

**CHAPTER 10**

**IMPLEMENTATION**

## INTRODUCTION

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The Town of Mukwonago Smart Growth Plan was developed to update and replace its Master Plan and bring it into compliance with the Wisconsin Comprehensive Planning Law (Section 66.1001 of the Wisconsin Statutes). After the Town Plan Commission recommends, by a majority vote, a Resolution that the Town Board adopt the Smart Growth Plan and the Plan is adopted by Ordinance by the Town Board, a number of actions are necessary to achieve the objectives as outlined in the Plan. After formal adoption, the Town Plan Commission and the Town Board must come to the realization that the Plan will require a commitment to the underlining objectives. The adoption of the Plan is only the first step in a series of requirements necessary to achieve the objectives addressed in this document. The Plan is intended to be used as a guide when making decisions concerning land development in the Town. The Plan Commission for the Town and the Town Board shall evaluate the Plan at set periods of time in order to confirm that the Plan is reflecting conditions as they currently prevail in the Town of Mukwonago. This re-evaluation is to be done at a minimum of once every ten-years or more frequently if warranted.

The Town Plan Commission and Town Board must implement the recommended Smart Growth Plan which will require some changes in the Zoning Ordinance, Zoning Map, Land Division and Development Control Ordinance and other documents and procedures. It should preserve the rural character by preserving and protecting the natural resource base including the floodplains, environmental corridors, isolated natural areas and wetlands by continuing to regulate new residential development. If the Town ignores these basic recommendations, it could compromise the effectiveness of the adopted Plan.

## **PLAN ADOPTION**

### **Public Participation, Informational Meetings, and Public Hearings**

The Town of Mukwonago Focus Group has met in open session to review the updates to the existing Plan, and after a final review of each chapter, they were then submitted to the Town Plan Commission and Town Board prior to being placed on the Town's website for public comment. The Plan Commission reviewed the draft plan and made revisions it deemed appropriate. The Town Planner hosted an open house on November 12, 2008 to present to the residents and landowners the proposed Plan in its entirety and to solicit public reaction. Following the open house, a public hearing was held for formal review and comment on November 12, 2008. Public notice for the public hearing was published on October 8, and October 15, 2008 in compliance with Section 66.1001(4) (d) of the *Wisconsin Statutes*. Based on comments received at the open house and the public hearing, the Town Board made various changes to the plan that was recommended to it by the Town Plan Commission.

### **Plan Adoption**

An important step in the implementation is the formal recommendation of the Plan by the Town Plan Commission and adoption of the Plan pursuant to the State enabling legislation. After adoption, the Plan becomes an official guide intended to be used by Town officials in making land use and development decisions and by the public in proposing specific developments, projects, and proposals consistent with the Plan. The Plan Commission recommended adoption of the Plan on October 1, 2008 by a Resolution 2008-R-7 adopted by the majority of the Plan Commission that includes a reference to the maps, and other descriptive materials that relate to one or more elements of the Plan and the vote was recorded in the official minutes of the Plan Commission. The Plan and the Plan Commission Resolution were then forwarded to the Town Board which adopted the Plan on November 19, 2008 by Ordinance 2008-7, approved by the majority of the entire Town Board.

Upon adoption of the Plan by the Town Board, the Plan shall be submitted to Waukesha County and the Southeastern Wisconsin Regional Planning Commission to be incorporated into the Waukesha County Development Plan and the 2035 Regional Land Use Plan. Following Plan adoption and prior to adoption of the zoning text or map amendments, confirmation should be received from Waukesha County that they concur with the Towns adopted Plan and will support the implementation of the Town's objectives and goals. Upon adoption, the Town Clerk shall transmit one copy of the Plan to adjacent communities for their reference and to all other entities to whom notice shall be given under Section 66.1001(4) (b) of the *Wisconsin Statutes*.

Communication at this level often assists adjacent communities in planning buffers and transitions between land uses and can minimize external impacts the communities have on one another.

