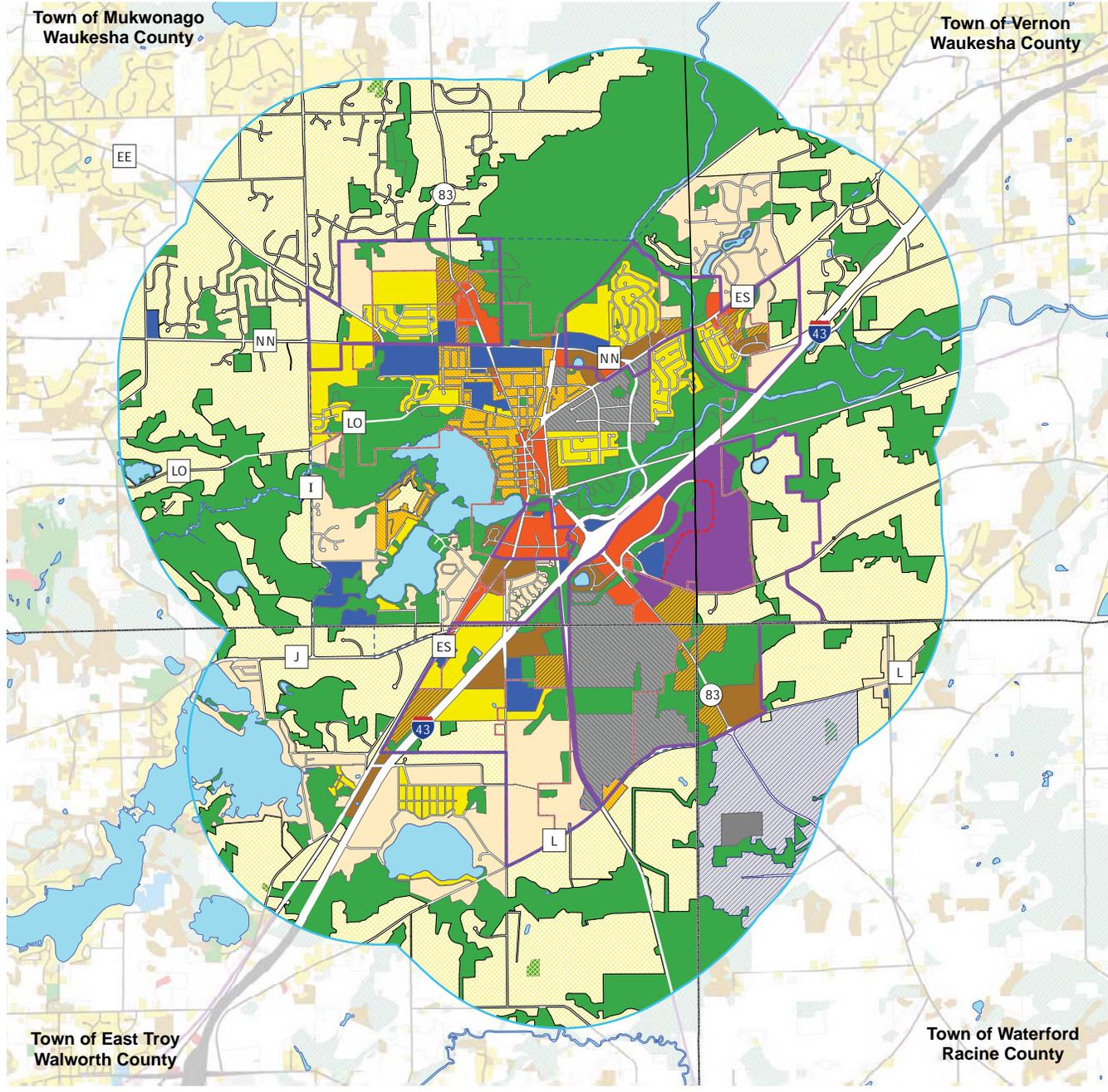
A Comprehensive Plan should be updated every ten years. Because this comprehensive plan update focusing on land use was thorough in its all-encompassing approach to land use, it is suggested the entire “Comprehensive Plan 2035” and this addendum plan, does not need to be updated until 2025. The update with a totally new document should follow a similar process with forming of a Steering Committee.

In the interim, it is suggested potential amendments to this plan should adhere to the following criteria:

- Property owners have the right to request amendments. Requests to amended recommended land use designations for individual properties may be considered by the Village Board after review and recommendation by the Plan Commission. Approval of the request should be consistent with the goal and objectives statement of this plan, the description of the land use categories, if within a key area the specific policies for the key area, and if the requested land use category is consistent and compatible with the recommended land use of neighboring properties. The Village must expect there will be requests for amendments because situations will arise that were not anticipated during this process, such as the unknown factor of the need for additional religious facilities.
- For any request to amend recommended descriptions of land use categories and other policies of this plan, if initiated by Village action or by property owners or citizens, it is suggested the amendment be considered through the formation of a Steering Committee via a similar review process that prepared this comprehensive plan update.
- If a boundary agreement with the Town of Vernon is adopted and the ultimate Village boundary extends beyond the Northeast and/or South/Southeast Key Areas, then recommended land uses for the additional lands should be considered after review and recommendation by the Plan Commission. However, if new or revised land use category descriptions are necessary, then this plan should be amended through the formation of a Steering Committee.

CONCLUDING STATEMENT

This comprehensive plan update adopted as an addendum to “Comprehensive Plan 2035” represents numerous hours of study, research and deliberations by the Steering Committee, Plan Commission and Village Board. The result creates a plan to guide a dynamic community achieving the challenge to sustain all that is good about Mukwonago while continuing municipal financial stability through economic growth.



Map 1

Overall Village Planned Land Use approved in 2009

Village of Mukwonago Waukesha County, Walworth County

Legend

- Planning Area
- County Line
- Municipal Divisions
- Ultimate Village Boundary*
- Key Area
- Current Village Limits
- Planned Future Roadway

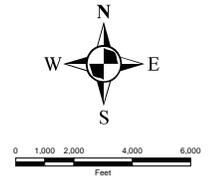
LandUse

- Agriculture / Large Lot Single Family
- Medium Lot Single Family
- Small Lot Single Family
- Historical Residential
- Transitional Residential
- Multi-Family Residential
- Commercial / Business
- Business Park
- Government and Institutional
- Open Space / Recreational
- Industrial
- Extractive
- Extractive Resource
- Surface Water

NOTE: Please see text for details of each land use category

* Ultimate Village Boundary based on Boundary Agreements with the Towns of Mukwonago and East Troy, and current State Law regarding the Town of Waterford

ADOPTED: October 6, 2009



June 2009

Map 4 - North Key Area

Recommended Land Use for 2035

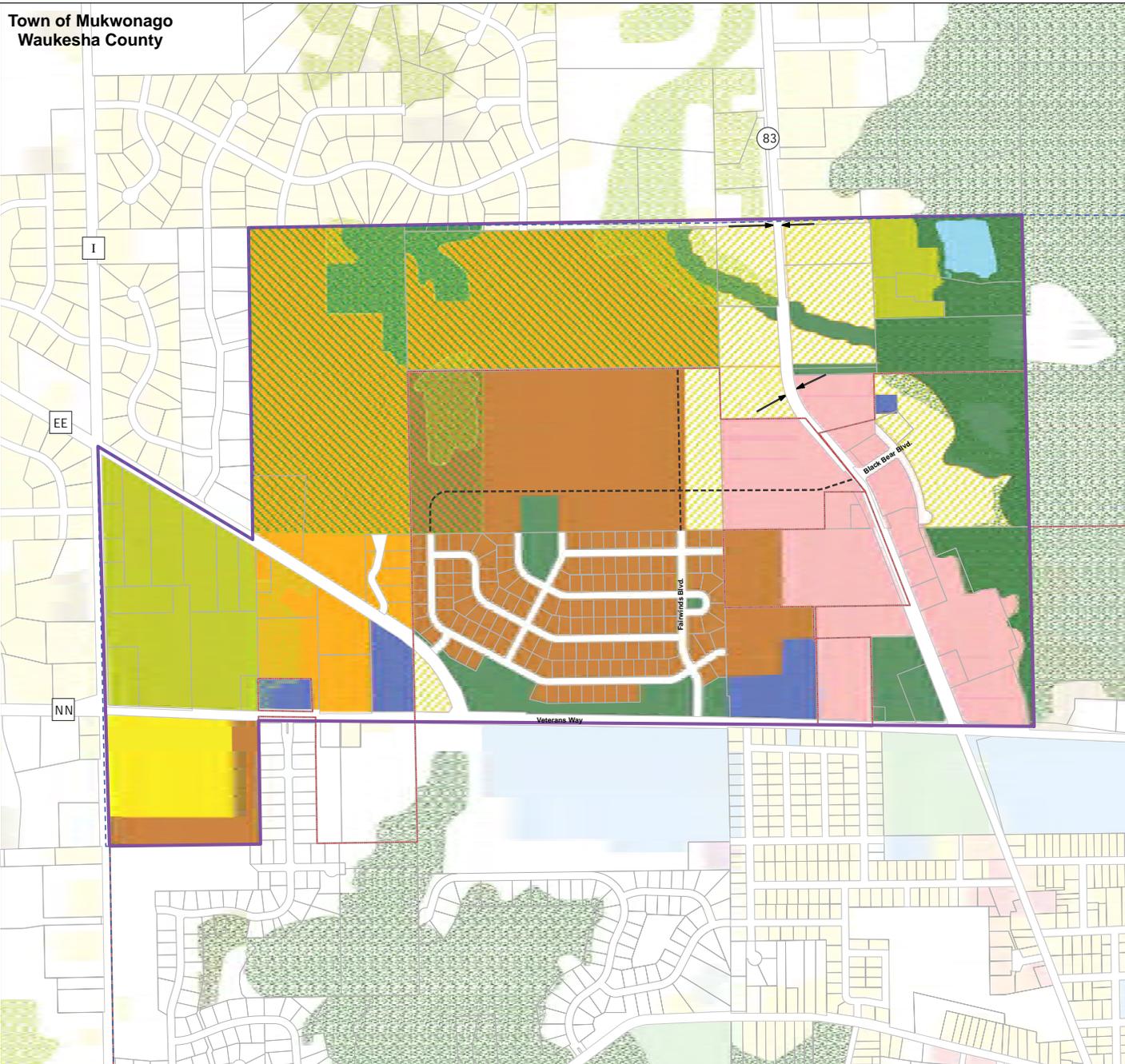
Village of Mukwonago Waukesha County, Walworth County

Legend

-  Planning Area
-  Key Area
-  Ultimate Village Boundary
-  Proposed Collector Streets
-  Future STH 83 Access
-  Primary Environmental Corridor
-  Secondary Environmental Corridor
-  Isolated Natural Area
-  Agriculture / Large Lot Single Family - 37,500 Sq. Ft.¹
-  Small Lot Single Family - 10,000-12,000 Sq. Ft.¹
-  Medium Lot Single Family I - 25,000 Sq. Ft.¹
-  Medium Lot Single Family II - 15,000 Sq. Ft.¹
-  Historical Residential - 12,000 Sq. Ft.¹
-  Conservation Subdivision Design Overlay
-  Executive Style Large Lot Single Family - 37,500 Sq. Ft.¹
-  Low Density Multi-Family Residential - 5 Units / Ac.²
-  Medium Density Multi-Family Residential - 10 Units / Ac.²
-  High Density Multi-Family Residential - 15 Units / Ac.²
-  Village Center / Downtown Overlay
-  Business Mixed Use Overlay
-  Low Intensity Commercial / Business
-  High Intensity Commercial / Business
-  Business Park
-  Industrial
-  Government and Institutional
-  Open Space / Recreational
-  Extractive Overlay
-  Municipal Divisions
-  Current Village Limits
-  County Line

NOTE: Please see text for details of each land use category.

1. Minimum lot size.
2. Maximum dwelling unit density/acre.



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Town of Mukwonago
Waukesha County

