

SEWRPC Community Assistance Planning Report No. 288, 2nd edition

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN UPDATE FOR WALWORTH COUNTY

SEWRPC Community Assistance Planning Report No. 288, 2nd edition

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN UPDATE FOR WALWORTH COUNTY

Chapter 1

INTRODUCTION AND BACKGROUND

INTRODUCTION

Walworth County adopted a multi-jurisdictional comprehensive plan under Section 66.1001 of the Wisconsin Statutes by ordinance on November 10, 2009.¹ The Wisconsin comprehensive planning law requires that comprehensive plans be updated no less than once every 10 years (Section 66.1001(2)(i) of the Wisconsin Statutes). To address the State comprehensive planning update requirement, a cooperative comprehensive planning process was undertaken by Walworth County, 13 of the 16 towns in the County, and the Southeastern Wisconsin Regional Planning Commission (SEWRPC). The 13 towns participating with the County in the planning process are listed below:

Town of Darien	Town of Sharon
Town of Delavan	Town of Spring Prairie
Town of East Troy	Town of Sugar Creek
Town of Geneva	Town of Troy
Town of LaFayette	Town of Walworth
Town of LaGrange	Town of Whitewater
Town of Richmond	

¹ Documented in SEWRPC Community Assistance Planning Report No. 288, A Multi-Jurisdictional Comprehensive Plan for Walworth County: 2035, November 2009. The plan is available on the SEWRPC website:
<http://www.sewrpc.org/SEWRPCFiles/Publications/CAPR/capr-288-comprehensive-plan-for-walworth-co-2035.pdf>

Each of the aforementioned 13 Towns adopted the original multi-jurisdictional County plans in 2009 as their local comprehensive plan. The Towns of Bloomfield, Linn, and Lyons completed comprehensive plan updates independently. The land use elements of their comprehensive plans have been incorporated into the 2009 countywide land use plan map, and will be incorporated into the plan update.

NATURE OF THE PLAN UPDATE

The County Zoning Agency and each participating Town Plan Commission reviewed the comprehensive plan in 2016 and determined that the recommendations and land use plan map included in the plan are sound and continue to meet the County and participating Town's vision of maintaining a primarily rural, agricultural landscape. While there have been several updates to County and regional planning documents that may result in minor modifications to the current comprehensive plan,² the County has not significantly changed its policies regarding land use development, natural and agricultural resource protection, or zoning or land division since adopting the plan in 2009. The County Zoning Agency therefore recommended to the County Board and the town boards that a supplemental report be prepared to update population, household, and employment projections and other key inventory information included in the 2009 report; review and document new County and Regional plans that have been adopted that may impact the County; update the County land use plan map to reflect updated information; and update the plan implementation element. The County Zoning Agency also agreed that the County and participating Towns should prepare and adopt a public participation plan for amending/updating the comprehensive plan. The County Board and the town boards entered into an agreement with SEWRPC to prepare an update of the County comprehensive plan.

REVIEW AND ADOPTION OF PLAN UPDATE

The multi-jurisdictional planning effort was carried out under the guidance of the Walworth County Zoning Agency. The role of the County Zoning Agency is to review plan update materials and recommend the plan update for adoption by the County Board.

² Described in Chapter 4 "Updated County and Regional Plans".

As required by 66.1001(4) of the *Wisconsin Statutes*, the plan update documented in this report went through a public participation and adoption process which involved each participating town and the County. The statute requires that the governing body of any county or local government preparing a comprehensive plan adopt written procedures that are “designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided”. To satisfy the public participation requirement, the County and local governments provided opportunities for the public to review materials describing the comprehensive plan update prior to their public hearings. Printed copies of these materials were made available at each town hall and the Walworth County Government Center. Some towns also opted to make electronic copies available on their website and/or held an informational meeting.

The law further requires that at least one public hearing, preceded by a Class I notice published 30 days before the hearing, must be held prior to adoption of the plan update. Following the public hearing, a recommendation in the form of a resolution from the plan commission is required prior to the concerned government body adopting the plan update by ordinance. Copies of the adopting resolutions and ordinances are included in Appendix B.

REPORT FORMAT

This report documents the multi-jurisdictional comprehensive planning process and the resulting comprehensive plan update. It consists of the following chapters:

Chapter 1: Introduction and Background

Chapter 2: Update of Population, Household, and Employment Data and Projections

Chapter 3: Update of Inventory Information

Chapter 4: Updated County and Regional Plans

Chapter 5: Updated Land Use Element

Chapter 6: Updated Implementation Element

Chapter 7: Summary

PRELIMINARY DRAFT

SEWRPC Community Assistance Planning Report No. 288, 2nd edition
A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN UPDATE FOR WALWORTH COUNTY

Chapter 2

UPDATE OF POPULATION, HOUSEHOLD, AND EMPLOYMENT DATA AND PROJECTIONS

INTRODUCTION

Existing and projected resident population levels are an important consideration in comprehensive planning. The projected future population in the County is used to calculate the projected number of households, which may indicate a need to develop new housing units. An increase in the number of jobs projected in the County, other than those related to agriculture, may indicate a need for additional areas to be identified for commercial or industrial development.

The 2009 County comprehensive plan included population, housing, household, and employment data through the year 2006, and population, household, and employment projections to the year 2035. Tabular data in the comprehensive plan update provides existing demographic information through 2010, and extends population, household, and employment projections through the year 2050. The projections were developed by SEWRPC for VISION 2050.¹ As in prior projection efforts, the Commission prepared a range of projections: low, intermediate, and high. The intermediate growth projection is considered to be the most likely to be achieved and was the projection used for Walworth County in the development of VISION 2050.

¹ SEWRPC Planning Report No. 55, VISION 2050: A Regional Land Use and Transportation Plan for Southeastern Wisconsin, July 2017.

The high and low projections are intended to provide an indication of the levels that could be achieved under significantly higher and lower, but nevertheless plausible, growth scenarios.

POPULATION

Data on the historical and existing population for the Region, Walworth County, and communities in Walworth County are presented in Table 2.1. The population in the County increased from 92,013 to 102,228 residents between 2000 and 2010, an increase of about 11 percent. This was a slower growth rate than the 23 percent increase experienced between 1990 and 2000. The slower growth rate in the County during the last decade is consistent with those observed in both Walworth County and the Region as a whole, and may be attributable to the economic recession and the resulting decrease in new home construction experienced in the latter years of the decade.

As shown in Table 2.2, the population of the County is expected to continue to increase between 2010 and 2050, to about 140,600 persons under VISION 2050 (intermediate growth projection). This represents an increase of about 38 percent over the 2010 population, or an average of about 959 additional residents per year. This rate of increase is slightly less than the average increase in residents per year between 1980 and 2010, when the County grew by an average of 1,025 residents per year.

HOUSEHOLDS

The number of households, or occupied housing units, is important to land use and public facility planning. Households directly influence the demand for urban land as well as the demand for transportation and other public facilities and services, such as police and fire protection water supply, wastewater treatment, and parks. The number of households in the County, shown in Table 2.3 increased from 34,505 households in 2000 to 39,699 households in 2010, an increase of about 15 percent.