## **Implementation for Smart Growth Plan**

Upon adoption of the new land use plan, the Town of Mukwonago should expect to take action which would implement said Plan. The implementation element of the Smart Growth law gives decision makers, land owners, and others a road map to move the Plan to action. The implementation element serves as a priority master “to do” list for the Town to reach its desired future. The Town staff is to take an active part in implementing the Plan such as, zoning, public works, police, fire and finance. The implementation schedule set forth in this chapter as Exhibit A is a guide as to how the Town will monitor the elements, monitor actions, measure progress, and amend the process for updating the plan.

Section 66.1001(3) of the Comprehensive Planning Law addresses consistency between the Plan and specific land use decisions. This section of the law states; beginning on January 1, 2010, if a local governmental unit engages in any of the following actions, those actions shall be consistent with the local governmental unit’s comprehensive Plan. Those actions include official mapping, local subdivision regulations, zoning regulations, and shoreland and wetland regulations. The implementation element brings together all of the goals pertaining to each of the required comprehensive planning elements and describes how each of the elements of the comprehensive plan will be integrated and made consistent with other elements of the comprehensive plan.

This chapter will provide the Town officials and citizens with a better understanding of what is meant by integrated and consistent. Within this element, the Focus Group has revisited all of the goals and policies developed for the other elements. Ultimately the completed implementation element in Exhibit A will define programs, ordinance changes or activities, the Town should pursue in order to implement this Plan.

The Town Plan Commission should monitor progress of the implementation of the Plan while realizing it is an advisory body and is only responsible for the physical development of the community and thus their monitoring process should be limited to that realm. If the Comprehensive Plan is embraced by the Town Board the monitoring progress can have a wider applicability. The Town in the implementation element must discuss how the local government is going to determine if it is making progress for achieving all aspects of the Comprehensive Plan. The Focus Group has created a checklist in Exhibit A which the Town can use to track its progress. It may be as simple as listing all or checking off the various actions listed to implement the elements as they have been accomplished. As part of the monitoring process, the Plan Commission should adopt an annual procedure for going through the Plan, accounting for actions, tasks, and other things that have occurred over the course of the year. The Plan Commission or the Town Planner could decide how this task is to be undertaken. A short report listing the objectives and accomplishments of each element and work yet to be completed for the upcoming year should be submitted to the Town Board on an annual basis by the Town Planner. As part of the implementation chapter, the Town should incorporate provisions for amending and updating the comprehensive Plan. As part of the strategy for amending and updating the Plan, the Town should implement procedures for what triggers a change to the Plan which is a balancing act for stability of the Plan versus the need for change. Alternatives that could be considered are a time specific review amendment process, major/minor highbred amendment process, or an on demand amendment process. The Plan Commission has set forth procedures

for amending and updating the Plan which require that any application for an amendment to the Plan must be filed by October 1<sup>st</sup> of each year so that a hearing may be conducted in November of each year with a final action being taken by the Town Board meeting in December.

The stability of the Plan versus the need for amendments to the Plan is addressed in the Wisconsin State Statutes 66.1001(2) (i) which requires that a community have an amendment process and the process must happen at least every ten years. The law allows communities the flexibility to decide the details of the amendment process.

### **Plan Review Process**

The Town has decided to go through an annual comprehensive Plan review process to see if amendments are required. This is similar to what Waukesha County does with the Waukesha County Development Plan meeting once each year. The Plan Commission has set forth a specific time when amendments can be proposed by citizens and developers. It is recommended that a conceptual discussion of any Plan amendments be in September of each year, so any amendments which are made to the Town's Plan can be incorporated into the Waukesha County Development Plan amendment process in January of the following year. The Town is aware that under Section 66.1001(4) of the Wisconsin Statutes any change to the Comprehensive Plan must be adopted by ordinance and adhere to certain procedural requirements. Under 66.1001(4) of the Wisconsin Statutes the procedures are the same for the initial plan adoption as for subsequent amendments. The Town is aware that any proposed amendment may require numerous elements to be amended in the Town's Plan as all elements must be consistent.