Town of Vernon
Waukesha County



Map 5 - Northeast Key Area

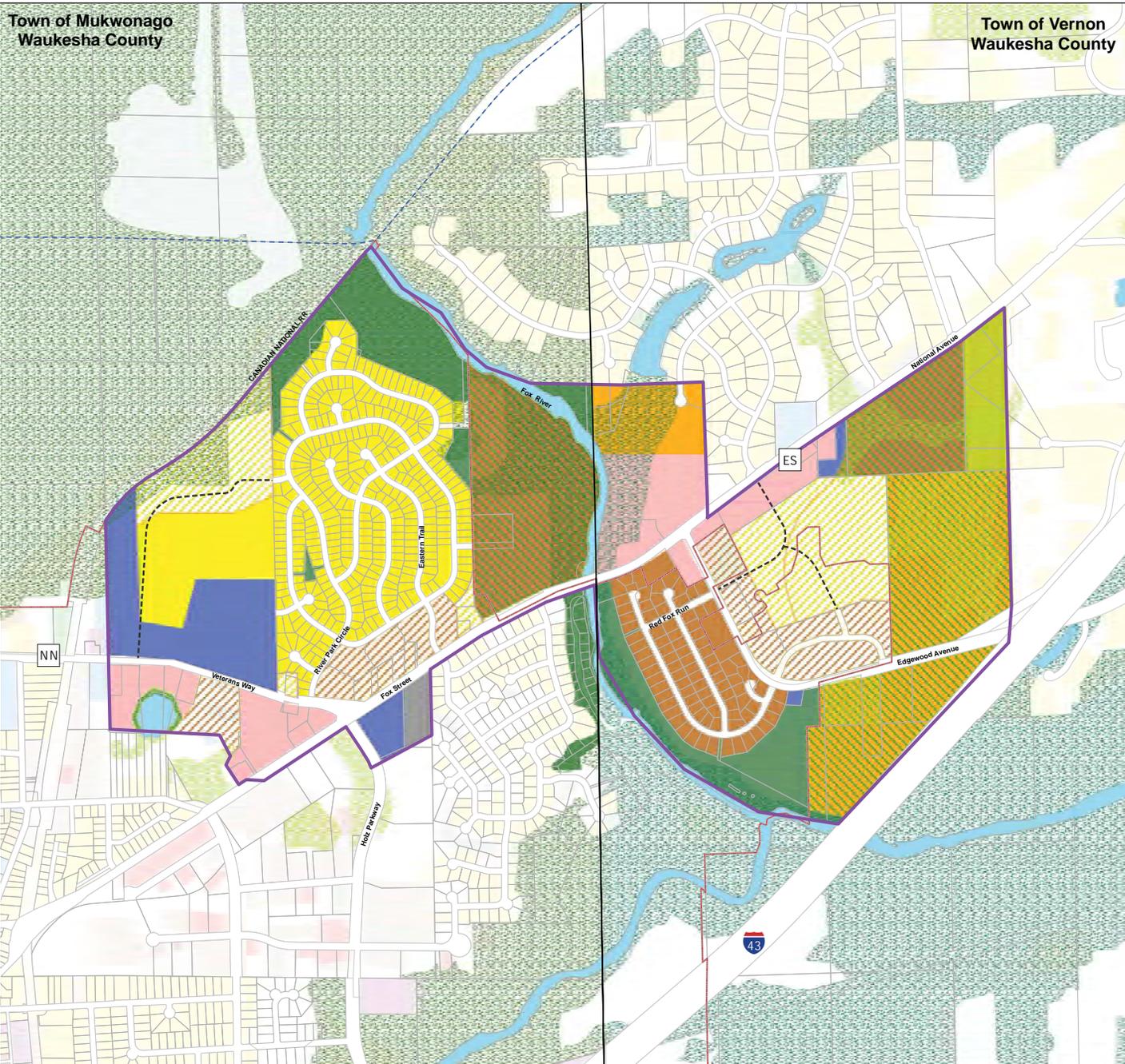
Recommended Land Use for 2035

Village of Mukwonago Waukesha County, Walworth County

Legend

- Planning Area
- Key Area
- Ultimate Village Boundary
- Proposed Collector Streets
- Future STH 83 Access
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Area
- Agriculture / Large Lot Single Family - 37,500 Sq. Ft.¹
- Small Lot Single Family - 10,000-12,000 Sq. Ft.¹
- Medium Lot Single Family I - 25,000 Sq. Ft.¹
- Medium Lot Single Family II - 15,000 Sq. Ft.¹
- Historical Residential - 12,000 Sq. Ft.¹
- Conservation Subdivision Design Overlay
- Executive Style Large Lot Single Family - 37,500 Sq. Ft.¹
- Low Density Multi-Family Residential - 5 Units / Ac.²
- Medium Density Multi-Family Residential - 10 Units / Ac.²
- High Density Multi-Family Residential - 15 Units / Ac.²
- Village Center / Downtown Overlay
- Business Mixed Use Overlay
- Low Intensity Commercial / Business
- High Intensity Commercial / Business
- Business Park
- Industrial
- Government and Institutional
- Open Space / Recreational
- Extractive Overlay
- Municipal Divisions
- Current Village Limits
- County Line

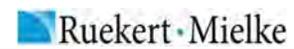
NOTE: Please see text for details of each land use category.
1. Minimum lot size.
2. Maximum dwelling unit density/acre.



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SOURCE: Ruekert/Mielke, SEWRPC

November 2016





Mukwonago - Place of the Bear
a Waukesha County blue chip community

Map 6 - South / Southeast Key Area

Recommended Land Use for 2035

Village of Mukwonago Waukesha County, Walworth County

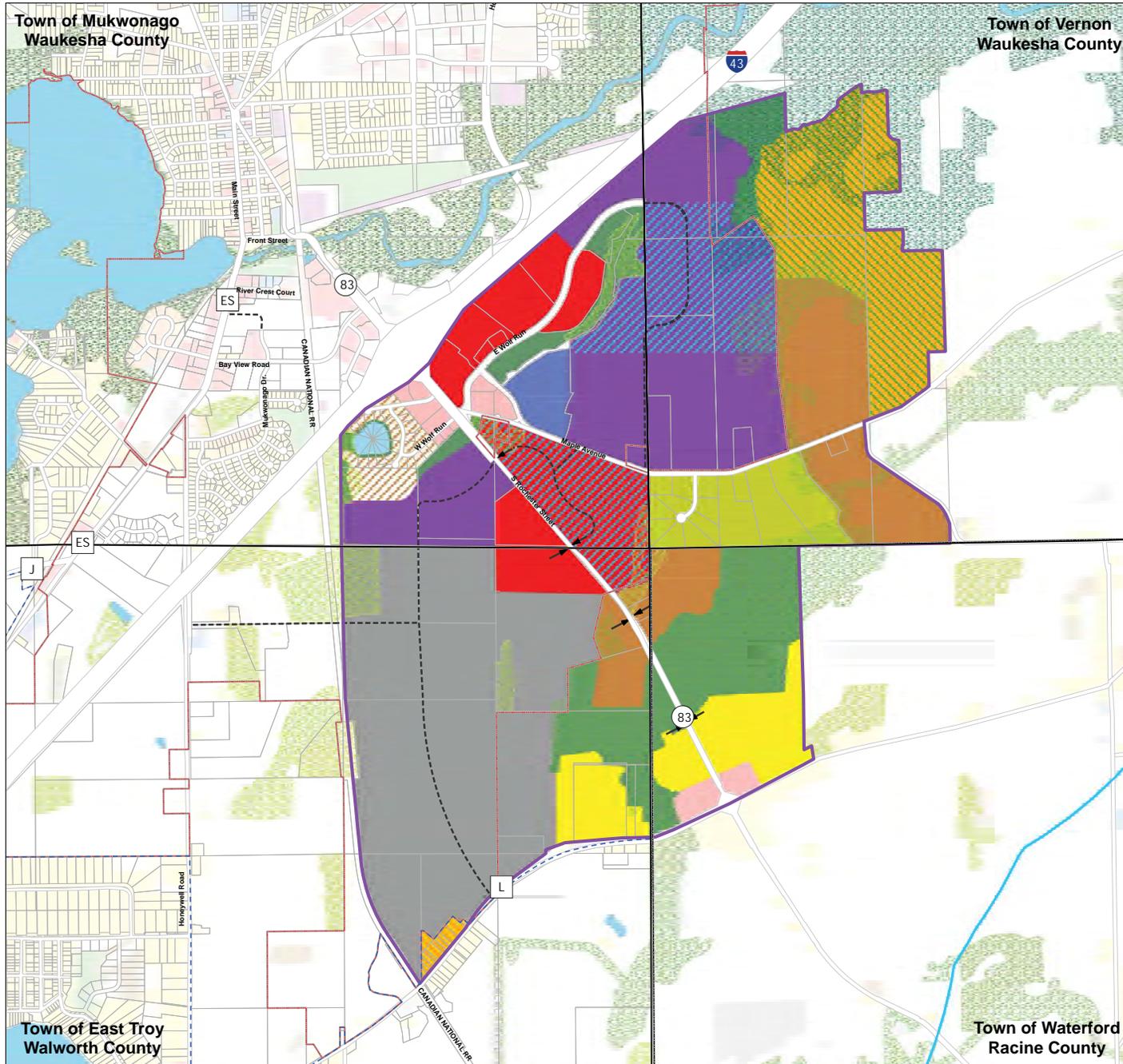
Legend

- Planning Area
- Key Area
- Ultimate Village Boundary
- Proposed Collector Streets
- Future STH 83 Access
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Area
- Agriculture / Large Lot Single Family - 37,500 Sq. Ft.¹
- Small Lot Single Family - 10,000-12,000 Sq. Ft.¹
- Medium Lot Single Family I - 25,000 Sq. Ft.¹
- Medium Lot Single Family II - 15,000 Sq. Ft.¹
- Historical Residential - 12,000 Sq. Ft.¹
- Conservation Subdivision Design Overlay
- Executive Style Large Lot Single Family - 37,500 Sq. Ft.¹
- Low Density Multi-Family Residential - 5 Units / Ac.²
- Medium Density Multi-Family Residential - 10 Units / Ac.²
- High Density Multi-Family Residential - 15 Units / Ac.²
- Village Center / Downtown Overlay
- Business Mixed Use Overlay
- Low Intensity Commercial / Business
- High Intensity Commercial / Business
- Business Park
- Industrial
- Government and Institutional
- Open Space / Recreational
- Extractive Overlay
- Municipal Divisions
- Current Village Limits
- County Line

NOTE: Please see text for details of each land use category.
1. Minimum lot size.
2. Maximum dwelling unit density/acre.



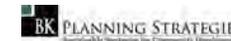
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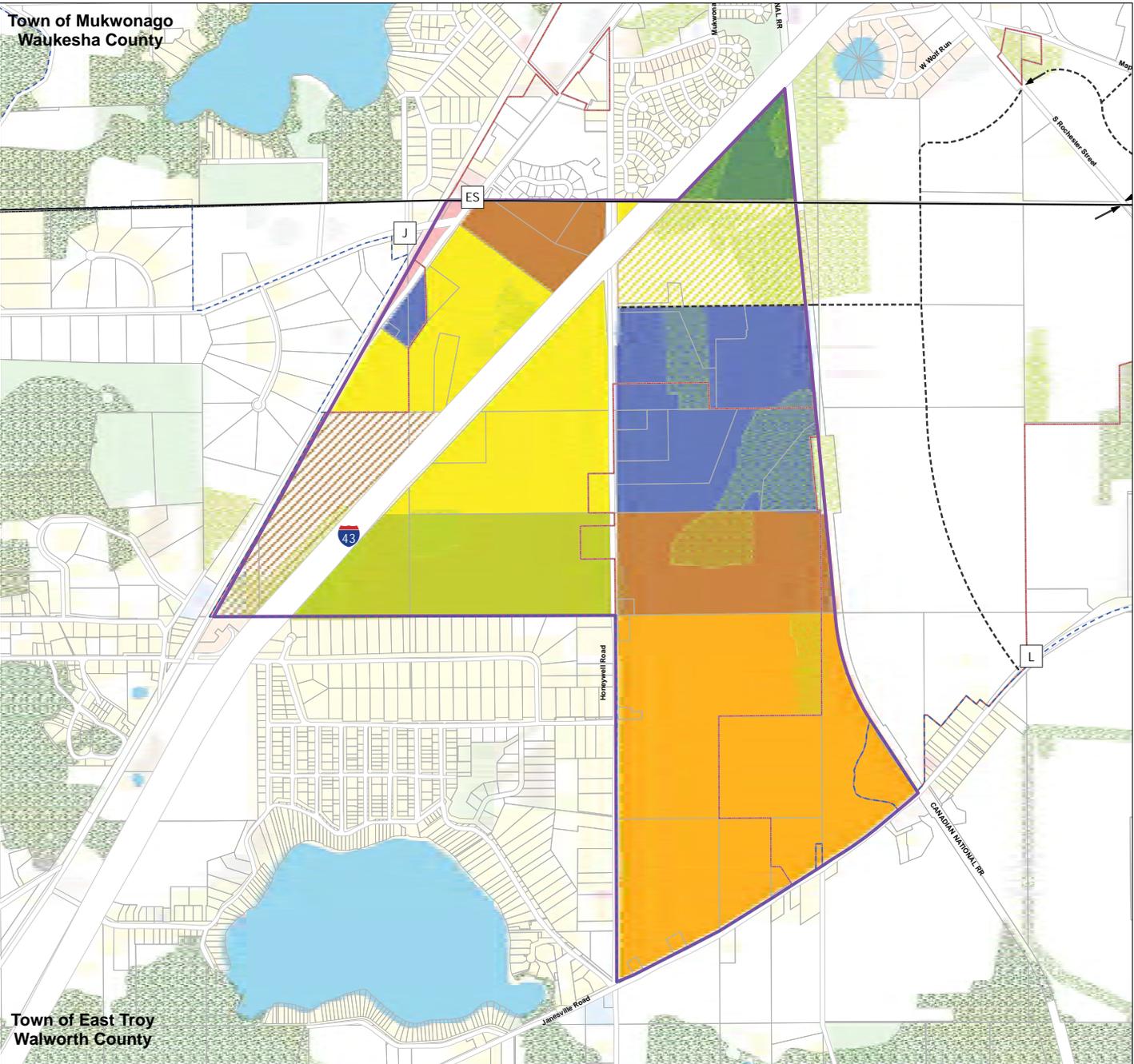
SOURCE: Ruekert/Mielke, SEWRPC

November 2016



Town of Mukwonago
Waukesha County

Town of East Troy
Walworth County



Mukwonago - Place of the Bear
a Waukesha County blue chip community

Map 7 - Southwest Key Area

Recommended Land Use for 2035

Village of Mukwonago

Waukesha County, Walworth County

Legend

- Planning Area
- Key Area
- Ultimate Village Boundary
- Proposed Collector Streets
- Future STH 83 Access
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Area
- Agriculture / Large Lot Single Family - 37,500 Sq. Ft.¹
- Small Lot Single Family - 10,000-12,000 Sq. Ft.¹
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- High Density Multi-Family Residential - 15 Units / Ac.²
- Village Center / Downtown Overlay
- Business Mixed Use Overlay
- Low Intensity Commercial / Business
- High Intensity Commercial / Business
- Business Park
- Industrial
- Government and Institutional
- Open Space / Recreational
- Extractive Overlay
- Municipal Divisions
- Current Village Limits
- County Line

NOTE: Please see text for details of each land use category.
1. Minimum lot size.
2. Maximum dwelling unit density/acre.