As shown in Table 2.4, VISION 2050 projects that the number of households in the County will increase to 58,900 households, or by about 48 percent, between 2010 and 2050. Commission projections indicate that the average size of households throughout the Region, including Walworth County, may be expected to continue to decrease in the years ahead. In Walworth County, the average household size, which stood at 2.57 people per household in 2000, decreased to 2.51 in 2010, and is projected to decrease to 2.32 by 2050.

HOUSING STOCK

Information regarding the occupancy and tenure status of housing units in the Region, Walworth County, and communities in Walworth County is presented in Table 2.5. There were 51,531 housing units in the County in 2010, of which 77 percent were reported as “occupied” by the U.S. Census and the remaining 23 percent were reported as “vacant.” Of the 39,699 occupied housing units, 27,310 units, or 69 percent of the total number of housing units in the County, were owner-occupied; the balance, 12,389 units, or 31 percent, were renter-occupied.

Of the 11,832 vacant housing units identified in the 2010 census, 8,912 units were reported as being devoted to seasonal or occasional use. The other 2,920 vacant housing units were available for rent or sale; rented or sold but not yet occupied; or vacant for other reasons.

EMPLOYMENT

Table 2.6 provides information on the number of jobs located in the Region and Walworth County. There were 52,700 jobs in the County in 2010, which is an increase of about 3 percent from 2000 levels. This modest increase can be attributed to the national economic recession in the latter part of the last decade.

Employment projections under VISION 2050 for Walworth County are presented in Table 2.7. Total employment, or jobs, located in the County are projected to increase to 69,300 jobs by 2050, an increase of about 31 percent from 2010 levels.

SEWRPC projections for the Region and Walworth County indicate that a change may be expected in the types of jobs available in the years ahead. The largest increases are projected to be in the service sector (business, health, social, recreational, and other services), with service sector employment projected to increase by 29 percent in the Region and 63 percent in Walworth County. Employment in the industrial sector—including manufacturing, wholesaling activities, and construction jobs—is projected to remain at 2010 levels in the Region but increase by 2 percent in Walworth County. Retail employment is projected to increase by 14 percent in the Region and 29 percent in the County.

COMMUNITY LEVEL PROJECTIONS

The preparation of the County multi-jurisdictional comprehensive plan update requires population, household, and employment projections for each towns participating in the planning effort. The 2009

comprehensive plan included projections through the year 2035 that were selected by the participating towns from a set of alternative projections that were reviewed and considered by the towns.

The community-level projection for the year 2035 included in the 2009 county multi-jurisdictional comprehensive plan have been re-evaluated and extended to the year 2050. The updated projections for population, household, and employment levels for Walworth County communities are shown in Table 2.8. The 2050 projections for the participating towns are the same or only slightly different from the 2035 projections included in the 2009 plan.

Table 2.1
Total Population in Walworth County by Civil Division: 1970-2010

Civil Division	Census					Change: 1970-2000		Change: 1990-2000		Change: 2000-2010	
	1970	1980	1990	2000	2010	Number	Percent	Number	Percent	Number	Percent
Towns											
Bloomfield ^a	2,481	3,277	3,723	5,537	6,278	3,056	123.2	1,814	48.7	741	13.4
Darien	1,413	1,495	1,490	1,747	1,693	334	23.6	257	17.2	-54	-3.1
Delavan	3,798	4,182	4,195	4,559	5,285	761	20.0	364	8.7	726	15.9
East Troy	2,743	3,583	3,687	3,830	4,021	1,087	39.6	143	3.9	191	5.0
Geneva	3,490	3,933	3,472	4,642	4,993	1,152	33.0	1,170	33.7	351	7.6
LaFayette	979	1,024	1,276	1,708	1,979	729	74.5	432	33.9	271	15.9
LaGrange	1,311	1,661	1,643	2,444	2,454	1,133	86.4	801	48.8	10	0.4
Linn	1,910	2,064	2,062	2,194	2,383	284	14.9	132	6.4	189	8.6
Lyons	2,143	2,659	2,579	3,440	3,698	1,297	60.5	861	33.4	258	7.5
Richmond	1,251	1,649	1,405	1,835	1,884	584	46.7	430	30.6	49	2.7
Sharon	1,058	945	1,016	912	907	-146	-13.8	-104	-10.2	-5	-0.5
Spring Prairie	1,197	1,777	1,756	2,089	2,181	892	74.5	333	19.0	92	4.4
Sugar Creek	1,811	2,599	2,661	3,331	3,943	1,520	83.9	670	25.2	612	18.4
Troy	1,265	1,794	2,051	2,328	2,353	1,063	84.0	277	13.5	25	1.1
Walworth	1,370	1,443	1,341	1,676	1,702	306	22.3	335	25.0	26	1.6
Whitewater	1,181	1,270	1,378	1,399	1,471	218	18.5	21	1.5	72	5.1
Cities											
Delavan	5,526	5,684	6,073	7,956	8,463	2,430	44.0	1,883	31.0	507	6.4
Elkhorn	3,992	4,605	5,337	7,305	10,084	3,313	83.0	1,968	36.9	2,779	38.0
Lake Geneva	4,890	5,612	5,979	7,148	7,651	2,258	46.2	1,169	19.6	503	7.0
Whitewater ^b	10,129	9,098	10,170	10,826	11,150	697	6.9	656	6.5	324	3.0
Villages											
Darien	839	1,152	1,158	1,572	1,580	733	87.4	414	35.8	8	0.5
East Troy	1,711	2,385	2,664	3,564	4,281	1,853	108.3	900	33.8	717	20.1
Fontana on Geneva Lake	1,464	1,764	1,635	1,754	1,672	290	19.8	119	7.3	-82	-4.7
Genoa City ^b	1,085	1,202	1,277	1,949	3,036	864	79.6	672	52.6	1,087	55.8
Mukwonago ^b	0	0	0	0	101	0	--	0	--	101	--
Sharon	1,216	1,280	1,250	1,549	1,605	333	27.4	299	23.9	56	3.6
Walworth	1,637	1,607	1,614	2,304	2,816	667	40.7	690	42.8	512	22.2
Williams Bay	1,554	1,763	2,108	2,415	2,564	861	55.4	307	14.6	149	6.2
Walworth County											
County	63,444	71,507	75,000	92,013	102,228	28,569	45.0	17,013	22.7	10,215	11.1
Region											
Region	1,756,083	1,764,796	1,810,364	1,931,165	2,019,970	175,082	10.0	120,801	6.7	88,805	4.6
Wisconsin											
Wisconsin	4,417,821	4,705,642	4,891,769	5,363,675	5,686,986	945,854	21.4	471,906	9.6	323,311	6.0

Note: Table 2.1 is an update to Table II-1, in the 2009 Walworth County Comprehensive Plan.

^a Village of Bloomfield incorporated from a portion of the Town of Bloomfield in 2011.

^b Walworth County portion only.