## **EXISTING LAND USE REGULATIONS**

All land development and building activities within Town of Mukwonago are regulated by Chapter 82 of the Municipal Code of the Town of Mukwonago, Zoning Ordinance, and Chapter 34 of the Municipal Code of the Town of Mukwonago, Land Division & Development Control Ordinance, the building codes and health regulations. The health regulations are administered by the Waukesha County Environmental Health Division of the Waukesha County Department Parks & Land Use in regards to on site sewerage disposal systems, restaurant and food service facilities, animal welfare, and campground inspections.

### **A. Zoning Ordinance**

Chapter 82 of the Municipal Code of the Town of Mukwonago contains zoning regulations for the Town of Mukwonago. The zoning regulations were most recently revised and codified in the summer of 2007; it is the intent of those provisions to regulate and restrict the use of all structures, lands, waters, regulate and restrict lot coverage, population distribution, density, the size and location of all structures, to lessen congestion and promote the safety and efficiency of the streets and highways. Further, it is intended to prevent over crowding, afford undo population concentrations, stabilized and protect property values, prevent and control water pollution, promote conservation of the natural resources, preserve and promote the beauty of the community. The zoning ordinance currently contains 16 zoning districts, four residential zoning districts, two business districts, two industrial districts, five agricultural districts, and three

environmental districts consisting of a floodplain and conservancy district, an existing floodplain overlay district and an upland environmental corridor district. Updates to Chapter 82 of the Town of Mukwonago Municipal Code that could be reviewed by the Town for the possibility of making changes in order to implement the Town's Plan are the following:

- Section 82-51(b) (2) some cross reference in this section could be made to the newly adopted FEMA maps which were adopted in the spring of 2008. Also a clarification could be considered as to whether the conservancy district is the ordinary high water mark along a stream or water course or 100 feet from the center of said stream or water course. The current statements seem to be in conflict.
- Section 82-70 language should be added in this section indicating that where a property is in an EFO (Existing Floodplain Overlay) district it should be finally determined by an actual field survey of the subject property to determine if it falls below the new 100-year floodplain elevation as indicated on the adopted FEMA maps.
- Updates could be made to the EC Environmental Corridor District Section 82-125(d)(1) by giving consideration to the new SEWRPC and County standard that no more than ten percent of the total area can be disturbed in the environmental corridor zoning district or as designated on a pre-determined building site on a subdivision plat or Certified Survey Map.
- Section 82-51(b) (3) language should be included in the environmental corridor district that it is intended to represent isolated natural areas.
- Provisions should be considered to the Environmental Corridor District which specifies that the only way that the EC District could be developed would be through a conservation design development.
- Provisions could be added in the text of the Zoning Ordinance concerning requirements of the necessary residential development permits and allotment to divide subdivision plats, conservation design developments, a planned unit development and multi-family developments. As previously discussed, it is the intent of the Town's Plan to continue to implement growth control through the allotment system rather than designating only that land that is necessary in order to accommodate the projected growth. The County is requesting that the zoning ordinance cross reference these provisions for the allotment and residential development permits, so that the County Board would have to approve any amendments to the zoning ordinance requirements.

## **B. Zoning Map Amendments**

- The environmental corridor district should be re-mapped to include the 2000 updates by Southeastern Wisconsin Regional Planning Commission, of all primary and secondary environmental corridors and isolated natural areas.