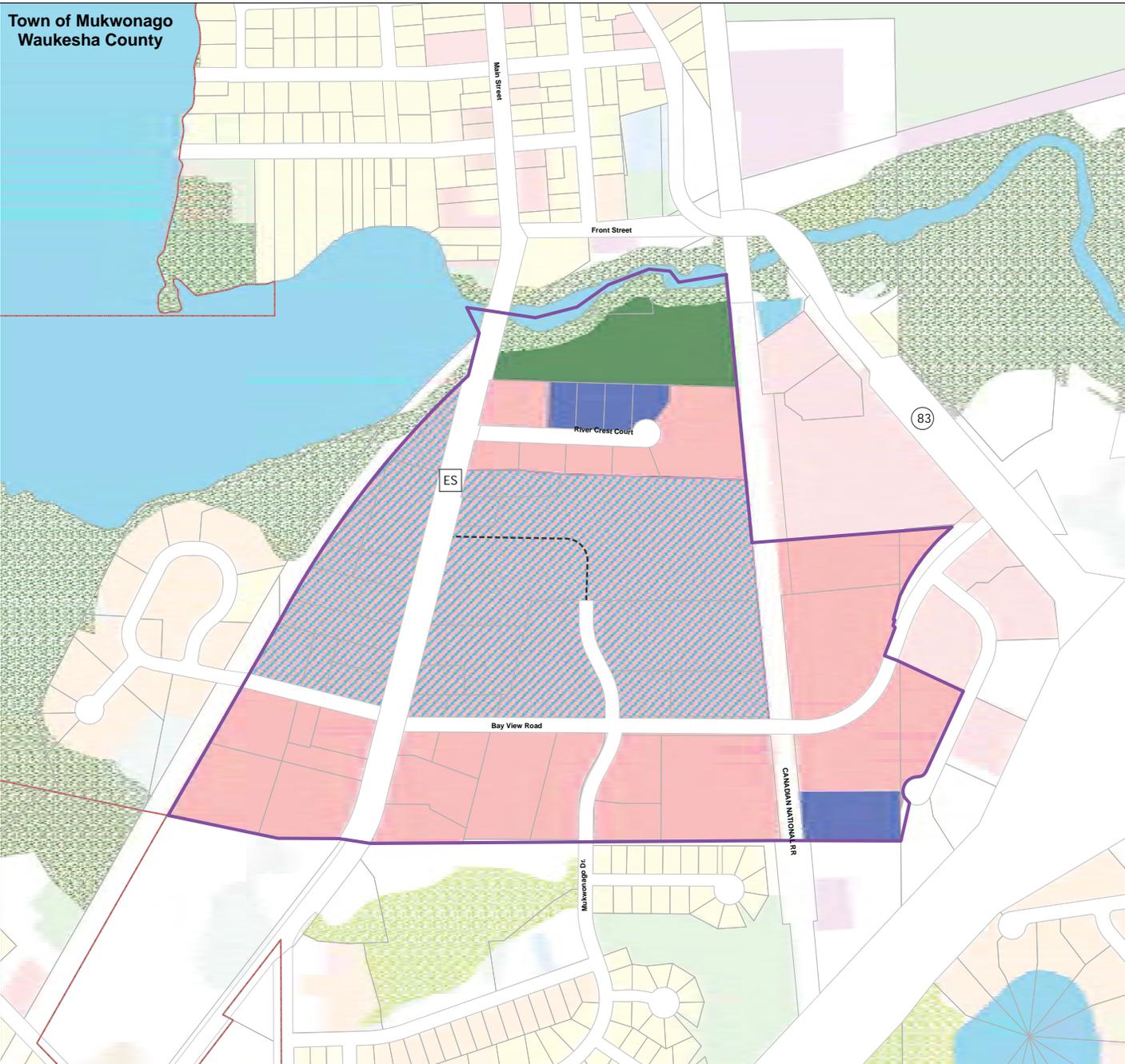
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SOURCE: Ruekert/Mielke, SEWRPC

November 2016



Town of Mukwonago
Waukesha County



Mukwonago - Place of the Bear
a Waukesha County blue chip community

Map 8 - Main Street / River South Key Area

Recommended Land Use for 2035

Village of Mukwonago
Waukesha County, Walworth County

Legend

- Planning Area
- Key Area
- Ultimate Village Boundary
- Proposed Collector Streets
- Future STH 83 Access
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Area
- Agriculture / Large Lot Single Family - 37,500 Sq. Ft.¹
- Small Lot Single Family - 10,000-12,000 Sq. Ft.¹
- Medium Lot Single Family I - 25,000 Sq. Ft.¹
- Medium Lot Single Family II - 15,000 Sq. Ft.¹
- Historical Residential - 12,000 Sq. Ft.¹
- Conservation Subdivision Design Overlay
- Executive Style Large Lot Single Family - 37,500 Sq. Ft.¹
- Low Density Multi-Family Residential - 5 Units / Ac.²
- Medium Density Multi-Family Residential - 10 Units / Ac.²
- High Density Multi-Family Residential - 15 Units / Ac.²
- Village Center / Downtown Overlay
- Business Mixed Use Overlay
- Low Intensity Commercial / Business
- High Intensity Commercial / Business
- Business Park
- Industrial
- Government and Institutional
- Open Space / Recreational
- Extractive Overlay
- Municipal Divisions
- Current Village Limits
- County Line

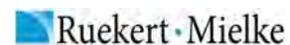
NOTE: Please see text for details of each land use category.
1. Minimum lot size.
2. Maximum dwelling unit density/acre.



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SOURCE: Ruekert/Mielke, SEWRPC

November 2016



Town of Mukwonago
Waukesha County

Town of Vernon
Waukesha County



Mukwonago - Place of the Bear
a Waukesha County blue chip community

Map 9

Recommended Land Use for 2035

Village of Mukwonago Waukesha County, Walworth County

Legend

- Planning Area
- Key Area
- Ultimate Village Boundary
- Proposed Collector Streets
- Future STH 83 Access
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Area
- Agriculture / Large Lot Single Family - 37,500 Sq. Ft.¹
- Small Lot Single Family - 10,000-12,000 Sq. Ft.¹
- Medium Lot Single Family I - 25,000 Sq. Ft.¹
- Medium Lot Single Family II - 15,000 Sq. Ft.¹
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- Medium Density Multi-Family Residential - 10 Units / Ac.²
- High Density Multi-Family Residential - 15 Units / Ac.²
- Village Center / Downtown Overlay
- Business Mixed Use Overlay
- Low Intensity Commercial / Business
- High Intensity Commercial / Business
- Business Park
- Industrial
- Government and Institutional
- Open Space / Recreational
- Extractive Overlay
- Municipal Divisions
- Current Village Limits
- County Line

NOTE: Please see text for details of each land use category.
1. Minimum lot size.
2. Maximum dwelling unit density/acre.



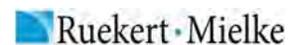
0 1,000 2,000 4,000 6,000
Feet

Town of East Troy
Walworth County

Town of Waterford
Racine County

SOURCE: Ruekert/Mielke, SEWRPC

November 2016



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**VILLAGE OF MUKWONAGO
COMPREHENSIVE PLAN UPDATE
2016**

Appendix A

**Village of Mukwonago Comprehensive Plan Update
Summary of Land Use Designations of 2009 Approved Plan**

Land Use Designation	Description	General Location
Agriculture/Large Lot Single Family	Where land is developed for detached single family large lots or likely to occur, or continued agriculture will occur. Approximately a 37,500 square foot lot size.	Within Village 1.5 mile planning area outside of ultimate Village boundary, and beyond likely reach of Village sanitary sewer.
Medium Lot Single Family	Detached single family with approximately 25,000 square foot lots.	Far northwest and southwest sides of Village and several existing subdivisions outside of current Village boundary.
Small Lot Single Family	Detached single family with lot size minimum of 15,000 square feet.	Subdivisions constructed in Village past 20 years; northeast, northwest and southwest sides of Village.
Historical Residential	Older historic core neighborhoods with 12,000 square foot single family lots or less.	Basically surrounding downtown of the single family development up to the 1990's, and an older subdivision west of lakes in town.
Transitional Residential	Mixture of single family detached, duplex and multi-family with maximum approximate density of 4.6 DU/AC.	Surrounding commercial along STH 83 north of CTH NN; south of I-43 interchange business are along STH 83 to CTH L; and some areas northeast, south and southwest.
Multi-Family Residential	Multi-family with maximum approximate density of 10 DU/AC.	Along CTH NN and ES east and west of RR track; south of Bay View Road commercial, southwest along I-43; and corner of STH 83 and CTH L.
Commercial/Business	General retail and office areas along high traffic areas.	Downtown; Main Street/Bay View Road/STH 83 area south of river; STH 83 frontage north of CTH NN and south of I-43; and scattered nodes of business.
Business Park	Mixture of larger offices and light industrial uses with coordinated development.	Gateway Area south of I-43/STH 83 interchange east of Wal Mart, and east and south of DN Greenwald Medical.
Industrial	Light and heavy industrial uses.	Industrial park northeast of downtown along CTH ES and large area south of I-43/STH 83 interchange between STH 83 and railroad track.
Government and Institutional	Village and school facilities, religious facilities, cemeteries, and other quasi-public uses	Scattered throughout Village.
Open Space/Recreational	Sites with environmental features (floodplain, wetland, environmental corridors), and public owned parks and open space.	Vernon Marsh, along Mukwonago River and many other locations throughout Village.
Extractive	Current non-metallic mining (quarrying).	Within planning area in Racine County.
Extractive Resource	Lands with potential for non-metallic mining (comprehensive planning law requires identification of quarry sites).	Large area south of CTH L in Racine County.

**VILLAGE OF MUKWONAGO
COMPREHENSIVE PLAN UPDATE
2016**

Appendix B

VILLAGE OF MUKWONAGO
CENSUS DATA COMPARISONS OF POPULATION AND HOUSING
CHARACTERISTICS
2000 TO 2010

	2000	2010
<i>Characteristics of the Population</i>		
Total Population	6,162	7,355
19 years and younger	1,745 (28.3%)	2,081 (28.2%)
21 years and over	4,350 (70.6%)	5,208 (70.8%)
65 years and over	674 (10.9%)	910 (12.4%)
Median Age in Years	33.9	37.9
<i>Living Characteristics</i>		
Living in Households	6,068	7,299
In Group Quarters	94	56
Total Households	2,392	2,923
Family Households	1,705	2,003
Married Couple Family	1,384	1,604
Nonfamily Households	687	920
Householder Living Alone	544	778
Households with individuals under 18 years	898	1,042
Households with individuals 65 years and over	438	653
Average Household Size	2.54	2.50
Average Family Size	3.00	3.05
<i>Housing Occupancy</i>		
Total Housing Units	2,502	3,104
Occupied Housing Units	2,392	2,923
Vacant Housing Units	110	181
<i>Housing Tenure</i>		
Owner-occupied housing units	1,516 (63.4%)	1,999 (68.4%)
Average household size of owner-occupied units	2.80	2.78
Renter occupied housing units	876 (36.6%)	924 (31.6%)
Average household size of renter occupied housing units	2.08	1.88

Source: U.S. Census Bureau
Information compiled by Village Planning Department

THE MUKWONAGO'S GROWTH COMPARED

Village of Mukwonago Population Growth Since 1940*

Year	Population	10 Year Change	1 Year Change
1940	855		
1950	1,207	+352/41.2%	
1960	1,877	+670/55.5%	
1970	2,367	+490/26.1%	
1980	4,014	+1,647/69.6%	
1990	4,464	+450/11.2%	
2000	6,162	+1,698/38.0%	
2010	7,355	+1,193/19.4%	
2011	7,375		+20/0.3%
2012	7,390		+15/0.2%
2013	7,432		+42/0.6%
2014	7,507		+75/1.0%
2015	7,629		+122/1.6%

Town of Mukwonago Population Growth Since 1940

Year	Population	10 Year Change	1 Year Change
1940	801		
1950	1,269	+468/58.4%	
1960	1,579	+310/24.4%	
1970	1,930	+351/22.2%	
1980	4,979	+3,049/158%	
1990	5,967	+988/19.8%	
2000	6,868	+901/15.1%	
2010	7,959	1,091/15.9%	
2011	7,972		+13/0.2%
2012	7,976		+4/0.1%
2013	7,990		+14/0.2%
2014	8,010		+20/0.3%
2015	8,020		+10/0.1%

Sources: 1940 through 2010; U.S. Decennial Census
 2011 through 2015; Wisconsin Department of Administration Estimates
 B. Kaniewski, Village Planner

*Please note the Wisconsin Department of Administration preliminary Village population estimate for January 1, 2016 is 7,772; however is not verified at the time of document preparation.

**VILLAGE OF MUKWONAGO RECENT POPULATION GROWTH
 COMPARED TO NEARBY AND SIMILAR MUNICIPALITIES
 (2000 and 2010 from U.S. Census, others from Wis. Dept. of Administration Estimates)**

Municipality	2000	2010	2011	2012	2013	2014	2015
V Mukwonago	5,977	7,355	7,385	7,390	7,432	7,707	7,629
T Mukwonago	6,868	7,959	7,972	7,976	7,990	8,010	8,020
T Vernon	7,227	7,601	7,600	7,603	7,612	7,624	7,632
V Big Bend	1,278	1,290	1,290	1,287	1,284	1,292	1,296
T East Troy	3,830	4,021	4,023	4,025	4,033	4,041	4,044
V East Troy	3,564	4,281	4,290	4,283	4,283	4,282	4,341
T Waterford	5,576	6,344	6,348	6,338	6,343	6,345	6,350
V Waterford	4,048	5,368	5,371	5,368	5,360	5,366	5,372
V Eagle	1,707	1,950	1,948	1,947	1,944	1,946	1,953
V North Prairie	1,571	2,141	2,146	2,145	2,142	2,144	2,144
V Dousman	1,584	2,302	2,304	2,317	2,320	2,327	2,325
V Summit	4,999	4,674	4,671	4,680	4,695	4,713	4,719
C Oconomowoc	12,382	15,759	15,805	15,834	16,004	16,293	16,464
V Hartland	7,905	9,110	9,115	9,118	9,124	9,141	9,167
C Delafield	6,472	7,085	7,092	7,095	7,083	7,093	7,111
V Pewaukee	8,170	8,166	8,159	8,178	8,166	8,154	8,138
C Pewaukee	11,783	13,195	13,294	13,464	13,654	12,728	13,843
C Burlington	9,958	10,464	10,466	10,496	10,492	10,511	10,603
C Elkhorn	7,305	10,084	10,031	9,998	9,931	9,956	9,924
C Lake Geneva	7,148	7,651	7,662	7,654	7,670	7,696	7,727
Waukesha County	360,767	389,891	390,267	390,914	391,478	392,761	393,927
Walworth County	92,013	102,228	102,485	102,530	102,579	102,837	102,469
State of Wisconsin	5,363,715	5,686,986	5,694,236	5,703,525	5,717,110	5,732,981	5,753,324

V = Village; T = Town; C = City

Source: U.S. Census; Wisconsin Department of Administration and B. Kaniewski, Village Planner.