Source: U.S. Bureau of the Census

Table 2.2
SEWRPC Population Projections for Walworth 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	102,200	--	--	102,200	--	--	102,200	--	--
Projected Population									
2015	109,800	7,600	7.4	106,800	4,600	4.5	104,800	2,600	2.5
2020	116,900	7,100	6.5	111,900	5,100	4.8	108,000	3,200	3.1
2025	124,300	7,400	6.3	117,100	5,200	4.6	111,700	3,700	3.4
2030	131,400	7,100	5.7	122,100	5,000	4.3	115,300	3,600	3.2
2035	138,300	6,900	5.3	126,900	4,800	3.9	118,500	3,200	2.8
2040	145,300	7,000	5.1	131,500	4,600	3.6	121,300	2,800	2.4
2045	151,700	6,400	4.4	136,000	4,500	3.4	124,000	2,700	2.2
2050	158,300	6,600	4.4	140,600	4,600	3.4	126,800	2,800	2.3
Change: 2010-2050	--	56,100	54.9	--	38,400	37.6	--	24,600	24.1

Note: The Regional Planning Commission projected a range of population levels: low, intermediate, and high. The intermediate projection is considered to be the most likely to be achieved; it was used as the basis for the preparation of the VISION 2050 Regional Land Use and Transportation Plan. The high and low projections are intended to provide an indication of population levels that could be achieved under significantly higher and lower, but nevertheless plausible, growth scenarios.

Table 2.2 is an update to Table VII-1, in the 2009 Walworth County Comprehensive Plan.

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

Table 2.3
Households in Walworth County by Civil Division: 1970-2010

Civil Division	Census					Change: 1970-2000		Change: 1990-2000		Change: 2000-2010	
	1970	1980	1990	2000	2010	Number	Percent	Number	Percent	Number	Percent
Towns											
Bloomfield ^a	840	1,218	1,412	2,067	2,292	1,227	146.1	655	46.4	225	10.9
Darien	375	467	522	615	629	240	64.0	93	17.8	14	2.3
Delavan	1,187	1,494	1,614	1,798	2,156	611	51.5	184	11.4	358	19.9
East Troy	767	1,142	1,269	1,427	1,547	660	86.0	158	12.5	120	8.4
Geneva	917	1,185	1,213	1,660	2,067	743	81.0	447	36.9	407	24.5
LaFayette	256	343	436	595	735	339	132.4	159	36.5	140	23.5
LaGrange	403	586	606	923	993	520	129.0	317	52.3	70	7.6
Linn	609	739	817	910	997	301	49.4	93	11.4	87	9.6
Lyons	597	919	968	1,231	1,410	634	106.2	263	27.2	179	14.5
Richmond	369	559	526	704	758	335	90.8	178	33.8	54	7.7
Sharon	282	298	333	333	346	51	18.1	0	0.0	13	3.9
Spring Prairie	320	514	560	726	802	406	126.9	166	29.6	76	10.5
Sugar Creek	534	831	895	1,197	1,460	663	124.2	302	33.7	263	22.0
Troy	378	576	678	837	914	459	121.4	159	23.5	77	9.2
Walworth	386	427	457	529	644	143	37.0	72	15.8	115	21.7
Whitewater	344	435	497	552	578	208	60.5	55	11.1	26	4.7
Cities											
Delavan	1,733	2,059	2,335	2,931	3,189	1,198	69.1	576	24.5	258	8.8
Elkhorn	1,365	1,814	2,100	2,919	3,801	1,554	113.8	819	39.0	882	30.2
Lake Geneva	1,715	2,380	2,599	3,053	3,323	1,338	78.0	454	17.5	270	8.8
Whitewater ^b	2,150	2,734	3,336	3,765	4,214	1,615	75.1	429	12.9	449	11.9
Villages											
Darien	250	372	390	537	549	287	114.8	147	37.7	12	2.2
East Troy	544	849	979	1,350	1,737	806	148.2	371	37.9	387	28.7
Fontana on Geneva Lake	479	657	652	764	732	285	59.5	112	17.2	-32	-4.2
Genoa City ^b	319	418	455	674	1,070	355	111.3	219	48.1	396	58.8
Mukwonago ^b	0	0	0	0	33	0	--	0	--	33	--
Sharon	367	426	448	565	594	198	54.0	117	26.1	29	5.1
Walworth	536	640	658	850	1,068	314	58.6	192	29.2	218	25.6
Williams Bay	522	707	844	993	1,061	471	90.2	149	17.7	68	6.8
Walworth County	18,544	24,789	27,620	34,505	39,699	15,961	86.1	6,885	24.9	5,194	15.1
Region	536,486	627,955	676,107	749,039	800,087	212,553	39.6	72,932	10.8	51,048	6.8
Wisconsin	1,328,804	1,652,261	1,822,118	2,084,544	2,279,768	755,740	56.9	262,426	14.4	195,224	9.4

Table 2.3 is an update to Table II-6, in the 2009 Walworth County Comprehensive Plan.

^a Village of Bloomfield incorporated from a portion of the Town of Bloomfield in 2011.

^b Walworth County portion only.

Source: U.S. Bureau of the Census

Table 2.4
SEWRPC Household Projections for Walworth 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	39,700	--	--	39,700	--	--	39,700	--	--
Projected Households									
2015	43,100	3,400	8.6	41,900	2,200	5.5	41,100	1,400	3.5
2020	46,300	3,200	7.4	44,300	2,400	5.7	42,700	1,600	3.9
2025	49,600	3,300	7.1	46,800	2,500	5.6	44,600	1,900	4.4
2030	53,000	3,400	6.9	49,300	2,500	5.3	46,500	1,900	4.3
2035	56,300	3,300	6.2	51,700	2,400	4.9	48,200	1,700	3.7
2040	59,700	3,400	6.0	54,000	2,300	4.4	49,800	1,600	3.3
2045	63,000	3,300	5.5	56,400	2,400	4.4	51,500	1,700	3.4
2050	66,300	3,300	5.2	58,900	2,500	4.4	53,100	1,600	3.1
Change: 2010-2050	--	26,600	67.0	--	19,200	48.4	--	13,400	33.8

Note: The Regional Planning Commission projected a range of Households levels: low, intermediate, and high. The intermediate projection is considered to be the most likely to be achieved; it was used as the basis for the preparation of the VISION 2050 Regional Land Use and Transportation Plan. The high and low projections are intended to provide an indication of households levels that could be achieved under significantly higher and lower, but nevertheless plausible, growth scenarios.

Table 2.4 is an update to Table VII-3, in the 2009 Walworth County Comprehensive Plan.