- The map should be updated after the summer of 2008 to delineate the new FEMA floodplain elevations.
- Once the new FEMA floodplain is placed upon the new zoning map, an inventory should be considered to determine whether there are additional areas around the Town that should be designated in the EFO (Existing Floodplain Overlay District) based upon the new floodplain elevations by FEMA.
- The P-1 public district should be considered on all publicly owned facilities which serve a public use such as; education, recreation, medical, or government. The public district should be placed on all schools, parklands owned by the Town and County and some kind of cross reference to DNR owned lands.
- A designation should be considered on the zoning map indicating any lands which are currently owned by conservancy organizations where the lands are going to be held in perpetuity or where there are conservation easements where the lands cannot be developed. The intent of this is to put the public on notice that these lands are not allowed to be developed under the underlying zoning.
- The wetlands on the zoning maps should be updated to the most recent SEWRPC wetland information and they should be designated in the C-1 category.
- Delineation should be made on the face of the zoning map which indicates which projects in the Town of Mukwonago are Planned Unit or Conservation Design Developments.
- The Town should update all State and County owned lands on the face of the zoning map.
- If at all possible, the Town could designate the areas within the developable and vacant lands where the soils are designated hydric, hydric inclusion soils or evidence of high groundwater and that should be so noted on the face of the zoning map or adopt a cross reference to the soils map which is a part of the new adopted Land Use Plan.
- It is the intent of the zoning, that the lands in the Town will be pre-zoned to allow development as long as the development proposal whether it is a subdivision plat, planned unit development, a conservation design development or multi-family development obtains the necessary residential development permits and the allotment to accommodate the proposed development.
- An overlay district could be placed on the areas south and west of Phantom Lake within the border agreement with the Village of Mukwonago which specifies that these areas are for redevelopment based upon the criteria established by the Town and Village as to whether these areas can be accommodated with public sewer without annexations and whether sewer should be installed because of the groundwater recharge in the area.

### **C. Land Division & Development Control Ordinance**

The division and development of lands within the Town of Mukwonago is regulated by Chapter 34 of the Municipal Code of the Town of Mukwonago which was most recently codified and updated in November 2007. Chapter 34 has requirements which are more restrictive than Chapter 236 of the Wisconsin State Statutes:

- The Town ordinance has a limitation on the number of lots no matter what their size that could be developed by a Certified Survey Map.
- A Certified Survey Map is required in the case of a merger of substandard lots held in the same ownership prior to a building permit being issued.
- A Certified Survey Map is required on any land division in the Town.
- The Town prohibits land divisions where the parcel has inadequate elevations, or soil conditions which do not warrant development.

Because of the recent changes and updates of the Land Division & Development Control Ordinance, it is not anticipated that major changes will have to be made; however, it is recommended that the Town review the following:

- In the compliance section, it may be necessary to add language to certain provisions regarding codifications, renumbering and other amendments, which may be required from time to time in the future. This should apply to any cross references to ordinances, regulations, statutes, or other governmental bodies such as, the State or County regulations.
- The Town should consider access control provisions for all county and town roads similar to the regulations adopted by the Waukesha County Department of Public Works Ordinance #156-0-70.
- Language could be included that specifies that parcels which have pre-designated building envelopes in EC zoned areas can have no more than ten percent disturbance which is consistent with the new Regional Plan. It could specify that on parcels that are entirely within the environmental corridors the ten percent disturbance factor includes all public and private improvements such as, roads, stormwater facilities, trails, driveways, structure, patios, walkways and swimming pools, etc.
- The Town could consider amendments that may implement any agreement reached for the re-development area southwest of the Phantom Lake. The area is within the border agreement and sewer service area.

#### **D. Building Codes**

It is anticipated that no changes will be made to the building codes of the Town of Mukwonago; however, if standards for separation from high ground water and development on hydric soils are not included in the zoning ordinance or the land division ordinance, the Town should consider amendments to the building code, requiring soils tests below the foundation elevation, and installation of erosion control practices prior to any earth altering activities on the site.

#### **E. Historic Preservation Ordinance**

The Town of Mukwonago has no regulations regarding historic preservation and there are no plans to create any regulations in the future because there are no designated historic preservation sites within the Town according to the inventory conducted by Waukesha County for the update to the Waukesha county Development Plan. However, in order for the Town to preserve its rural character, it has adopted a Rural Structure Ordinance on parcels three acres and more, whereby, agricultural accessory buildings are preserved if they are structurally sound and maintained, even if their square footage exceeds that allowed by the Zoning Ordinance with Town Board approval.