Please note Summit was a Town in 2000.

**Village of Mukwonago Market Area 2011 Population
Per Radius and Drive Time
Compared to Competing Markets**

Radius or Drive Time	Mukwonago Village Center	Mukwonago I-43 and Hwy 83	Burlington Downtown	Lake Geneva Downtown	Delavan Downtown	Oconomowoc I-94 and Hwy 67	Delafield I-94 and Hwy 83
1 Mile	2,092	754	2,934	3,604	<i>4,401</i>	NA	NA
3 Miles	14,796	11,871	11,662	12,417	10,180	14,873	<i>16,463</i>
5 Miles	21,291	22,868	21,043	20,892	19,263	40,317	<i>44,309</i>
7 Miles	46,805	39,193	30,266	32,493	34,100	55,428	<i>102,380</i>
10 Miles	101,307	95,344	63,135	70,385	51,827	104,964	<i>206,134</i>
15 Miles	276,380	274,698	160,791	144,499	94,308	260,276	<i>348,057</i>
20 Miles	641,184	635,232	339,391	302,971	230,214	452,505	<i>800,742</i>
25 Miles	1,331,572	<i>1,330,367</i>	992,132	532,626	458,898	932,970	<i>1,472,234</i>
30 Miles	1,836,420	<i>1,864,593</i>	1,759,395	1,059,632	744,798	1,634,426	1,731,132
5 Minutes	8,042	3,942	9,516	<i>11,390</i>	8,508	1,887	4,628
10 Minutes	20,386	20,653	23,693	24,966	23,280	30,200	<i>41,465</i>
15 Minutes	43,945	46,384	37,236	53,817	49,667	63,069	<i>119,475</i>
20 Minutes	77,422	89,579	97,246	95,125	67,550	124,270	<i>205,180</i>
30 Minutes	511,406	<i>512,403</i>	231,131	222,289	236,300	356,098	512,221
45 Minutes	1,574,843	<i>1,625,772</i>	1,089,505	695,735	592,399	1,443,993	1,555,506
60 Minutes	2,285,708	<i>2,347,711</i>	<i>2,594,298</i>	2,432,529	1,734,449	2,093,331	2,009,331

Italics indicate largest population within category compared to other markets.

Source: Wisconsin Economic Development Corporation "Locate in Wisconsin" web site, information for a listed property nearest the community center or interchange.

Compiled by Bruce Kaniewski, Village Planner; May 2012

**Number and Type of Dwelling Units
January 1, 2016**

Single Family Dwellings: 2,016 (68.3%)
Duplex Dwellings: 76 (2.6%)
(50 duplexes, 26 duplex flat)
Condominium Ownership Dwellings: 291 (9.8%)
(193 garden style units, 56 apartment style units, 42 townhome style units)
Rental Dwellings: 570 (19.3%)
Total: 2,953 (100%)

Source: Associated Appraisal, Village Assessor

Below is other information and data provided to the Steering Committee:

- The 2015 equalized value of all Village real estate was \$727,439,100 (increase of \$24,360,000 or 3% over 2014). The 2016 value will not be known until August. The Town of Mukwonago 2015 equalized value was \$849,261,800, and the Town of Vernon's was \$820,810,000.
- The 2015 Village value of personal property (business machinery, furniture, fixtures, etc.) was \$17,316,600 (increase of \$1,270,100 or 8% over 2014). The Town of Mukwonago's was \$799,400 and Vernon's was \$2,293,300.
- Per land use category, the 2015 Village equalized value of real estate was 71.1% residential, 24.3% commercial, 4.1 % manufacturing and 0.5% ag, forest and other land. In Wisconsin, rental properties are assessed as commercial.
- There is around 290 undeveloped acres within the current Village boundary zoned for business or manufacturing with sanitary sewer immediately available.
- There is around 610 undeveloped acres within the current Village boundary either zoned or planned (in 2009 plan) for business or manufacturing with sanitary sewer not immediately available but located nearby that extending it would not be difficult.
- Around the northeast and northwest edges of the Village there are about 210 undeveloped or underdeveloped acres planned (2009 plan) for residential in the Village with sewer nearby. The bulk of the 210 acres lie in the small lot single family land use category. Transitional residential is the planned use for the remainder. (Waukesha County GIS has not been working past several days, so I'll need to reconfirm the acreage at a later date.)
- Just outside the northwest corner of the Village boundary is undeveloped or underdeveloped land that will be in the Village when divided for new development per the boundary agreement with the Town of Mukwonago. These properties are planned for either transitional residential, small lot single family or medium lot single family. Sewer is not directly adjacent, but is planned to be extended to these sites.
- The Village has a boundary agreement with the Towns of East Troy and Mukwonago, and recently began preliminary boundary agreement discussions with the Town of Vernon. The Village has the ability through state law, to plan the land use 1.5 miles beyond its corporate boundary.
- The Village's 53149 Zip Code had a population of 19,000 people in 2010 according to the U.S. Census.

VILLAGE OF MUKWONAGO
NUMBER OF RESIDENTIAL DWELLING UNITS PER ISSUED BUILDING PERMITS
2004 TO 2015

Year	Single Family No. of Units	Duplex No. of Units	Multi-Family No. of Units
2004	46	12	32
2005	44	2	12
2006	66	0	36
2007	51	0	12
2008	19	0	0
2009	15	0	0
2010	8	0	0
2011	7	2	0
2012	29	0	0
2013	47	4	0
2014	47	14	0
2015	34	8	24
Total 2004-2015	413	40	116
Total 2010-2015	172	28	24

Notes:

- Four of the 34 single family units in 2015 are condominium ownership units.
- Except for two of the units in 2013, all of the duplex units are condominium ownership units.
- Except for the 24 units in 2015, all of the multi-family units are condominium ownership units.
- The 2015 multi-family units are the first of two 12 rental unit buildings within Premier Woods.

Total Value of Single and Duplex Units, as indicated on Building Permit application:

2011: \$1,735,813

2012: \$5,423,688

2013: \$10,419,288

2014: \$13,650,517

2015: \$8,741,431

Source: Village of Mukwonago Building Inspection Annual Residential Reports
Village Planner's Office

VILLAGE OF MUKWONAGO
NUMBER OF RESIDENTIAL UNITS REMAINING TO BE BUILT IN APPROVED
DEVELOPMENTS
AS OF DECEMBER 31, 2015

Single Family

Fairwinds:

Phases 1 thru 4: 148 total lots, 58 remaining

Phase 5: 37 lots remaining (streets and infrastructure not yet constructed)

Fox River View:

96 lots total, 25 remaining

Minors Homestead:

Original phase thru Addition #3: 175 total lots, 5 remaining

Minors Estates:

42 lots remaining, construction of streets and infrastructure expected to start 2016

Orchards of Mukwonago:

Original phases: 81 total lots, 20 remaining

Additional #2: 26 lots, construction of streets and infrastructure expected to start 2016

Total lots remaining with streets: 108

Total lots remaining with streets and infrastructure to be completed: 105

Condominiums

Edgewood Meadows:

120 total units, 80 remaining

The Glen of Mukwonago:

40 total units, 8 remaining

Hawks Ridge East:

64 total units, 8 remaining (Permit application for remainder submitted Feb. 2016).

Total units remaining: 96

Rental

Premier Woods:

68 total units, 44 remaining to be issued permit

Total units remaining: 44

**Multifamily Densities Allowed in Other Municipalities
(As presented to Steering Committee—June 2, 2016)**

City of Delafield

Section 17.35 (16), R-6 Multiple Family Residential District:

Efficiency Units: 17.4 DU/AC

1 Bedroom: 15.5 DU/AC

2 Bedrooms: 12.4 DU/AC

3 Bedrooms: 10.9 DU/AC

Notes:

- Maximum number of units per building limited to 36
- No more than 3 efficiency units per building
- No modification of density with PUD

Section 17.35 (17), R-7-EH Multiple Family Elderly Housing District:

Efficiency Units: 36.4 DU/AC

1 Bedroom: 34.8 DU/AC

2 Bedrooms: 29.0 DU/AC

3 Bedrooms: 24.9 DU/AC

Village of Hartland

Division 11, RM-1 Multi-Family Residential District

Efficiency Units: 10.9 DU/AC

1 Bedroom: 8.7 DU/AC

2 Bedrooms: 7.3 DU/AC

Notes:

- Two or more buildings per development require a PUD as a Conditional Use not to exceed 10.9 DU/AC.
- PUD standards state maintain insofar as possible density and other standards

Division 12, RM-2 Multi-Family Residential District

Efficiency and 1 Bedroom: 17.4 DU/AC

2 or More Bedrooms: 14.5 DU/AC

Notes:

- For lots platted prior to ordinance which would be impractical to develop in RM-1 district.
- PUD regulations state maintain insofar as possible density and other standards

Division 13, RM-3 Condominium Multi-Family Residential District

Efficiency and 1 Bedroom: 17.4 DU/AC

2 or More Bedrooms: 14.5 DU/AC

Notes:

- Two or more buildings per development require a PUD as a Conditional Use not to exceed 10.9 DU/AC.
- PUD regulations state maintain insofar as possible density and other standards

City of Pewaukee

Section 17.0414, M-1 Multi-Family District

Density to not exceed 6.0 DU/AC.

Section 17.0415, M-2 Multi-Family District

Density to not exceed 9.0 DU/AC.

Section 17.0416, M-3 Multi-Family District

Density to not exceed 12.0 DU/AC.

Note:

- No density exceptions with PUD.

Village of Pewaukee

Division 8, R-6 Residential Plex District

Maximum Density of 8 DU/AC.

Division 9, RM Multiple Residential District

Maximum Density of 12 DU/AC.

Note:

- No density exceptions with PUD.

Village of Wales

Section 435-26, R-4 Multi-Family Residential District

Maximum Density of 8 DU/AC.

Notes:

- Residential may be allowed as PUD in B-2 Local Business District
- Plan Commission may modify any requirement with a PUD
- Lincolnshire by Neumann Group west of KMHS; PUD in B-2 mix of 100 apartment units in 2 and 3 story buildings and single family lots; net density of 15.2 DU/AC.

**VILLAGE OF MUKWONAGO
COMPREHENSIVE PLAN UPDATE
2016**

Appendix C
(data submitted by Steering Committee member)

Summary information – Waukesha Demographics

TABLE 12

RELATIVE DISTRIBUTION OF SELECTED RACIAL GROUPS BY COUNTY IN THE REGION: 2010

County	Population With One Race Reported (Percent of Region Total)						Population With More Than One Race Reported (Percent of Region Total)	Total Population (Percent of Region Total)
	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race		
Kenosha	9.1	3.7	7.8	4.7	12.2	9.9	10.2	8.2
Milwaukee	37.4	86.1	65.5	63.0	49.8	64.7	60.1	46.9
Ozaukee	5.3	0.4	2.0	2.9	2.7	0.6	2.1	4.3
Racine	10.2	7.4	7.5	4.1	7.3	12.6	10.4	9.7
Walworth	6.1	0.3	3.0	1.6	5.9	5.8	3.2	5.1
Washington	8.2	0.4	3.9	2.8	4.1	1.3	3.2	6.5
Waukesha	23.7	1.7	10.3	20.9	18.0	5.1	10.8	19.3
Region	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

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

MEDIAN AGE OF THE POPULATION IN THE REGION BY COUNTY: 1950-2010

County	Median Age of the Population (Years)						
	1950	1960	1970	1980	1990	2000	2010
Kenosha.....	31.5	28.8	26.9	29.3	32.5	34.8	36.3
Milwaukee.....	32.5	30.5	28.6	30.0	32.2	33.7	33.6
Ozaukee.....	30.7	27.3	25.6	30.2	34.6	38.9	42.9
Racine.....	31.4	28.5	26.0	28.9	32.8	36.1	39.0
Walworth.....	33.1	30.3	26.4	29.5	33.0	35.1	38.1
Washington.....	30.3	27.0	24.9	28.1	32.5	36.6	40.9
Waukesha.....	30.6	27.0	25.4	29.7	34.0	38.1	42.0
Region	32.2	29.7	27.6	29.7	32.8	35.4	37.0

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

County	Change in Population: 2000-2010					
	Non-Hispanic White Alone		Minority*		Total	
	Number	Percent	Number	Percent	Number	Percent
Kenosha	2,805	2.0	14,244	63.9	16,849	11.3
Milwaukee	-68,523	-11.7	76,094	21.3	7,571	0.8
Ozaukee	1,795	2.3	2,283	66.7	4,078	5.0
Racine	-4,824	-3.2	11,401	29.5	6,577	3.5
Walworth	3,262	3.8	5,207	62.5	8,469	9.0
Washington	10,478	9.2	3,916	108.1	14,394	12.3
Waukesha	13,209	3.9	15,915	76.3	29,124	8.1
Region	-41,998	-2.8	129,060	28.4	87,062	4.5

NOTE: The total population by race and Hispanic origin for 2000 reported by the Census Bureau as indicated on this table differs slightly from the Census Bureau total population count presented in Tables 3 and 4.

*The minority population includes persons reported in the census as being of Hispanic origin and/or reporting their race as Black or African American, American Indian/Alaska Native, Asian, Native Hawaiian/Pacific Islander, some other race, or more than one race.