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

Table 2.5

Occupancy and Tenure Status of Housing Units in Walworth County by Civil Division: 2010

Civil Division	Owner-Occupied		Renter-Occupied		Total Occupied		Vacant		Total	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Towns										
Bloomfield ^a	1,904	83.1	388	16.9	2,292	83.4	455	16.6	2,747	100.0
Darien	550	87.4	79	12.6	629	94.7	35	5.3	664	100.0
Delavan	1,717	79.6	439	20.4	2,156	56.2	1,682	43.8	3,838	100.0
East Troy	1,376	88.9	171	11.1	1,547	80.8	367	19.2	1,914	100.0
Geneva	1,672	80.9	395	19.1	2,067	59.8	1,391	40.2	3,458	100.0
LaFayette	631	85.9	104	14.1	735	93.0	55	7.0	790	100.0
LaGrange	898	90.4	95	9.6	993	56.3	770	43.7	1,763	100.0
Linn	793	79.5	204	20.5	997	46.2	1,160	53.8	2,157	100.0
Lyons	1,153	81.8	257	18.2	1,410	92.0	123	8.0	1,533	100.0
Richmond	662	87.3	96	12.7	758	74.6	258	25.4	1,016	100.0
Sharon	306	88.4	40	11.6	346	95.1	18	4.9	364	100.0
Spring Prairie	719	89.7	83	10.3	802	93.7	54	6.3	856	100.0
Sugar Creek	1,303	89.2	157	10.8	1,460	88.5	190	11.5	1,650	100.0
Troy	827	90.5	87	9.5	914	90.5	96	9.5	1,010	100.0
Walworth	450	69.9	194	30.1	644	87.7	90	12.3	734	100.0
Whitewater	496	85.8	82	14.2	578	64.1	324	35.9	902	100.0
Cities										
Delavan	1,760	55.2	1,429	44.8	3,189	91.1	311	8.9	3,500	100.0
Elkhorn	2,234	58.8	1,567	41.2	3,801	94.0	242	6.0	4,043	100.0
Lake Geneva	1,670	50.3	1,653	49.7	3,323	78.7	902	21.3	4,225	100.0
Whitewater ^b	1,384	32.8	2,830	67.2	4,214	93.6	288	6.4	4,502	100.0
Villages										
Darien	364	66.3	185	33.7	549	89.9	62	10.1	611	100.0
East Troy	1,128	64.9	609	35.1	1,737	93.1	129	6.9	1,866	100.0
Fontana on Geneva Lake	632	86.3	100	13.7	732	31.7	1,576	68.3	2,308	100.0
Genoa City ^b	852	79.6	218	20.4	1,070	91.0	106	9.0	1,176	100.0
Mukwonago ^b	24	72.7	9	27.3	33	100.0	0	0.0	33	100.0
Sharon	385	64.8	209	35.2	594	83.2	120	16.8	714	100.0
Walworth	642	60.1	426	39.9	1,068	91.1	104	8.9	1,172	100.0
Williams Bay	778	73.3	283	26.7	1,061	53.5	924	46.5	1,985	100.0
Walworth County	27,310	68.8	12,389	31.2	39,699	77.0	11,832	23.0	51,531	100.0
Region	503,556	62.9	296,531	37.1	800,087	91.7	72,775	8.3	872,862	100.0
Wisconsin	1,551,558	68.1	728,210	31.9	2,279,768	86.9	344,590	13.1	2,624,358	100.0

Note: Table 2.5 is an update to Table II-9, in the 2009 Walworth County Comprehensive Plan.

^a Village of Bloomfield incorporated from a portion of the Town of Bloomfield in 2011.

^b Walworth County portion only.

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

Table 2.6**Number of Jobs in Walworth County, the Region, and Wisconsin: 1970-2010**

Geographic Area	1970	1980	1990	2000	2010
Walworth County	26,400	33,400	39,600	51,200	52,700
Region	784,900	945,900	1,054,000	1,209,800	1,176,600
Wisconsin	1,929,100	2,423,800	2,789,200	3,385,800	3,422,300

Geographic Area	Change: 1970-1980		Change: 1980-1990		Change: 1990-2000		Change: 2000-2010	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Walworth County	7,000	26.5	6,200	18.6	11,600	29.3	1,500	2.9
Region	161,000	20.5	108,100	11.4	155,800	14.8	-33,200	-2.7
Wisconsin	494,700	25.6	365,400	15.1	596,600	21.4	36,500	1.1

Note: Table 2.6 is an update to Table II-16, in the 2009 Walworth County Comprehensive Plan.

Source: U.S. Bureau of Economic Analysis and SEWRPC

Table 2.7
SEWRPC Employment Projections for Walworth County: 2010-2050

Year	High Projection			Intermediate Projection			Low Projection		
	Jobs	Change from Preceding Year		Jobs	Change from Preceding Year		Jobs	Change from Preceding Year	
		Number	Percent		Number	Percent		Number	Percent
Actual Employment: 2010	52,700	--	--	52,700	--	--	52,700	--	--
Projected Employment									
2015	55,800	3,100	5.9	54,800	2,100	4.0	53,900	1,200	2.3
2020	58,900	3,100	5.6	56,900	2,100	3.8	55,100	1,200	2.2
2025	62,000	3,100	5.3	59,000	2,100	3.7	56,300	1,200	2.2
2030	65,100	3,100	5.0	61,100	2,100	3.6	57,500	1,200	2.1
2035	68,200	3,100	4.8	63,200	2,100	3.4	58,700	1,200	2.1
2040	71,300	3,100	4.5	65,300	2,100	3.3	59,900	1,200	2.0
2045	74,400	3,100	4.3	67,400	2,100	3.2	61,100	1,200	2.0
2050	77,200	2,800	3.8	69,300	1,900	2.8	62,000	900	1.5
Change: 2010-2050	--	24,500	46.5	--	16,600	31.5	--	9,300	17.6

Note: The Regional Planning Commission projected a range of employment levels: low, intermediate, and high. The intermediate projection is considered to be the most likely to be achieved; it was used as the basis for the preparation of the VISION 2050 Regional Land Use and Transportation Plan. The high and low projections are intended to provide an indication of employment levels that could be achieved under significantly higher and lower, but nevertheless plausible, growth scenarios.

Table 2.7 is an update to Table VII-4, in the 2009 Walworth County Comprehensive Plan.

Source: U.S. Bureau of the Economic Analysis and SEWRPC

SEWRPC Community Assistance Planning Report No. 288, 2nd edition
A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN UPDATE FOR WALWORTH COUNTY

Chapter 3

UPDATE OF INVENTORY INFORMATION

INTRODUCTION

Information regarding existing conditions and historic trends with respect to key information on land uses, natural resources, public facilities and services, park and open space sites, and land use regulations is essential in the preparation of this update to the Walworth County comprehensive plan. This chapter presents a summary of the updated inventories of those features.

EXISTING LAND USES

The Regional Planning Commission's land use inventory delineates and quantifies the area devoted to various urban and non-urban land uses throughout the Southeastern Wisconsin Region. The most recent inventory was completed in 2015. The inventory findings as they pertain to Walworth County are presented on Map 3.1 and in Table 3.1, and are summarized below. Table 3.2 presents the existing land use inventory by civil division.