#### **F. Housing Codes**

The housing codes within the Town of Mukwonago are regulated in Chapter 82 of the Municipal Code of the Town of Mukwonago, Wisconsin.

#### **G. Sanitary Code**

Sanitary systems in the Town of Mukwonago are regulated by the Wisconsin Administrative Code and the Waukesha County Code of Ordinances Regulating Onsite Sewerage Disposal Systems which protect the environmental health and safety through proper site design, installation, inspection, and maintenance of private sewerage systems. Well water testing is available through the Waukesha County Department of Parks and Land Use-Environmental Health Division.

#### **H. Health Codes and Services**

The Division of Environmental Health in the Waukesha County Department of Parks & Land Use inspects and license restaurants, retail food establishments, and campgrounds. They report food borne and water borne illnesses from licensed establishments in the Town of Mukwonago. The Environmental Health Division administers the Waukesha County program relating to well safety and sanitation. The Waukesha County Humane Officers work with law enforcement agencies to follow up on complaints of neglect and abuse of the animals in the Town of Mukwonago. The Waukesha County Department of Health & Human Services provides social services and programs to Town residents. The Waukesha County Department of Senior Services provides meal programs to local residents including services at 12 different locations throughout the County. The program provides low cost nutritional meals meeting one third of the recommended daily allowance. The home delivery meal program provides meals delivered to

frail and homebound older adults who are unable to provide their own meals. It is unknown as of this writing if any residents in the Town of Mukwonago participate in these social services.

## **IMPLEMENTATION SCHEDULE**

### **Zoning Text Amendments**

Of all the devices presently available to implement the Smart Growth Plan, the most important will be the implementation of changes to the Zoning Ordinance which is Chapter 82 of the Municipal Code of the Town of Mukwonago, Wisconsin. The Town of Mukwonago in the implementation of the existing Master Plan made a number of changes and added new districts to their zoning ordinance text and maps. Those changes included the R-3, Residential District change which now applies only to substandard legal lots of record in the areas adjacent to the Phantom Lakes and Spring Lake, the EC upland Environmental Corridor District and the creation of a Conservation Design conditional use. It is not anticipated the Town will create any new zoning districts; however, updates will have to be done to the Environmental Corridor District, C-1 Conservancy and EFO Districts and language added to cross reference the residential development permit process and allotment system in the zoning ordinance for subdivisions and conditional uses for Planned Unit Developments, Conservation Design Developments and Multi-family developments. These provisions could be incorporated in the zoning text amendments so that the County and Regional Planning Commission are satisfied and can be assured that the allotment system will continue to implement the projected growth of this Plan and if it is changed, the Waukesha County Board will have to approve any amendment to the zoning text. The Town could consider the creation of some kind of re-development district which will allow senior housing and multi-family development in the sewer service areas and within the border agreement areas. Additionally, some overlay designations for properties which have conditional use permits or were conditionally rezoned could be placed on the zoning map and language added to the text regarding their intent.

### **Zoning Map Amendments**

Concurrently with the Zoning Ordinance Text Amendments, the Town Plan Commission and Town Board should proceed in making any necessary amendments to the Zoning District Maps that may apply. It is intended that these changes will ultimately depict the 100-year floodplain as it relates to the newly adopted FEMA elevations, the re-designation of the primary, secondary, and isolated natural areas from the 2000 SEWRPC inventory and the mapping of the P-1 zoning districts of all publicly owned lands by the Town, County and school district. It is also anticipated that a detailed inventory will be conducted of the existing floodplain overlay district on existing improvements, which now lie below the newly adopted 100-year floodplain. The zoning district maps should represent an accommodation of existing land uses which are compatible with the Smart Growth Plan with consideration being given to existing parcel sizes and uses. Substantial changes to the existing zoning maps are not contemplated, at this time as many of the amendments to the zoning district maps are intended to refine the existing maps in order to protect existing land uses until specific development proposals are brought forth which are consistent with the adopted Plan. A number of overlay Districts could be placed upon the

zoning map to accommodate existing conditional uses and conditional rezoning or soil characteristics of the site.