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

ACTUAL AND PROJECTED POPULATION IN WAUKESHA COUNTY: 2010-2050

Year	High Projection			Intermediate Projection			Low Projection		
	Population	Change from Preceding Year		Population	Change from Preceding Year		Population	Change from Preceding Year	
		Number	Percent		Number	Percent		Number	Percent
Actual Population: 2010	389,900	--	--	389,900	--	--	389,900	--	--
Projected Population									
2015	411,400	21,500	5.5	401,900	12,000	3.1	395,600	5,700	1.5
2020	430,800	19,400	4.7	414,900	13,000	3.2	401,500	5,900	1.5
2025	451,700	20,900	4.9	428,700	13,800	3.3	409,300	7,800	1.9
2030	472,100	20,400	4.5	442,500	13,800	3.2	417,400	8,100	2.0
2035	491,300	19,200	4.1	454,600	12,100	2.7	424,600	7,200	1.7
2040	507,500	16,300	3.3	464,400	9,800	2.2	429,200	4,600	1.1
2045	522,700	15,100	3.0	472,600	8,200	1.8	434,200	5,000	1.2
2050	538,900	16,200	3.1	481,400	8,800	1.9	439,400	5,200	1.2
Change: 2010-2050	--	149,000	38.2	--	91,500	23.5	--	49,500	12.7

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

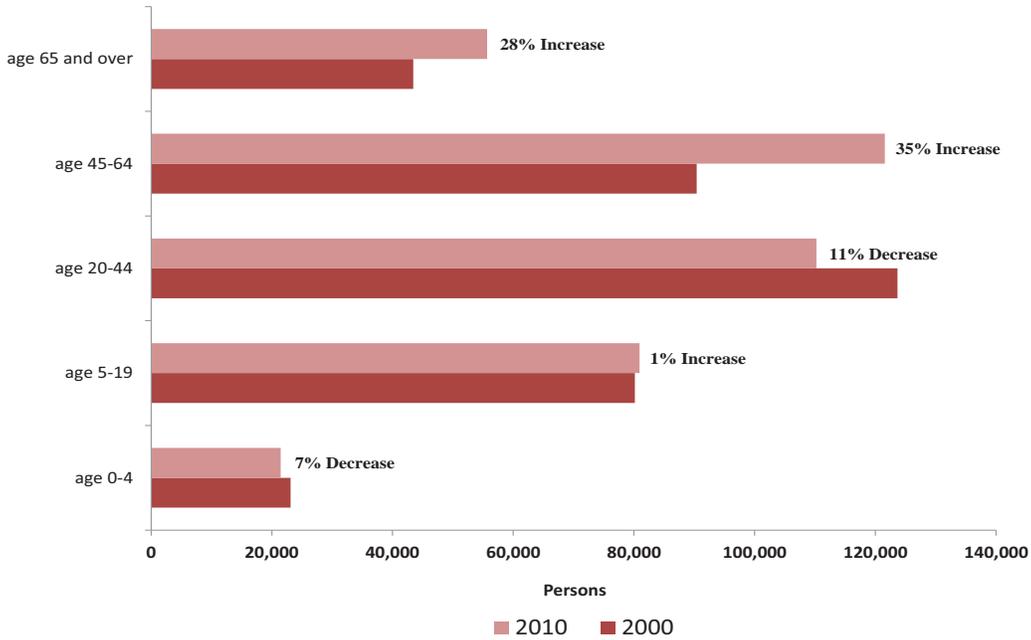
Table 49

ACTUAL AND PROJECTED HOUSEHOLDS IN WAUKESHA COUNTY: 2010-2050

Year	High Projection			Intermediate Projection			Low Projection		
	Households	Change from Preceding Year		Households	Change from Preceding Year		Households	Change from Preceding Year	
		Number	Percent		Number	Percent		Number	Percent
Actual Households: 2010	152,700	--	--	152,700	--	--	152,700	--	--
Projected Households									
2015	161,600	8,900	5.8	157,900	5,200	3.4	155,400	2,700	1.8
2020	170,200	8,600	5.3	163,900	6,000	3.8	158,600	3,200	2.1
2025	179,300	9,100	5.3	170,200	6,300	3.8	162,500	3,900	2.5
2030	188,400	9,100	5.1	176,600	6,400	3.8	166,500	4,000	2.5
2035	197,000	8,600	4.6	182,200	5,600	3.2	170,200	3,700	2.2
2040	204,500	7,500	3.8	187,100	4,900	2.7	172,900	2,700	1.6
2045	211,800	7,300	3.6	191,400	4,300	2.3	175,800	2,900	1.7
2050	219,500	7,700	3.6	196,900	4,500	2.4	178,800	3,000	1.7
Change: 2010-2050	--	66,800	43.7	--	43,200	28.3	--	26,100	17.1

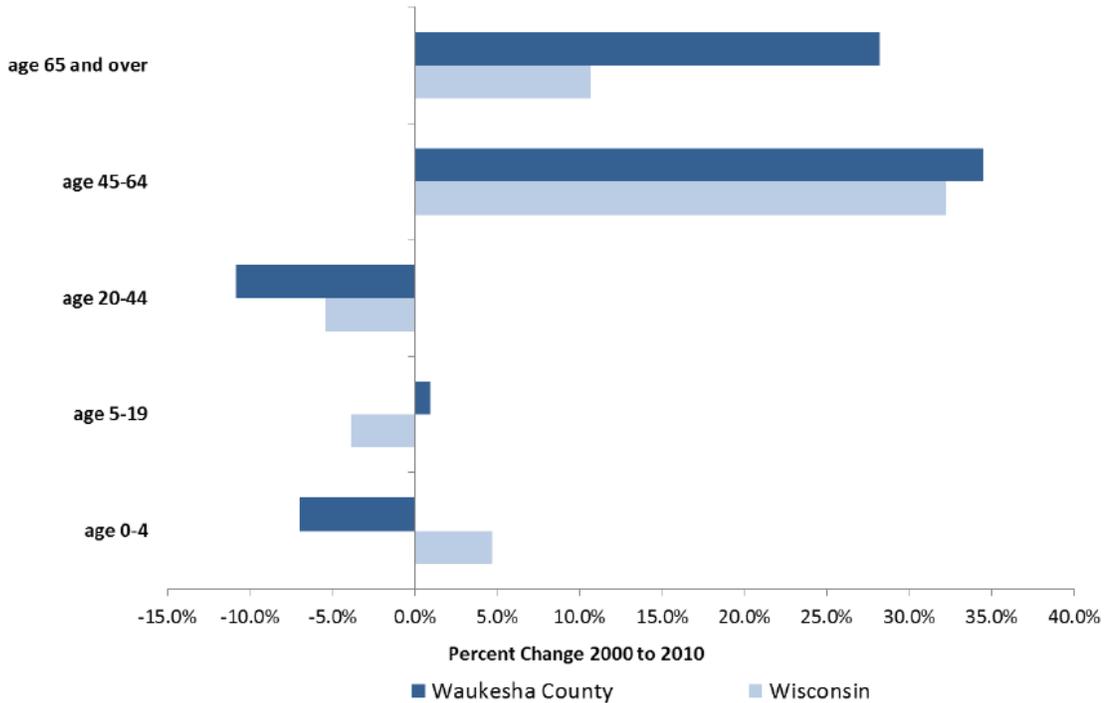
Source: U.S. Bureau of the Census and SEWRPC.

Waukesha County Change in Selected Age Groups, 2000 to 2010

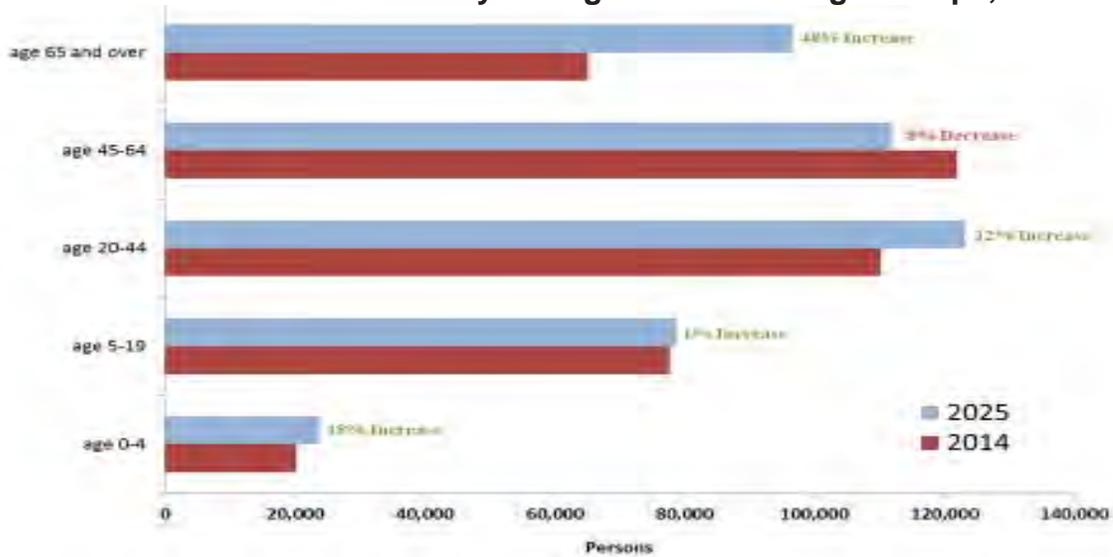


Source: UW-Madison Applied Population Laboratory, 2011

**Graph 2: Percent Change in Selected Age Groups, 2000 to 2010
Waukesha County & Wisconsin**



Waukesha County Change in Selected Age Groups, 2014 to 2025



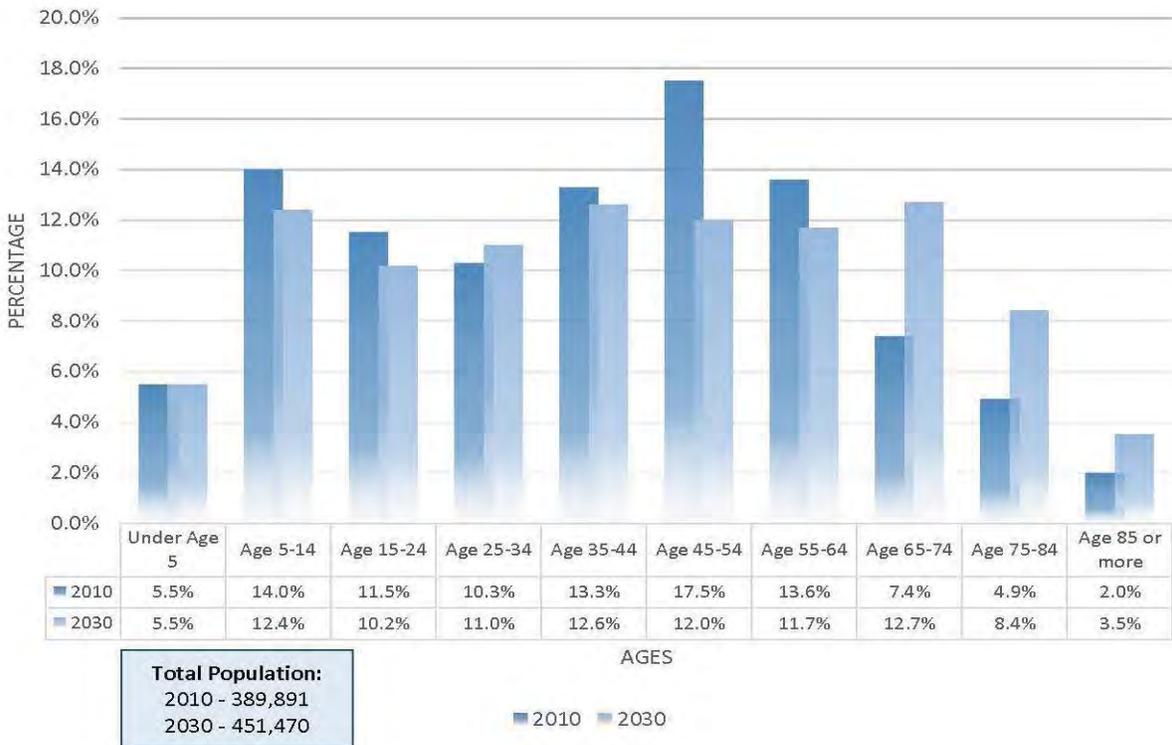
Source: UW-Madison Applied Population Laboratory, 2015

Waukesha County Population: Age 65 and Over, 2010-2030

Year	2010	2020	2025	2030
Population	55,688	80,620	96,630	111,061

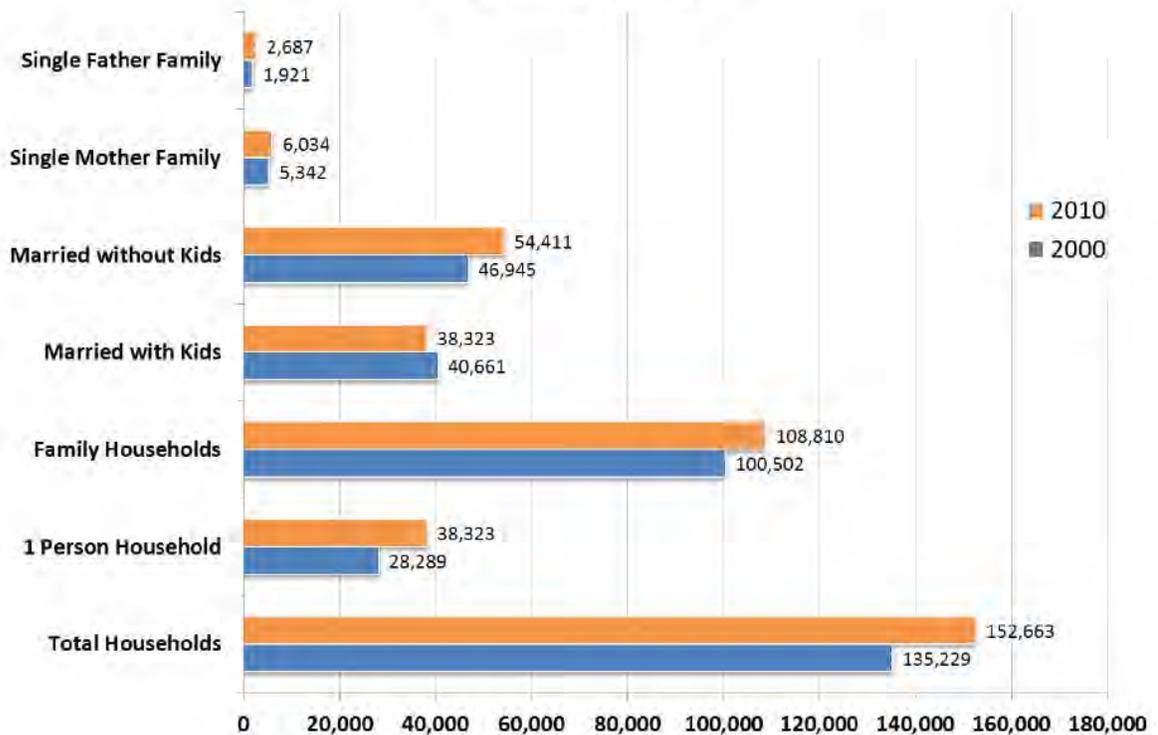
Source: Wisconsin Dept. of Administration and UW-Madison Applied Population Laboratory, 2015