Land Uses

Agriculture was the predominate land use in the County in 2015, accounting for 57 percent of the County area. Natural resource areas, consisting of nonfarmed wetlands, woodlands, and surface waters (rivers, streams, and ponds) accounted for another 23 percent of the total area of the County. Nonurban land uses, including agriculture, natural resource areas, open land, and extractive and landfill uses together encompassed about 86 percent of the County in 2015, compared to about 87 percent in 2000 (the date of existing land use information in the 2009 comprehensive plan). The major changes between 2000 and 2015

with regard to rural land uses was an increase of about 9,463 acres, or 89 percent, in the amount of land in unused rural use.

The remaining 14 percent of the County was developed for urban uses in 2015, with residential, streets and highways, and recreational uses making up most of the urban land uses. Residential uses accounted for the largest percentage of lands developed for urban use, encompassing about 23,400 acres, or about 6 percent of the County. About 13 percent of the County was developed in urban uses in 2000.

The number of acres in all urban land use categories increased between 2000 and 2015, with the exception of railroads, which decreased from 682 to 588 acres. The amount of land in residential use increased from about 20,260 to 23,400 acres. There were also an increase of 1,800 acres or more devoted to streets and highway uses and an additional 451 acres for recreational uses, including the new White River County Park located in the Town of Lyons.

Business Parks

Existing business parks located in the County are shown on Map 3.2 and listed in Table 3.3. Business parks, as defined by SEWRPC, have each of the following characteristics:

- A planned internal street system
- Typically, sanitary sewer service and public water service or availability
- Single ownership at the time the park was subdivided
- A minimum area of 10 acres
- Land that was platted or divided by certified survey map, except for brownfield sites

In 2016, there were 21 business parks in the County, encompassing 2,930 acres. About 12 percent of the parcels within the business parks were available for development. Developments located in business parks are traditionally industrial and office uses; however, retail and service uses may also be appropriate for business parks. Table 3.3 also includes information on proposed business parks in Walworth County.

Wisconsin is creating consistent standards for certification of industrial sites with a minimum of 50 contiguous acres. A "Certified In Wisconsin" site has the key reviews, documentations, and assessments most commonly required for industrial uses. Certification criteria have been developed based on

representative needs of advanced manufacturing projects.¹ As of 2016, there was one certified site in Walworth County—the Whitewater University Technology Park. The Whitewater Technology park is a 122-acre park, located in proximity to the Whitewater Innovation Center and UW-Whitewater.

TRANSPORTATION FACILITIES AND SERVICES

Streets and Highways

Walworth County is served by a well-developed highway transportation system consisting of 1,526 lane miles of public streets and highways in 2011. Map 3.3 shows existing streets and highways serving the County. Major changes to the arterial street and highway system in the County since 2009 include the development of the STH 11 bypass and the classification of South Road south of STH 50 as a local arterial.

Public Transportation

Public transportation service in the county continues to be limited to shared-ride taxi service, provided by Browns Cab Service, which serves local travel in, and immediately adjacent to, the City of Whitewater. Although local or interregional bus service is not provided in the County, it should be noted that Waukesha County contracts with Wisconsin Coach Lines, Inc. to provide fixed-route bus service over a route between the Village of Mukwonago and the Milwaukee central business district. Operated over I-43 in Waukesha County, this route terminates at I-43 and STH 83, just northeast of Walworth County.

Bicycle Facilities

Walworth County had approximately 128 miles of bicycle facilities in 2014, compared to 47 miles in 2007. Accommodation of bicycles on surface arterial streets and highways includes 107 miles of available paved shoulders and 3.4 miles of separate path within the right-of-way of roads. Approximately 17 miles of existing off-street bicycle paths are located in the County. There have been no notable additions to the off-street path system, but paved shoulders have been added to the following arterial streets:

- USH 12 from STH 67 west to CTH P in the City of Whitewater
- STH 120 from I-43 south to STH 36

¹ *Certified In Wisconsin* (<http://inwisconsin.com/why-wisconsin/available-sites/certified-in-wisconsin/>).

Rail Freight Services

Rail freight service provided in Walworth County has remained unchanged since the 2009 Comprehensive Plan. The four active rail service in the county are operated by Wisconsin & Southern Railroad Company, Union Pacific Railroad, the Canadian National Railway, and the Municipality of East Troy Wisconsin Railroad.

Airport

There have been no changes to the availability of public-public use airports in Walworth County since the development of the 2009 Comprehensive Plan. Five public-use airports are located in the county, including two publicly owned airports - East Troy Municipal Airport and Burlington Municipal Airport— and three privately owned airports – Grand Geneva Resort, Lake Lawn, and Big Foot Airfield.

SANITARY SEWERS

Areas served by public sanitary sewer service in Walworth County in 2010 encompassed a total of about 30.3 square miles, or 5 percent of the County, with an estimated resident population of 70,500 persons, or 69 percent of the County population. These areas include most of the developed portions of the County's cities and villages, along with certain lake area communities and other urban enclaves in towns—including the Delavan Lake area in the Town of Delavan; the Potter Lake area in the Town of East Troy; the Geneva National and Lake Como Estates areas in the Town of Geneva; and the unincorporated community of Lyons, the Grand Geneva area, and the Country Estates area in the Town of Lyons. The existing sewer service areas were served by nine public sewage treatment plants. The planned sewer service areas in 2015 and the area provided with sewer service in 2010 are shown on Map 3.4.

EXISTING PARK AND OPEN SPACE SITES

A comprehensive areawide inventory of park and open space sites was conducted in 1973 under the initial regional park and open space planning program.² The inventory is updated periodically, and was updated in 2007 as part of the Walworth County Comprehensive Plan. The inventory of park and open space sites in the County was updated again in 2010 for use in preparing the Walworth County Park and Open space plan in 2014. The inventory includes all park and open space sites owned by the State, Walworth County, and

² *The regional park and open space plan is documented in SEWRPC Planning Report No. 27, A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000, November 1977.*

local units of government, as well as privately owned recreation and open space sites. Map 3.5 shows the open space preservation element of the 2035 Walworth County Park and Open Space Plan.³

Park and Open Space Sites Owned by Walworth County

Since the development of the last comprehensive plan, the County established a new park, the White River County Park, in the Town of Lyons. The addition of the White River County Park in 2014 increased the total County-owned park space from 224 acres to 419 acres. The other three existing County parks include the Price Conservancy in the Town of Lafayette, Natureland Park in the Town of Richmond, and Veterans Park in the City of Elkhorn.

Park and Open Space Sites Owned by the State of Wisconsin

In 2010, there were 47 State-owned park and open space sites in Walworth County, encompassing 14,934 acres, or about 4 percent of the total area of the County. Of these 47 sites, 41 sites, encompassing 14,300 acres, were owned by the Wisconsin Department of Natural Resources; one site, encompassing 14 acres, was owned by the University of Wisconsin; and five sites, encompassing 620 acres, were owned by the Wisconsin Department of Transportation.

Park and Open Space Sites Owned by Local Governments or School Districts

In addition to the County- and State-owned park and open space sites in Walworth County, there was a total of 199 sites owned by local units of government or school districts, encompassing 2,670 acres, or about 1 percent of the total area of the County. Local governments own 161 park and open space sites and public school districts own 38 sites. The acreage attributed to school district sites includes only those portions of the site used for recreational or open space purposes.