### **Land Division & Development Control Ordinance**

It is recommended that certain housekeeping changes be made to Land Division & Development Control Ordinance which is Chapter 34 of the Municipal Code of the Town of Mukwonago as outlined in the Implementation section of this chapter. Compliance with the Smart Growth Plan shall serve as a basis for review of all land divisions and multi-family projects. Other changes could include incorporation of language regarding maximum disturbance percentage of primary and secondary environmental corridors and isolated natural areas, prohibiting development on steep slopes or hydric or hydric inclusion soil types.

### **Park & Open Space**

As part of the Smart Growth Plan, the Town could review the updated Waukesha County Park & Open Space Plan element of the Waukesha County Development Plan to determine if any changes to that Plan need to be incorporated in the Town of Mukwonago's Park & Open Space Plan. The Town of Mukwonago Park & Open Space should re-delineate the area around the Town Hall which the Town wants for park purposes for Town residents. It is felt that a standard of nine acres of land for active recreational uses for every one thousand persons in the Town or projected to be in the Town should be used; the nine acres should represent active areas which can be used for park and recreational purposes and not land which is not conducive for active recreational activities. It is felt by the Town that the delineation of the park areas around the Town Hall will accommodate the Town growth beyond the 2030 date of this Plan.

The Town, upon completion of the bike and trail portion of the Waukesha County Development Plan Park & Open Space Element could review those trail systems to be incorporated into the Town's Park and Open Space Plan. The Town should encourage Waukesha County to develop and expand the Mukwonago Park on CTH LO and to preserve and protect the areas along the Mukwonago and Fox Rivers, along with accommodations for a bicycle and pedestrian trail system along those corridors.

### **Capital Improvement Programs**

The use of the Town Capital Improvement Program should designate annual expenditures for public improvements which is one of the best ways to manage and implement the Comprehensive Plan. The Capital Improvement Program is a multi year schedule of public facility improvements which addresses such issues as upgrading roads, fire, and police protection, and expansion of the park uses for a five or six year period. The Capital Improvement Program generally consists of an inventory of a group of facilities and the evaluation of the conditions of those facilities, along with an analysis of what expansions or new facilities are necessary to accommodate new growth in the community. The evaluation of the existing facilities shall examine the conditions based upon acceptable industry standards and a repair and replacement schedule and the need for new facilities. It is not anticipated at this time that any

new Town facilities will be necessary based upon the projected growth of the Town other than the expansion of the park area.

### **Intergovernmental Discussions**

The Town should work with the Village of Mukwonago in resolving issues with the Fire Department. The Town should work with the Village in trying to accommodate new development, re-development, senior housing and multi-family developments in the area southwest of Phantom Lake in the sewer service area. The Village and Town should work together in order to resolve the issue of the ground water recharge and the impact that sewer could have on the Mukwonago River and the Phantom Lakes and duplication of services. Additionally, the Town should resolve their concerns with service and the use of the Waukesha County Dispatch Service.

The Town should work with the Wisconsin Department of Transportation regarding the impact of reconstructing STH 83 to a four lane road through the Town of Mukwonago. The Town does anticipate that the increase of traffic will have an impact on the existing connecting streets. The Town should work with the State in trying to upgrade the intersections of Town and County roads, and incorporation of stoplights at CTH I.

The Town should work with the Waukesha County Department of Public Works and SEWRPC on recommended jurisdictional change of that portion of CTH I, east of STH 83, as the Town does not concur that the jurisdiction should be changed to a local road as it carries significant traffic from adjacent communities and serves a regional recreational facility in a form of the Vernon Marsh.