Waukesha County Age Distribution Comparison: 2010 Census to 2030 Projection



Source: U.S. Bureau of the Census, 2010 and UW-Madison Applied Population Laboratory, 2015

**Graph 3: Household and Family Types, 2000 & 2010
Waukesha County**



**AVERAGE HOUSEHOLD SIZE IN THE REGION BY
COUNTY: ACTUAL 2010 AND PROJECTED 2050**

County	Average Household Size (Persons per Household)	
	Actual 2010	Projected 2050
Kenosha	2.58	2.42
Milwaukee	2.41	2.32
Ozaukee	2.47	2.39
Racine	2.52	2.36
Walworth	2.51	2.32
Washington	2.53	2.39
Waukesha	2.52	2.41
Region	2.47	2.36

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

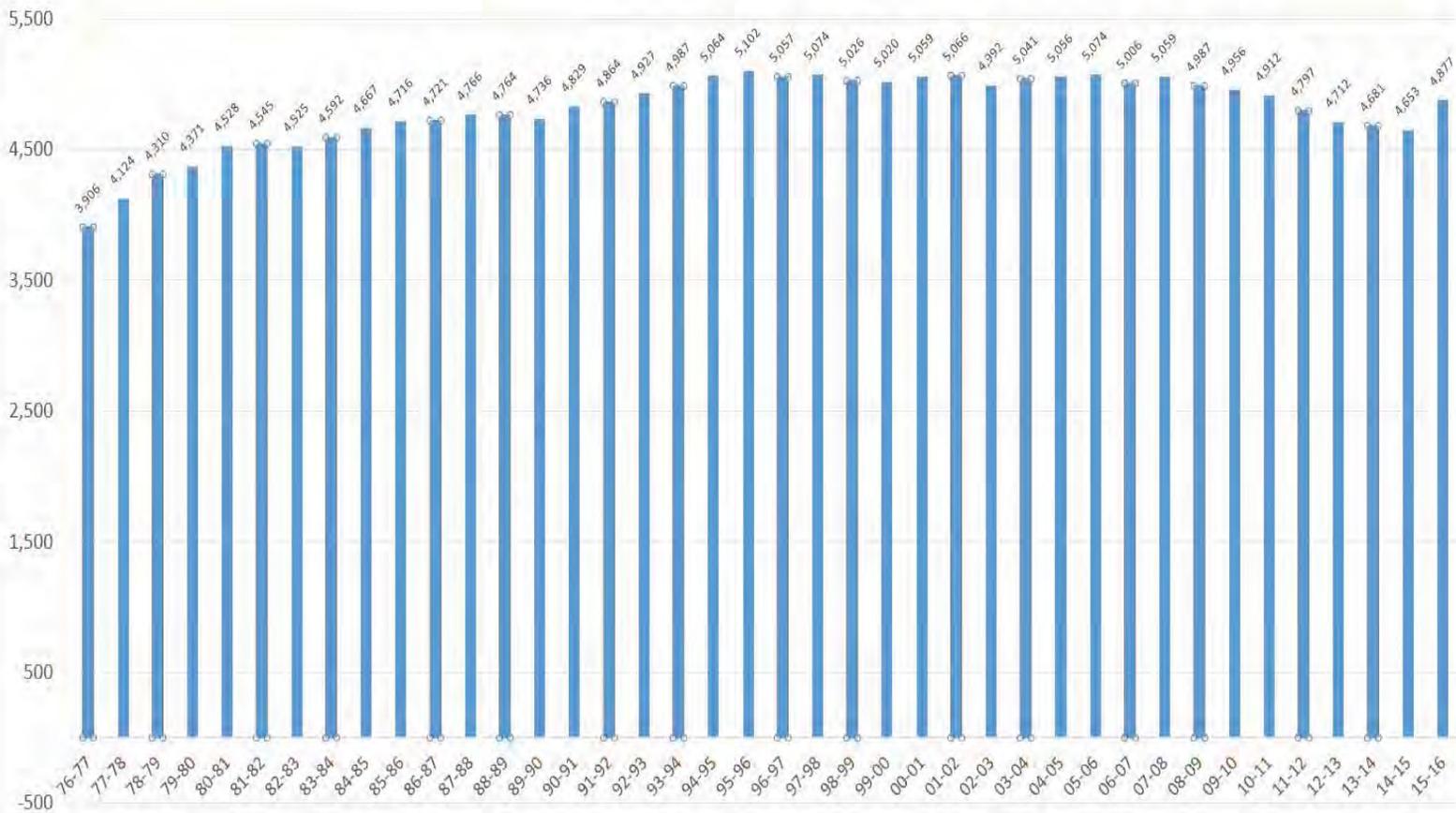
**VILLAGE OF MUKWONAGO
COMPREHENSIVE PLAN UPDATE
2016**

Appendix D

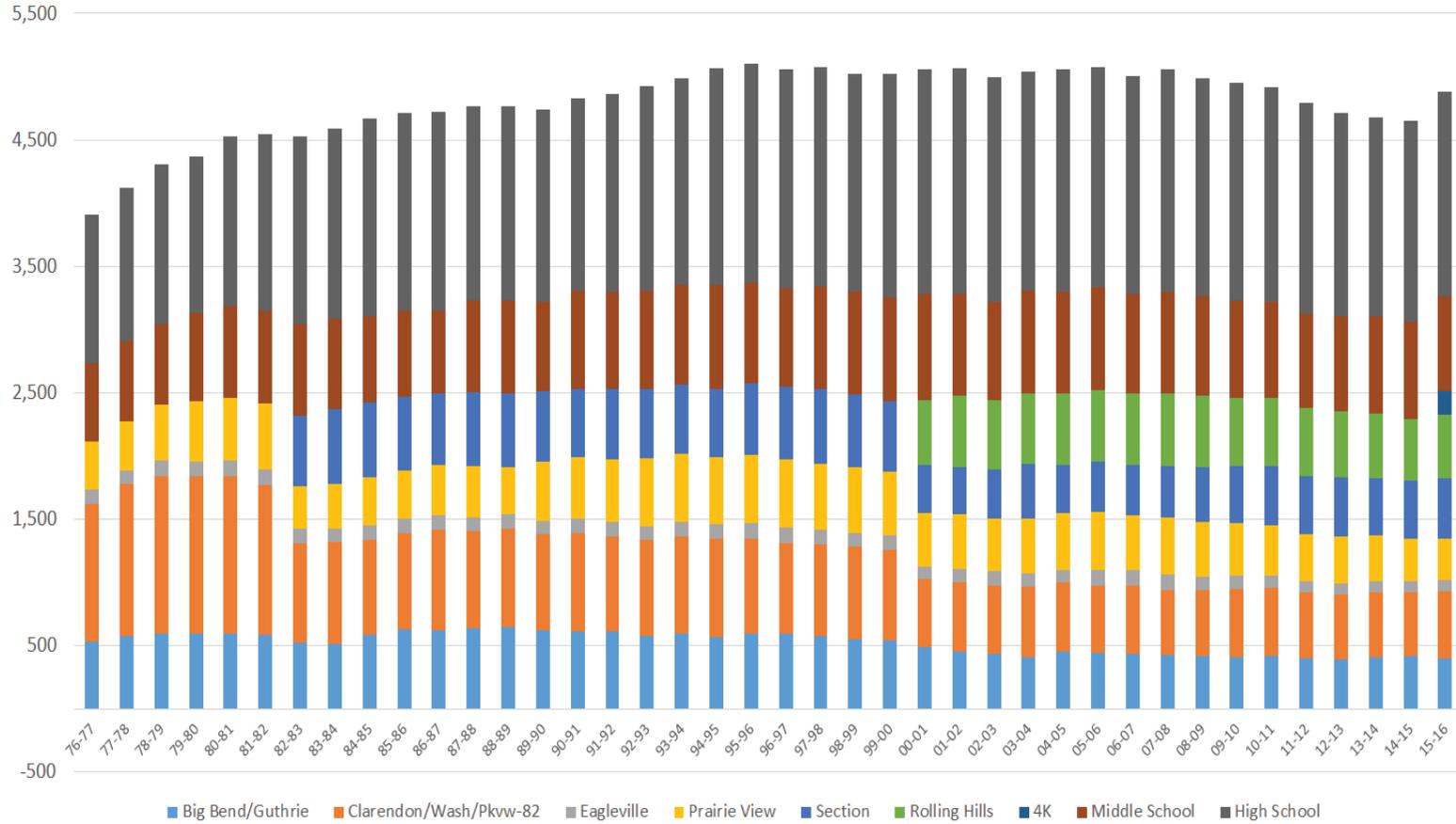
Mukwonago Area School District

Historical Enrollment and Future Enrollment Projections

Historic MASD Enrollment

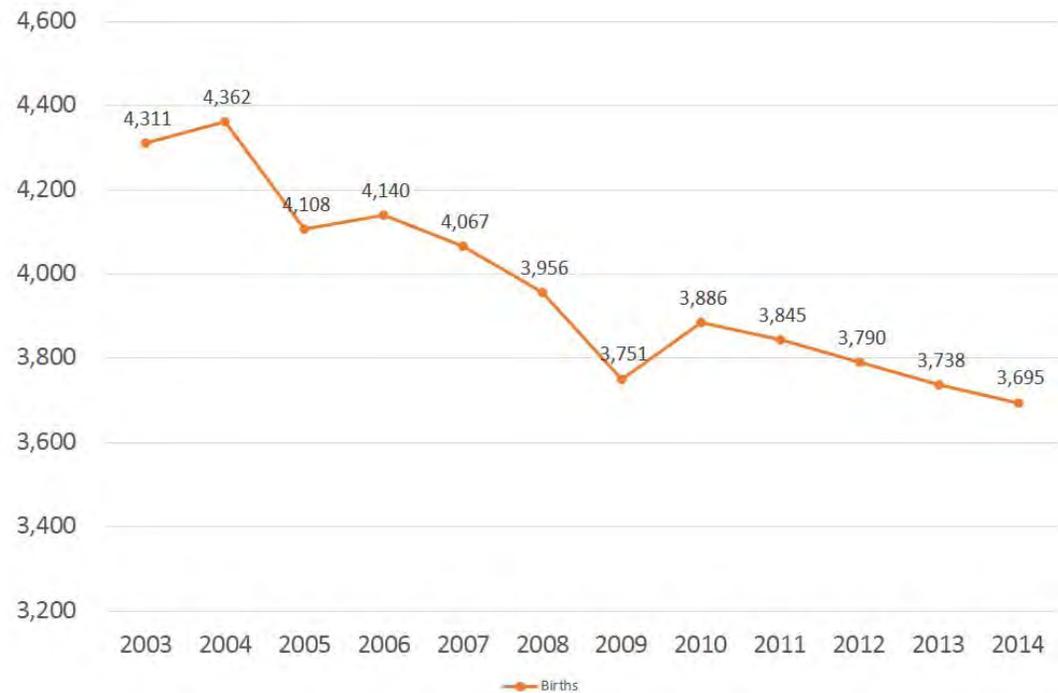


Historic MASD Enrollment *by School Building*



Waukesha County Birth Rates

- This graph includes Waukesha County birth rates since 2003
- Birth rates are used to project incoming kindergarten class sizes
- There has been a downward trend through the county regarding birth rates
- On average, MASD sees 7% of all Waukesha County newborns attend their schools five years later
- Data Source: Wisconsin Department of Health Services, Division of Public Health