Private and Public-Interest Park and Open Space Sites

The 2010 inventory of park and open space sites also identified a total of 162 privately owned resource-oriented recreation sites, encompassing 11,085 acres, and 10 sites owned by private organizations for natural resource protection purposes, encompassing 1,076 acres. Examples of privately owned recreation sites include hunting clubs, stables, golf courses, boat access sites, campgrounds, subdivision parks, and recreation areas associated with private schools. Of the 10 sites owned for resource preservation purposes,

³ SEWRPC Community Assistance Planning Report No. 135 (3rd Edition), A Park and Open Space Plan for Walworth County, March 2014.

seven sites are owned by The Nature Conservancy and three site are owned by the Kettle Moraine Land Trust.

In addition to the private resource protection sites and recreation sites in Walworth County, there are 28 privately owned open space and environmentally sensitive sites, encompassing 1,156 acres, that are protected under conservation easements. In general, conservation easements are voluntary contracts between a private landowner and a land trust or government body that limit, or in some cases prohibit, future development of the parcel. The property owner sells or donates a conservation easement for the property to a land trust or government agency, but retains ownership. The owner is not prohibited from selling the property, but future owners must abide by the terms of the conservation easement. Conservation easements typically do not include any provision for public access.

AGRICULTURAL RESOURCES

The Regional Planning Commission's land use inventory indicates that agricultural land encompassed about 210,987 acres (329.7 square miles) of the County in 2015. This figure includes cultivated land, pasture land, land used for horticulture and nurseries, and land occupied by farm buildings; it excludes wetland and woodland areas on existing farm units.

As reported in the most recent Federal Census of Agriculture, the number of farms in the County decreased from 988 to 870, a loss of 118 farms, from 2000 through 2012. Under the Census of Agriculture, farms are defined as operations from which at least \$1,000 of agricultural products were sold, or normally would be sold, during the year. As reported in the Census of Agriculture, a farm includes land owned and operated by the farmer as well as lands rented from others.

NATURAL RESOURCES

Surface Water Resources

Surface water resources, consisting of streams and lakes, form a particularly important element of the natural resource base. Surface water resources provide recreational opportunities, influence the physical development of the County, provide for wildlife habitat, and enhance its aesthetic quality. Surface water resources and major watersheds in the County are shown on Map 3.6.

The County includes portions of two major watersheds: the Fox River and Rock River watersheds. The Fox River and Rock River watersheds are tributary to the Mississippi River system. There are approximately 173 miles of perennial streams - streams that maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions.

There are 27 major lakes (lakes of 50 or more acres) located entirely, or partially, within Walworth County. These lakes encompass about 12,600 acres within the County. The two largest lakes within Walworth County are Geneva Lake, with a surface area of about 5,262 acres, and Delavan Lake, with a surface area of about 2,072 acres.

Floodplains

Floodplains are the wide, gently sloping areas contiguous to, and usually lying on both sides of, a stream channel. For planning and regulatory purposes, floodplains are normally defined as the areas adjacent to rivers, streams, and lakes that are inundated during the 1-percent-annual-probability (100-year recurrence interval) flood event. Floodplain areas are generally not well suited to urban development, not only because of the flood hazard, but also because of the presence of high water tables and, generally, of soils poorly suited to urban uses such as hydric soils. Floodplain areas often contain important natural resources, such as high-value woodlands, wetlands, and wildlife habitat and, therefore, constitute prime locations for parks and open space areas. Every effort should be made to discourage incompatible urban development on floodplains, while encouraging compatible park and open space uses. As shown on Map 3.6, approximately 52.4 square miles, or about 9 percent of the total area of the County, were located within the 1-percent-annual-probability flood hazard area.

Wetlands

Wetlands are important resources for the ecological health and diversity of the County. They provide essential breeding, nesting, resting, and feeding grounds and provide escape cover for many forms of fish and wildlife. Wetlands also contribute to flood mitigation, because such areas naturally serve to store excess runoff temporarily, thereby tending to reduce peak flows. Wetlands may also serve as groundwater recharge and discharge areas. In addition, wetlands help to protect downstream water resources from siltation and pollution by trapping sediments, nutrients, and other water pollutants. The location and extent of wetlands in the County in 2010, as delineated by the Regional Planning Commission, are shown on Map 3.6. At that

time, wetlands covered about 53.6 square miles, or about 9 percent of the County. Included in the 53.6 square miles of wetlands are 2.2 square miles which have been classified as “farmed wetlands.” These areas meet the definition of a wetland, but were being actively farmed in 2010.

Natural Areas and Critical Species Habitat Sites

A comprehensive inventory of natural areas and critical species habitat sites in Southeastern Wisconsin was completed by WDNR and SEWRPC in 1994 and updated in 2009.⁴ Map 3.7 and Table 3.4 show the findings of the 2009 inventory of natural areas and critical species habitat sites and reflect the protection recommendations contained in the 2014 County park and open space plan. Natural areas are defined as tracts of land or water so little modified by human activity, or sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities believed to be representative of the pre-European-settlement landscape. Natural areas are classified into one of the following three categories: natural areas of Statewide or greater significance (NA-1), natural areas of countywide or regional significance (NA-2), or natural areas of local significance (NA-3). Classification of an area into one of these three categories is based on consideration of the diversity of plant and animal species and community types present; the structure and integrity of the native plant or animal community; the extent of disturbance by human activity, such as logging, grazing, water level changes, and pollution; the commonness of the plant and animal communities present; any unique natural features within the area; the size of the area; and the educational value and animal communities believed to be representative of the landscape before European settlement. As shown on Map 3.7 and in Table 3.4, eighty-three natural areas, including seven of statewide or greater significance (NA-1), fifteen of countywide or regional significance (NA-2) and 61 of local significance (NA-3), have been identified and recommended for acquisition in the County.

Critical species habitat (CSH) sites are defined by the Regional Planning Commission as areas outside natural areas that support rare, threatened, or endangered plant or animal species. Thirty-three critical species habitat sites have been identified and recommended for acquisition in the County (See Map 3.7 and Table 3.4).

⁵ *The results of the 1994 inventory are documented in SEWRPC Planning Report No. 42, A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997. The plan update is documented in SEWRPC Amendment to Planning Report No. 42, Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, December 2010.*

Environmental Corridors and Isolated Natural Resource Areas

One of the most important tasks completed under the regional planning program for Southeastern Wisconsin has been the identification and delineation of those areas in the Region in which concentrations of the best remaining elements of the natural resource base occur. The preservation of such areas in essentially natural, open uses is vital to maintaining a high level of environmental quality in the Region, protecting its natural heritage and beauty, and providing recreational opportunities in scenic outdoor settings.