As part of the Transportation element and implementing the 2035 Regional Transportation Plan, the Town Board should consider amending the Land Division & Development Control Ordinance, Chapter 34 of Municipal Code by adopting access control provisions for County Trunk Highways and other local collective streets and main arterials within the Town.

### **Official Map**

The Town should work to designate and delineate the appropriate size for the expansion of the existing town park facilities around the Town Hall and incorporate any changes on the Park & Open Space Plan for Waukesha County once it is adopted by the Waukesha County Board into the Official Map and consider the delineation of bicycle trails along County Highway System and the recreational corridors, along the Fox and Mukwonago Rivers. As part of the updating of the Official Map the new isolated natural areas, primary and secondary environmental corridors, and wetlands on the land use plan and zoning map, should be evaluated to determine if certain street extensions currently shown on the Official Map cross the newly designated wetlands, environmental corridors, isolated natural areas, unless absolutely necessary.

## **Public Services and Facilities**

Based upon the Town's projected population and growth in the Plan, the Town should analyze, on an annual basis, if the existing facilities such as police, fire, and recreational facilities are adequate to accommodate the projected population. The Town Board and Sanitary District should work with the Village of Mukwonago to resolve the issue of sewer extensions within the area southwest of Phantom Lake within the border agreement especially on the development of large vacant parcels, (i.e., the Berg property). The Town and Village of Mukwonago should work together in order to resolve the issue of community and municipal wells, sewer service and the impact on the ground water flow to the Mukwonago River and the Phantom Lakes and duplication of other services. Further the Town should work towards legislation to allow towns to protect their groundwater resources with Waukesha County Towns Association and the State Legislature.

## **Transportation**

It is the intent of the Town of Mukwonago to work with the Wisconsin Department of Transportation on the STH 83 reconstruction and to discuss their needs on any developments along the STH 83 corridor. Further, the Town shall verify that Waukesha County Department of Public Works has removed the transfer of jurisdiction of that portion of CTH I, east of STH 83 to the Town on the County's Jurisdictional Plan and that the recommendation of the jurisdictional change has been removed from the Regional Transportation Plan. The Town feels that because this portion of CTH I serves traffic other than local traffic, and serves as access to the Vernon Marsh Regional Wildlife area, this should remain under the jurisdiction of Waukesha County. As recommended in the 2035 Regional Transportation Plan, the Town Board could consider amending the Land Division and Development Control Ordinance regulations by adopting access control provisions to County Trunk Highways, local collector streets and arterials within the Town of Mukwonago. The Town should review the recommendations of the County and Regional Transportation Plans and consider incorporating the pedestrian and bicycle trails into the Town Park and Open Space Plan.

## **Open Space Preservation**

Given the importance of protecting the rural character of the Town, potential sources of funding should be identified that can be used to acquire conservation easement or land in fee simple. Such sources include the Knowles-Nelson Stewardship Fund, and other state and federal programs.

**Exhibit "A"**

**RECOMMENDED IMPLEMENTATION SCHEDULE  
FOR SMART GROWTH PLAN**

<b>ELEMENT</b>	<b>ACTIVITY</b>	<b>RESPONSIBLE PARTY</b>	<b>ANTICIPATED COMPLETION DATE</b>
Issues, Trend & Opportunities, Implementation, Economics, Housing, Agricultural, Natural Cultural Resources, Land Use, Utility, Community Facilities, Transportation	Public informational meeting and Plan adoption	Town Plan Commission and Town Board	Fall 2008
Economics, Housing, Agricultural, Natural & Cultural Resources, Land Use, Utility and Community Facilities, Intergovernmental Cooperation	Zoning Text Amendment EC District Changes and Residential Development Permits Etc.	Town Planner Plan Commission and Town Board	Spring 2009
Economics, Housing, Agricultural and Natural & Cultural Resources, Land Use, Utility and Community Facilities, Intergovernmental Cooperation,	Zoning Map Amendment Remap Environmental Areas, New Floodplain and EFO, Agricultural Soils Overlay, Rural Residential, Etc.	Town Planner Plan Commission and Town Board	Spring 2009
Implementation, Housing, Agricultural Natural, Cultural Resources, and Transportation,	Updating of Official map Including Park Areas , Bike Trails, Street Extensions Etc.	Town Engineer, Town Planner Plan Commission and Town Board	End of 2009
Utility, Community Facilities,	Work with School	Town Planner Plan Commission and Town Board	