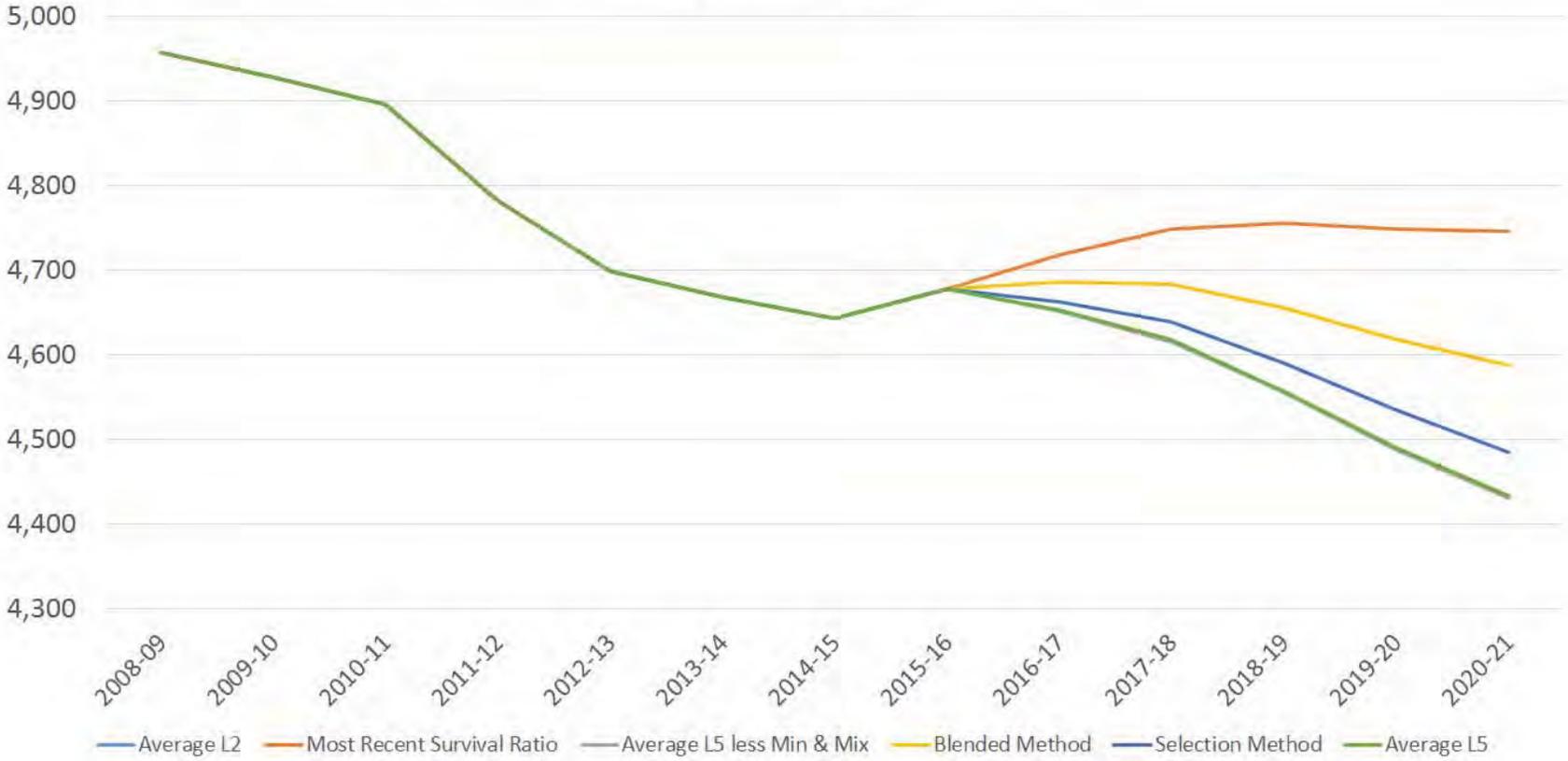
Notes on Recent Enrollment Trends

- Prior to 2015-16, MASD enrollment decreased for seven years
- In 2015-16, MASD enrollment stabilized
- Further, with the introduction of 4k, overall enrollment has increased

Projecting Enrollment

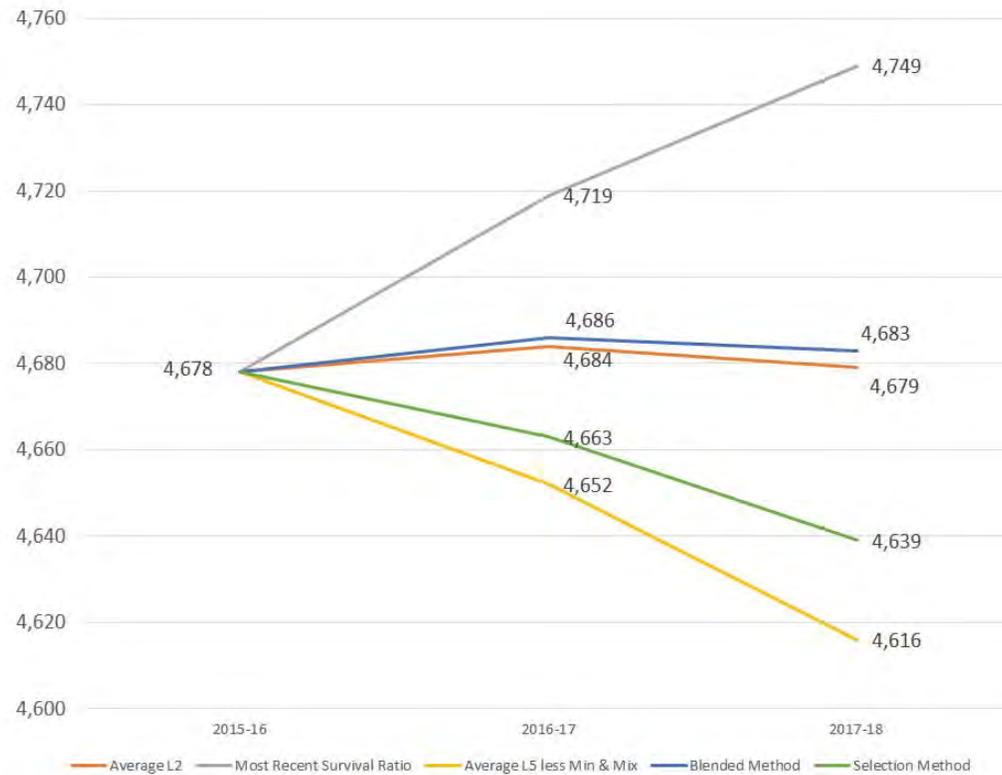
- Projecting future enrollment is commonly done using a “survival ratio” technique
- The projections are actuarial in nature
- Some projections show an increase occurring in 2016-17, while others show minimal growth or slight decreases (see next slide)
- NOTE: from 2014-15 to 2015-16, virtually every grade level increased its enrollment from the previous year
 - Example:
 - First graders in 2014-15 = 272
 - Second graders in 2015-16 = 291

Five Year Projected Resident Enrollments *by Methodology*



Three Year Projected Resident Enrollment

- If MASD sustained its one-year growth rate from '14-15 to '15-16, we would experience dramatic growth (see grey line)
- My “best-guess” would be reflected by the blue line
- A conservative, budget building estimate is reflected by the green line
- A worst-case scenario is represented by the yellow line
- Projecting enrollment is never an exact science



**VILLAGE OF MUKWONAGO
COMPREHENSIVE PLAN UPDATE
2016**

Appendix E

VILLAGE OF MUKWONAGO AND ENVIRONS AADT TRAFFIC COUNTS

Annual Average Daily Traffic (AADT) is an estimate of the average daily traffic along a defined segment of roadway. This value is calculated from short term counts taken along the same section which are then factored to produce the estimate of AADT. On a rotating basis by county, every three years the Wisconsin Department of Transportation compiles AADT data along Interstates, State Highways, County Highways and some local streets. The following chart shows the AADT provided by WiDOT for the Village and surrounding area.

The AADT can be viewed on an interactive map at:

<http://wisconsindot.gov/Pages/projects/data-plan/traf-counts/default.aspx>

The counts in the chart represent total estimated AADT for all travel lanes in each direction.

Location	2009	2012	2015
STH 83 north of CTH I	9,800	9,900	8,800
STH 83 @ Black Bear Blvd.	9,500	10,100	11,800
STH 83 south of CTH NN	16,700	14,900	17,200
STH 83 between Park Ave. & Washington Ave.	17,100	14,600	15,400
STH 83 between Franklin St. and CTH ES	18,600	15,900	17,500
STH 83 south of CTH ES @ Field St.	13,900	14,400	14,400
STH 83 north of Holz Pkwy./Bay View Rd.	14,600	12,900	13,100
STH 83 south of Holz Pkwy./Bay View Road	24,600	21,800	17,800
STH 83 south of I-43	9,800	15,100	16,100
STH 83 north of CTH L*	4,600	6,300	7,400
STH 83 south of CTH L*	5,300	5,200	5,300
I-43 east of STH 83	35,800	31,300	32,600
I-43 between STH's 20 and 83	24,700	24,700	25,600
I-43 off ramp west bound	6,000	6,700	6,300
I-43 on ramp east bound	6,200	5,800	5,800
I-43 off ramp east bound	2,300	2,000	2,300
I-43 on ramp west bound	2,600	1,900	2,500

*Counts in Racine County are for years 2008, 2011 and 2014

Location	2009	2012	2015
CTH NN west of CTH I	6,300	6,600	6,000
CTH NN east of CTH I	6,500	6,400	6,200
CTH NN west of STH 83	12,000	12,500	17,000
CTH NN east of STH 83	7,600	8,800	7,700
CTH NN at Linden Grove	7,300	8,700	8,300
CTH ES east of Fox River	9,400	10,000	9,000
CTH ES between CTH NN and Oakland Ave.	4,100	4,500	4,600
CTH ES west of McKenzie Dr.	3,500	4,500	4,600
CTH ES east of Grand Ave.	2,800	3,100	2,500
CTH ES between STH 83 and Plank Rd.	3,900	4,700	3,200
CTH ES south of CTH 83	9,000	8,200	7,200
CTH ES south of River Crest Ct.	5,100	6,400	6,200
CTH ES south of Bay View Rd.	9,900	8,600	7,800
CTH ES north of CTH J	7,100	6,800	7,900
CTH ES south of CTH J	5,000	5,400	4,200
CTH LO west of STH 83	2,700	NA	3,100
CTH I north of CTH LO	1,200	NA	1,100
CTH I south of CTH LO	1,200	1,300	NA
Village Streets			
Wolf Run east of STH 83	10,400*	NA	NA
Bay View Rd. west of railroad track	8,300	7,200	5,000
Holz Pkwy. Between Perkins Dr. and Small Farm Rd.	4,800	4,800	NA
Edgewood Dr. south of CTH ES	1,500	780	NA

*11,500 in 2006

Source: Wisconsin Department of Transportation
Information compiled by Village of Mukwonago Planning

**VILLAGE OF MUKWONAGO
COMPREHENSIVE PLAN UPDATE
2016**

Appendix F

Village of Mukwonago
Summary of Current Zoning Districts; April 2016
(Not including December 2015 amendment to R-3 and R-10 that is not effective)

District	General Description	Minimum Lot Size/ Minimum Dimensions	Minimum Building Setbacks	Maximum Building Height	General Location
Residential Districts					
A Agricultural	General farming and farm dwelling	10 acres Width: 300 feet	Street: 50 feet Side: 50 feet Rear: 100 feet	Dwelling: 35 feet Farm building: 100 feet	Scattered; default zone for annexed land
R-1 Single Family Community Residential District	Single family detached	15,000 square feet Width: 100 feet interior lots; 120 feet corner lots	Street: 35 feet Side: 15 feet 1-story 2-story: 15 and 20 feet Rear: 40 feet	30 feet	Newer perimeter subdivision last 20+ years
R-2 Single Family Village Residential District	Single family detached	12,000 square feet Width: 80 feet interior lots; 100 feet corner lots (existing lots—8,712 SF and 66 foot width)	Street: 35 feet Side: 15 feet one-story 2-story: 15 and 20 feet Rear: 40 feet	40 feet	Older residential areas northeast, north, northwest and west of downtown
R-3 Single Family/Transitional Residential District	Permitted Use: Single family detached and 2 family attached; Conditional Use: Multi-family (4.6 DU/AC)	Single Family: 15,000 square feet Width: 80 feet interior lots; 100 feet corner lots 2-Family: 18,000 SF 120/140 feet Multi-family: 35,000 SF 120/140 feet	Street: 35 feet Side: 15 feet one-story 2-story: 15 and 20 feet Rear: Single family: 40 feet 2 family: 50 feet Multi-family: 50 feet	Single and 2-family: 30 feet Multi-family: 45 feet and no more than 2 floors of living area	Various clusters surrounding downtown and along N. Rochester St. (STH 83)
R-4 Residential Planned Unit Development Overlay District	2-family and multi-family modifications allowed for setbacks, greenspace and parking	Conform with base zoning district of site or other if modifications allowed per approval	Conform with base zoning district of site or other if modifications allowed per approval	Conform with base zoning district of site	Once allowed in R-1; in use 10 to 25 years ago in several single family and multi-family projects
R-5 Planned Mobile Home District	Mobile home courts or parks, single family and 2-family permitted	12,000 square feet Width: 80 feet	Street: 35 feet Side: 25 feet driveway side, 15 feet other side Rear: 40 feet	30 feet	No land currently zoned R-5
R-7 Single Family Intermediate Residential District	Single family detached	25,000 square feet Width: 125 feet	Street: 35 feet Side: 15 feet one-story 2-story: 15 and 20 feet Rear: 40 feet	40 feet	No land currently zoned R-7

District	General Description	Minimum Lot Size/ Minimum Dimensions	Minimum Building and Greenspace Setbacks	Maximum Building Height	General Location
R-8 Single Family Estate Residential District	Single Family Detached	37,500 square feet Width: 150 feet	Street: 35 feet Side: 20 feet one-story 2-story: 20 and 25 feet Rear: 40 feet	40 feet	No land currently zoned R-8
R-9 Single Family Rural Residential District	Single Family Detached Conditional Use: 2 family and multi-family existing at time of annexation	37,000 square feet Width: 150 feet existing lots—8,712 SF and 66 foot width)	Street: 35 feet Side: 15 feet one-story 2-story: 15 and 20 feet Rear: 40 feet	40 feet	No land currently zoned R-9
R-10 Multiple-Family District	Multi-family (maximum of 8 DU/AC)	43,560 square feet Width: 120 feet interior lots; 140 feet corner lots	Street: 35 feet Side: 15 feet one-story 2-story: 15 and 20 feet Rear: 40 feet	45 feet and no more than 2 floors of living area	Scattered sites; applied to newer multi-family developments
Business Districts					
B-1 Neighborhood Business District	Neighborhood convenience shopping and service needs	12,000 square feet	Street: 25 feet Side: 10 feet Side when next to residential: 25 feet Rear: 50 feet (all sides 10 foot greenspace)	25 feet	South of downtown and scattered stand-alone sites
B-2 General Business District	Existing areas of business	Maximum: 2 acres Width: 100 feet (min.) Depth: 200 feet (min.)	Street: 10 feet Side: 10 feet Rear: 30 feet (all sides 10 foot greenspace)	35 feet	Majority of downtown, Main Street south of river, north of interchange, north of CTH NN: only business district applied to new growth until 2003.
BFD-1/2 Business Fire District Overlay	Overlay standards of B-1 and B-2 districts in downtown; but newer fire code does not reference fire district; therefore BFD-1/2 no longer applicable	No new lots created, except lots can be combined to not exceed 2 acres	<i>Lots 4,000 sq. ft. or less:</i> Street: 5 feet Side: Zero Rear: 25 feet <i>Lots +4,000 sq. ft.:</i> Street: 10 feet Side: 20 feet Rear: 30 feet	30 feet	Downtown