Identification of environmental corridors is based upon the presence of one or more of the following important natural resource features: 1) rivers, streams, lakes, and associated shorelands and floodplains; 2) wetlands; 3) woodlands; 4) prairies; 5) wildlife habitat areas; 6) wet, poorly drained, and organic soils; and 7) rugged terrain and high relief topography. Certain other features with recreational, aesthetic, ecological, and natural resource values, including existing and potential parks, open space sites, natural areas, historic sites, and scenic viewpoints, are also considered in the delineation of environmental corridors.⁵

The delineation of these natural resource and resource-related elements on a map results in an essentially linear pattern of relatively narrow, elongated areas which have been termed "environmental corridors" by the Regional Planning Commission. Primary environmental corridors include a wide variety of important natural resource and resource-related elements and are at least 400 acres in size, two miles in length, and 200 feet in width. Secondary environmental corridors serve to link primary environmental corridors, or encompass areas containing concentrations of natural resources between 100 and 400 acres in size and at least one mile long. Where secondary corridors serve to link primary environmental corridors, no minimum area or length criteria apply. Isolated natural resource areas consist of smaller concentrations of natural resources, have a minimum of five acres, and are separated physically from the environmental corridors by intensive urban or agricultural land uses. Environmental corridors and isolated natural resource areas within Walworth County in 2010 are shown on Map 3.8 and in Table 3.5.

⁵ A detailed description of the process of refining the delineation of environmental corridors in Southeastern Wisconsin is presented in SEWRPC Technical Record, Vol. 4, No. 2, Pages 1 through 21, *Refining the Delineation of Environmental Corridors in Southeastern Wisconsin*, March 1981 (available at www.sewrpc.org/SEWRPC/LandUse/EnvironmentalCorridors.htm or by contacting the Commission).

Primary Environmental Corridors

As shown on Map 3.8, about 106 square miles, comprising about 18 percent of the total area of the County, were encompassed within primary environmental corridors. The primary environmental corridors in the County are mainly situated along major rivers and their tributaries, around major lakes, in large wetland areas, and in the Kettle Moraine. The primary environmental corridors contain almost all of the best remaining woodlands, wetlands, and wildlife habitat areas in the County and are, in effect, a composite of the best remaining elements of the natural resource base. Such areas have immeasurable environmental and recreational value. The protection of the primary environmental corridors from additional intrusion by incompatible land uses, and thereby from degradation and destruction, is one of the principal objectives of the 2014 Walworth County Park and Open Space Plan and this comprehensive plan.

Secondary Environmental Corridors

As further shown on Map 3.8, approximately 14 square miles, about 2.4 percent of the total area of the County, were encompassed within secondary environmental corridors. Secondary environmental corridors in the County are primarily situated along the small perennial and intermittent streams. Secondary environmental corridors contain a variety of resource elements and are often remnant resources from primary environmental corridors that have been developed with agricultural or urban uses. Secondary environmental corridors facilitate surface water drainage and provide corridors for the movement of wildlife and for the dispersal of seeds for a variety of plant species. Such corridors should be considered for preservation in natural, open use or incorporated as drainageways, stormwater detention or retention areas, or as local parks or recreation trails, in developing areas.

Isolated Natural Resource Areas

As also shown on Map 3.8, isolated natural resource areas encompass about 15 square miles, comprising about 2.7 percent of the total area of the County. Such areas include a geographically well-distributed variety of isolated wetlands, woodlands, and wildlife habitat. Isolated natural resource areas may provide the only available wildlife habitat in an area, provide good locations for local parks and nature areas, and lend aesthetic character and natural diversity to an area. Such areas should be preserved in natural open uses insofar as practicable, being incorporated for use as parks and open space reservations or stormwater detention or retention areas where appropriate.

LAND USE REGULATIONS

General Zoning

With the exception of areas subject to extraterritorial zoning, most of the unincorporated areas of Walworth County are under the jurisdiction of the Walworth County Zoning Ordinance and Shoreland Zoning Ordinance (Chapter 74 of the County Code of Ordinances). The County Zoning Ordinance is jointly administered by Walworth County and the towns in the County (Town of Bloomfield administers its own zoning ordinance). The County Shoreland Zoning Ordinance includes provisions for the protection of floodplains and shorelands in compliance with State-mandated floodplain and shoreland regulatory requirements. The Shoreland Zoning Ordinance applies to shorelands within unincorporated areas, as defined under the Statutes.⁶ While the responsibility for administering this ordinance rests with Walworth County, the County routinely receives and considers input from the towns on shoreland zoning matters.

Map 3.9 shows the pattern of basic zoning districts established under the Walworth County Zoning and Shoreland Zoning Ordinances for the unincorporated area of Walworth County, excluding areas subject to extraterritorial zoning. The extent of the various districts as applied in the County zoning jurisdiction area in 2017 is presented in Table 3.6 and described below.

- Agricultural-related zoning districts were in place on about 213,124 acres (333 square miles) of land, or 64 percent of the County zoning jurisdiction area. The A-1 Prime Agricultural District, which is necessary for participation in the Wisconsin Farmland Preservation Program, accounted for 180,952 acres (283 square miles), or 54 percent of the County zoning jurisdiction area, and about 85 percent of the agricultural-related zoning.
- Conservancy districts were in place on about 74,546 acres (116 square miles) of land, or 22 percent of the County zoning jurisdiction area. This includes about 35,091 acres of land in the C-2 Upland

⁶ Shorelands are defined as lands within 1,000 feet of the ordinary high-water mark of navigable lakes, ponds, and flowages; or within 300 feet of the ordinary high-water mark of navigable rivers and streams or to the landward side of the floodplain, whichever distance is greater. The shoreland protection established under the County Shoreland Zoning Ordinance remains in effect on lands annexed to cities and villages after May 7, 1982; alternative administrative arrangements in this respect are set forth in Section 59.692(7) of the Wisconsin Statutes.

Resource Conservation District, about 37,111 acres in the C-1 and C-4 Lowland Conservation Districts, and about 2,344 acres in the C-3 Conservancy Residential District.

- About 32,344 acres (51 square miles) of land, or nearly 10 percent of the County zoning jurisdiction area, were in various residential, commercial, industrial, recreational, and institutional districts. Land in residential districts encompassed nearly half (14,792 acres) of this area.
- The balance of the County zoning jurisdiction area—12,759 acres (20 square miles)—was comprised of surface water, most of this being zoned conservancy.

Major changes to the Walworth County Zoning Ordinance since the 2035 comprehensive plan was adopted in 2009 include an update of the A-1 Prime Agricultural Land District regulations and maps to comply with new Wisconsin Farmland Preservation Program requirements (Chapter 91 of the Statutes), which were enacted by the Legislature in 2009. The County ordinance was also amended in 2009 to include optional requirements to accommodate the development of conservation subdivisions, where homes on a parcel proposed to be subdivided are clustered on a portion of the development parcel and the remaining land remains in protected common open space.