Intergovernmental Cooperation, Transportation, Land Use, Housing,	District on Growth Control Mechanism for all Municipalities in School District		Ongoing
Utility, Community Facilities, Intergovernmental Cooperation , Land Use, Housing, Agricultural and Natural Resources Transportation	Review Funding Options for Town Facilities	Town Planner, Town Engineer, and Town Board	Ongoing
Intergovernmental Cooperation, Transportation, Utility, Community Facilities, Land Use, Housing,	Review of Highway Jurisdictional Plan and 2035 Regional Transportation Plan	Town Engineer, Town Planner Plan Commission Town Board and Mukwonago's County Board Supervisor	2009
Economics, Housing, Agricultural and Natural & Cultural Resources, Land Use, Transportation, Intergovernmental Cooperation, Community Facilities and Utilities, Land Use	Land Division & Development Control Ordinance, Access Control, Review of Criteria of Residential Development Permits, Soils Updates, Environmental Areas, Agreements with Villages, Etc.	Town Planner Plan Commission and Town Board	2009
Utility and Community Facilities, Intergovernmental Cooperation, Land Use,	Proposed Land Use & Proposed Utility Construction within	Town Planner Plan Commission and Town Board SEWRPC,DNR,	Ongoing

Agricultural, Natural and Cultural Resources, Housing, Implementation, Issues, Trends and Opportunities	Sewer Service areas southwest of Phantom Lake, Sewer Service Amendment to Remove Rainbow Springs.	Village of Mukwonago	
Utility, Community Facilities, Intergovernmental Cooperation , Transportation, Land Use, Housing, Agricultural and Natural and cultural Resources	Update Services and Facilities including refining Park Acquisition Areas for Town and County Parks	Town Planner Plan Commission and Town Board Recreation Director	End of 2009
Intergovernmental Cooperation and Transportation	Evaluation of Re-construction of STH 83 and Jurisdictional change of CTH I	Town Plan Commission and Town Board	Ongoing
Utility, Community Facilities, Intergovernmental Cooperation , Transportation, Land Use, Housing, Agricultural and Natural Resources	Update Town Park and Open Space Plan Incorporate New Town Park Areas and County Park and Open Space Plan	Town Planner Plan Commission and Town Board	End 2009
Utility, Community Facilities, Intergovernmental Cooperation , Land Use, Housing, Agricultural and Natural Resources	Review of Groundwater Protection Study and Changes to Zoning Text and Map and Land Division and Development Control Ordinance	Town Engineer, Town Planner Plan Commission and Town Board	Within 1 year of Completion of the Study

Economics, Housing, Agricultural and Natural & Cultural Resources, Land Use, Transportation, Intergovernmental Cooperation, Community Facilities and Utilities, Land Use	Review Allotment and Residential Permit System for Growth Trends and Needs	Town Planner. Town Plan Commission and Board	End 2011
Utility, Community Facilities, Intergovernmental Cooperation , Land Use, Housing, Agricultural and Natural Resources Transportation	Review of Need for Affordable and Senior Housing	Town Planner Plan Commission and Town Board	End 2012
Utility, Community Facilities, Intergovernmental Cooperation and Transportation , Land Use, Housing,	Capital Improvement Program, Study Merger of Services	Town Board	Yearly (During the budget process)
All Elements	Update and Review of Progress of Smart Growth Plan	Plan Commission, Town Board, Town Planner and Attorney	Yearly