District	General Description	Minimum Lot Size/ Minimum Dimensions	Minimum Building and Greenspace Setbacks	Maximum Building Height	General Location
B-3 Community Business District	Intended for appropriate locations to allow larger commercial services	1 acre Width: 150 feet Depth: 150 feet	<i>Lots 1 acre or less:</i> Street: 25 feet (25 GS) Side: 25 feet (25 GS) Rear: 50 feet (10 GS) <i>Lots 1+ acre:</i> Street and GS: 8% of lot depth Side and GS: 6% of average street and rear lot lines Rear: 50 feet (10 GS)	35 feet	Some sites north of CTH NN, in Gateway area, far south Main Street
B-4 Commercial Business Design District	Intended for large scale, planned shopping and services	<i>Main Lot:</i> 3 acres Width: 250 feet Depth: 250 feet <i>Outlot:</i> 1.5 acre Width: 150 feet Depth: 150 feet	<i>Main Lot:</i> Street: 100 feet (40 GS) Side: 40 feet (15 GS) Rear: 100 feet (20 GS) <i>Outlot:</i> Street: 25 feet (25 GS) Side: 10 feet (10 GS) Rear: 10 feet (10 GS)	<i>Main Lot:</i> 45 feet <i>Outlot:</i> 30 feet	Gateway/Wolf Run area
B-4 Planned Unit Development Overlay	Allow for flexibility of overall design	Conform with base zoning district of site or other if modifications allowed per approval	PUD allows for modifications to only building setbacks, greenspace location, amount of parking spaces and light pole height.	No modifications allowed for building height	Applied to Home Depot, Wal Mart, YMCA, Aldi Foods and Lynch Dealerships
B-5 Planned Business and Light Industrial Development District	Provide for attractive and aesthetic mixed grouping of offices, medical and light industrial	<i>Main Lot:</i> 3 acres Width: 200 feet Depth: 200 feet <i>Outlot:</i> 1.5 acre Width: 150 feet Depth: 150 feet	<i>Main Lot:</i> Street: 60 feet (40 GS) Side: greater of 50% of building height or 20 feet (20 GS) Rear: 60 feet (20 GS) <i>Outlot:</i> Street: 25 feet (25 GS) Side: 10 feet (10 GS) Rear: 10 feet (10 GS)	<i>Main Lot:</i> 45 feet <i>Outlot:</i> 30 feet	In Gateway south of creek; ProHealth only new development in B-5

District	General Description	Minimum Lot Size/ Minimum Dimensions	Minimum Building and Greenspace Setbacks	Maximum Building Height	General Location
<i>Manufacturing/Industrial Districts</i>					
M-1 Limited Industrial District	Light industrial with limited adverse impacts to neighbors	30,000 square feet Width: 100 feet Depth: 100 feet	Street: 30 feet (30 GS) Side: 15 feet (15 GS) Rear abutting other zones: 30 feet (30 GS) Rear abutting manufacturing: 20 feet (10 GS)	45 feet	Hanks Transportation in Downtown, Lillian Vernon in industrial park, and NW corner of Holz Parkway and Small Farm Road
MFD-1 Limited Industrial Fire Overlay District	Overlay standards for M-1 district in downtown; but newer fire code does not reference fire district; therefore MFD-1 no longer applicable	30,000 square feet Width: 100 feet Depth: 100 feet	Street: 30 feet (30 GS) Side: 15 feet (15 GS) Rear abutting other zones: 30 feet (30 GS) Rear abutting manufacturing: 20 feet (10 GS)	45 feet	Downtown
M-2 Light Industrial	Light Industrial	30,000 square feet Width: 100 feet Depth: 100 feet	Street: 30 feet (30 GS) Side: 15 feet (15 GS) Rear abutting other zones: 30 feet (30 GS) Rear abutting manufacturing: 20 feet (10 GS)	45 feet	Former hardware store in downtown, Horn Feed area along Oakland Ave., small area in industrial park, electrical substation along STH 83 north of river, south of Legend Meadows in Gateway (Gearbox Express site)
MFD-2 Light Manufacturing Fire Overlay District	Overlay standards for M-2 district in downtown; but newer fire code does not reference fire district; therefore MFD-2 no longer applicable	30,000 square feet Width: 100 feet Depth: 100 feet	Street: 30 feet (30 GS) Side: 15 feet (15 GS) Rear abutting other zones: 30 feet (30 GS) Rear abutting manufacturing: 20 feet (10 GS)	45 feet	Downtown
M-3 General Industrial District	More intense industrial	40,000 square feet Width: 125 feet Depth: 125 feet	Street: 25 feet (25 GS) Side: 15 feet (15 GS) Rear: 25 feet (10 GS)	45 feet	No land currently zoned M-3

District	General Description	Minimum Lot Size/ Minimum Dimensions	Minimum Building and Greenspace Setbacks	Maximum Building Height	General Location
M-4 Medium/Heavy Industrial District	Intensive industrial	40,000 square feet Width: 125 feet Depth: 125 feet	Street: 25 feet (25 GS) Side: 15 feet (15 GS) Rear: 35 feet (10 GS)	45 feet	Majority of industrial park
M-5 Heavy Industrial District	Intensive and heavy industrial buffered by less intense M districts	40,000 square feet Width: 125 feet Depth: 250 feet	Street: 100 feet (50 GS) Side: 50 feet (25 GS) Rear: 100 feet (50 GS)	45 feet	No land currently zoned M-5
<i>Other Districts</i>					
P-1 Public and Semipublic District	Public places (Village, schools), parks, cemeteries, religious institutions, etc.	As set by conditional use approval	As set by conditional use approval	As set by conditional use approval	Village, DNR and school owned sites, churches and cemeteries (churches also conditional use in residential districts)
FW Floodway, FC Floodplain Districts and GFP General Floodplain District	No buildings allowed, allows agriculture and recreation, allows parking, streets and stream crossings under certain conditions	Not Applicable	Not Applicable	Not Applicable	Along Mukwonago and Fox Rivers, surrounding Lower Phantom Lake
SW Shoreland Overlay District	Sets building location standards within 300 feet of a navigable waterway or within 1,000 feet of a body of water	Conform with base zoning district of site	50 feet from ordinary high water mark (35 if existing building) and 20 feet from floodplain or wetland boundary	Not Applicable	Along Mukwonago and Fox Rivers, surrounding Lower Phantom Lake

**VILLAGE OF MUKWONAGO
COMPREHENSIVE PLAN UPDATE
2016**

Appendix G

Planned Maximum Number of Dwelling Units Per Site Per Key Area Projected Into Five Year Increments

North Key Area—Planned Maximum Number of Dwelling Units per Site

Property Owner or Area	No. of Potentially Developable Acres	Planned Land Use(s)	Single Family					Multi-Family				
			0-5 years	6-10 years	11-15 years	16-20 years	20+ years	0-5 years	6-10 years	11-15 years	16-20 years	20+ years
Chapman East of Hwy 83	10.5	Low Density Multi-Family									20	33
Madden	5.8	Low Density Multi-Family										29
Leppin Ct. Area	15.1	Executive Style Large Lot Single Family					9 (3)					
Chapman West of Hwy 83	102.1	Low Density Multi-Family and Medium Lot Single Family II	77	77				29	29		27	26
Rear of Garden Mart	8.0	Medium Lot Single Family II			17							
Rear of St. John's	8.0	Medium Lot Single Family II			17							
Gilson (north of Chapman)	64.2	Low Density Multi-Family and Medium Lot Single Family I		29 (1)	29	28				13		
Kind (north of CTH EE)	87.4	Medium Lot Single Family I			38 (1)	38	37					
Bielinski (CTH EE and NN)	2.5	Low Density Multi-Family						12				
CTH NN, EE and I area	67.5	Executive Style Large Lot Single Family				18 (4)	54 (12)					
Ariss (CTH I and NN)	34.0	Medium Lot Single Family and Small Lot Single Family		50	49							
Residential Unit Totals			77	156	150	84	100	41	29	13	47	88

Numbers in (x) represent number of existing homes within sites, included in the total planned number of units on sites planned for single family.

Northeast Key Area—Planned Maximum Number of Dwelling Units per Site

Property Owner or Area	No. of Potentially Developable Acres	Planned Land Use(s)	Single Family					Multi-Family				
			0-5 years	6-10 years	11-15 years	16-20 years	20+ years	0-5 years	6-10 years	11-15 years	16-20 years	20+ years
St. James	46.5	Low Density Multi-Family and Small Lot Single Family	34	34	33				40	40		
East of River Park Estates	25.2	Medium Lot Single Family II			25	30 (1)						
Behind Heaven City	7.2	Medium Lot Single Family I				10						
East Side Edgewood Avenue	3.0	Medium Lot Single Family II			5 (2)							
Hein and misc. surrounding	39.9	Medium Density Multi-Family and Low Density Multi-Family							76	75	75	
East of Hein and Edgewood Meadows	63.1	Medium Lot Single Family II, Medium Lot Single Family I and Executive Style Single Family			41 (1)	41						
South of Edgewood Avenue	35.8	Executive Style Single Family					32 (2)					
Residential Unit Totals			34	34	104	81	32	0	116	115	75	0

Numbers in (x) represent number of existing homes within sites, included in the total planned number of units on sites planned for single family.

Main Street/River South Key Area—Planned Maximum Number of Dwelling Units per Site

Property Owner or Area*	No. of Potentially Developable Acres	Planned Land Use(s)	Single Family					Multi-Family				
			0-5 years	6-10 years	11-15 years	16-20 years	20+ years	0-5 years	6-10 years	11-15 years	16-20 years	20+ years
Total Area Designated as Business Mixed Use	38.0	Business Mixed Use						45	45	50	50	
Residential Unit Totals			0	0	0	0	0	45	45	50	50	0

*For land designated for Business Mixed Use, projection utilizes criteria that 25% of potentially new development or redevelopment acres will be the residential portion of mixed use.

South/Southeast Key Area—Planned Maximum Number of Dwelling Units per Site

Property Owner or Area	No. of Potentially Developable Acres	Planned Land Use(s)	Single Family					Multi-Family				
			0-5 years	6-10 years	11-15 years	16-20 years	20+ years	0-5 years	6-10 years	11-15 years	16-20 years	20+ years
McCarthy south of Legend Meadows	7.0	Medium Density Multi-Family									35	35
Portions of DeBack, Greenwald and McCarthy Sites*	106.7	Business Mixed Use Overlay						125	175	78	78	78
Sommers	65.0	Business Mixed Use Overlay							110	110	105	
Sugden	9.6	Business Mixed Use Overlay							48			
South Side of Maple Ave. currently in Vernon	133.7	Medium Lot Single Family II and Executive Style Single Family				112 (1)	74 (11)					
North Side of Maple Ave. currently in Vernon	182.6	Medium Lot Single Family II and Medium Lot Single Family I			201	201						
Along Hwy. 83 Currently in Town of East Troy	26.0	Medium Lot Single Family II				57						
North of CTH L Currently in town of East Troy	30.0	Small Lot Single Family				50	49					

Along Hwys. 83 and L in Racine County*	75.0	Small Lot Single Family					228	125	333	188	218	113
Residential Unit Totals			0	0	201	420	351	125	333	188	218	113

*For land designated for Business Mixed Use, projection utilizes criteria that 25% of potentially new development or redevelopment acres will be the residential portion of mixed use.

**Pursuant to current state law, Village cannot annex into Racine County unless a boundary agreement is established.

Numbers in (x) represent number of existing homes within sites, included in the total planned number of units on sites planned for single family.

Southwest Key Area—Planned Maximum Number of Dwelling Units per Site

Property Owner or Area	No. of Potentially Developable Acres	Planned Land Use(s)	Single Family					Multi-Family				
			0-5 years	6-10 years	11-15 years	16-20 years	20+ years	0-5 years	6-10 years	11-15 years	16-20 years	20+ years
More Fund (MLG) and misc. neighboring sites	30.5	Medium Density Multi-Family								77	75	
South of Mukwonago Baptist Church	63.9	Medium Lot Single Family II			71	70 (1)						
East of Stone School Rd. south to CTH. L	237.4	Medium Lot Single Family I				167 (3)	167 (3)					
West of Honeywell and Stone School Roads	185.6	Small Lot Single Family and Executive Style Single Family			150 (1)	150	88 (1)					
Between Orchards Subdivision and Siewert	70.0	Small Lot Single Family and Medium Lot Single Family II		75	75	54						
Siewert	34.9	Medium Density Multi-Family								120	120	110
Residential Unit Totals			0	75	296	441	255	0	0	197	195	110

Numbers in (x) represent number of existing homes within sites, included in the total planned number of units on sites planned for single family.

**VILLAGE OF MUKWONAGO
COMPREHENSIVE PLAN UPDATE
2016**

Appendix H

Analysis of Single Family to Multi-Family Ratio

Village Percentage of Occupied Housing Units:

- 2000 U.S. Decennial Census: 63.4%
- 2010 U.S. Decennial Census: 68.4%

Owner Occupancy Rate Comparisons to Similar Area Incorporated Municipalities Per American Community Survey (U.S. Census) 5-Year Data, 2010-2014

	2016 Preliminary Population Estimate	Owner Occupied Rate (%)
City of Burlington	10,591	54.7
City of Delafield	7,165	64.4
City of Elkhorn	9,897	60.2
Village of Hartland	9,179	60.8
<i>Village of Mukwonago</i>	7,772	69.0
Village of Pewaukee	8,106	59.5
Village of Sussex	10,797	66.1
Village of Waterford	5,378	70.7

Owner Occupancy Rate Comparisons to Similar Greater Area Incorporated Municipalities Per American Community Survey (U.S. Census) 5-Year Data, 2010-2014

	2016 Preliminary Population Estimate	Owner Occupied Rate (%)
City of Delavan	8,414	57.5
City of Edgerton	5,545	65.2
City of Jefferson	7,985	59.7
City of Lake Geneva	7,771	48.9
City of Lake Mills	5,883	59.3
City of Milton	5,519	69.8
Village of Twin Lakes	6,049	75.9