County Subdivision Control Ordinance

The division of land in the unincorporated area of Walworth County is subject to the Walworth County Subdivision Control Ordinance (Chapter 58 of the County Code of Ordinances). That ordinance includes design, land dedication/reservation, and improvement requirements for subdivisions and condominium projects. Under the ordinance, “subdivision” means the division of a lot, outlot, parcel, or tract of land by the owner or his agent for the purpose of transfer of ownership or building development where the act of division creates five or more parcels or building sites of 15 acres each or less in area, or where the act of division creates five or more parcels or building sites of 15 acres or less in area by successive divisions within a period of five years. The ordinance also requires the preparation of a certified survey map for minor subdivisions. Under the ordinance, “minor subdivision” means a division resulting in the creation of not more than four parcels or building sites, any one of which is 15 acres in size or less, or the division of a block, lot, or outlot within a recorded subdivision plat into not more than four parcel or building sites without changing the exterior boundaries of the block, lot, or outlot concerned. In addition to regulation

under the Walworth County Subdivision Ordinance, the subdivision of land in the unincorporated area of Walworth County is subject to subdivision control ordinances of individual towns that have adopted their own subdivision ordinances. Moreover, cities and villages have subdivision plat approval authority over proposed plats in statutorily defined extraterritorial plat approval jurisdiction areas.

Shoreland and Floodplain Zoning

Shoreland and floodplain regulations are set forth in the Walworth County Shoreland Zoning Ordinance. This ordinance includes zoning districts and special regulations for shoreland areas, defined as all lands lying within the following distances of the ordinary high water mark of navigable waters: 1,000 feet from a lake, pond, or flowage; or 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater. The shoreland regulations include restrictions on the removal of vegetation and earth movement and structural setback requirements from streams and lakes. The Walworth County Shoreland Zoning Ordinance also includes the County's floodplain regulations, which apply to all lands within the 1-percent-annual-probability flood hazard areas. County floodplain regulations prohibit virtually all new structures in the floodplain, including the floodway and flood fringe areas, in accordance with sound floodplain management practice.

The Federal Emergency Management Agency and DNR are working to update floodplain maps across Wisconsin. New floodplain maps for that portion of Walworth County within the Rock River watershed were completed in 2013 and adopted by the County in 2014. Updated floodplain mapping for the portion of the County in the Fox River watershed is underway.

Table 3.1
Existing Land Use in Walworth County: 1963, 2000, and 2015

Land Use Category ^a		1963			2000			2015		
		Acres	Percent of Urban/Nonurban	Percent of Total	Acres	Percent of Urban/Nonurban	Percent of Total	Acres	Percent of Urban/Nonurban	Percent of Total
Urban	Residential									
	Single-Family	10,519	38.1	2.9	19,327	41.5	5.2	22,131	42.3	6.0
	Multi-Family	72	0.3	0.0	932	2.0	0.3	1,273	2.4	0.3
	Subtotal	10,591	38.4	2.9	20,259	43.5	5.5	23,404	44.7	6.3
	Commercial	655	2.4	0.2	1,248	2.7	0.3	1,605	3.1	0.4
	Industrial	381	1.4	0.1	1,420	3.1	0.4	1,703	3.3	0.5
	Transportation, Communication, and Utilities									
	Street and Highways	9,351	33.9	2.5	13,710	29.4	3.7	15,510	29.6	4.2
	Railroads	1,004	3.6	0.3	682	1.5	0.2	588	1.1	0.2
	Other	273	1.0	0.1	814	1.7	0.2	806	1.5	0.2
	Subtotal	10,628	38.5	2.9	15,206	32.6	4.1	16,904	32.3	4.6
	Governmental and Institutional	1,060	3.8	0.3	1,734	3.7	0.5	1,942	3.7	0.5
	Recreational	2,037	7.4	0.5	4,307	9.3	1.2	4,758	9.1	1.3
	Unused Urban	2,235	8.1	0.6	2,379	5.1	0.6	2,034	3.9	0.6
Urban Subtotal		27,587	100.0	7.5	46,553	100.0	12.6	52,350	100.0	14.2
Non-Urban	Natural Areas									
	Surface Water	13,769	4.0	3.7	14,466	4.5	3.9	15,136	4.8	4.1
	Wetlands	28,688	8.4	7.8	26,854	8.3	7.3	32,795	10.4	8.9
	Woodlands	31,516	9.2	8.5	31,294	9.7	8.5	36,090	11.4	9.8
	Subtotal	73,973	21.7	20.0	72,614	22.5	19.7	84,021	26.5	22.8
	Extractive and Landfill	616	0.2	0.2	1,499	0.5	0.4	1,514	0.5	0.4
	Agricultural	260,639	76.4	70.6	237,671	73.7	64.4	210,987	66.6	57.2
	Unused Rural	6,133	1.8	1.7	10,614	3.3	2.9	20,077	6.3	5.4
	Non-Urban Subtotal	341,361	100.0	92.5	322,398	100.0	87.4	316,599	100.0	85.8
Total		368,948	--	100.0	368,951	--	100.0	368,949	--	100.0

Land Use Category ^a		1963-2000		2000-2015		1963-2015	
		Change in Acres	Percent Change	Change in Acres	Percent Change	Change in Acres	Percent Change
Urban	Residential						
	Single-Family	8,808	83.7	2,804	14.5	11,612	110.4
	Multi-Family	860	1,194.4	341	36.6	1,201	1,668.1
	Subtotal	9,668	91.3	3,145	15.5	12,813	121.0
	Commercial	593	90.5	357	28.6	950	145.0
	Industrial	1,039	272.7	283	19.9	1,322	347.0
	Transportation, Communication, and Utilities						
	Streets and Highways	4,359	46.6	1,800	13.1	6,159	65.9
	Railroads	-322	-32.1	-94	-13.8	-416	-41.4
	Other	541	198.2	-8	-1.0	533	195.2
	Subtotal	4,578	43.1	1,698	11.2	6,276	59.1
	Governmental and Institutional	674	63.6	208	12.0	882	83.2
	Recreational	2,270	111.4	451	10.5	2,721	133.6
	Unused Urban	144	6.4	-345	-14.5	-201	-9.0
Urban Subtotal		18,966	68.7	5,796	12.5	24,763	89.8
Non-Urban	Natural Areas						
	Surface Water	697	5.1	670	4.6	1,367	9.9
	Wetlands	-1,834	-6.4	5,941	22.1	4,107	14.3
	Woodlands	-222	-0.7	4,796	15.3	4,574	14.5
	Subtotal	-1,359	-1.8	11,407	15.7	10,048	13.6
	Extractive and Landfill	883	143.3	15	1.0	898	145.8
	Agricultural	-22,968	-8.8	-26,684	-11.2	-49,652	-19.1
	Unused Rural	4,481	73.1	9,463	89.2	13,944	227.4
Non-Urban Subtotal		-18,963	-5.6	-5,799	-1.8	-24,762	-7.3

^a Off-street parking is included with the associated land use.

Source: SEWRPC

Table 3.2
Existing Community-Level Land Use in Walworth County: 2015

Land Use Category ^a	Civil Division											
	Town of Bloomfield		Town of Darien		Town of Delavan		Town of East Troy		Town of Geneva		Town of LaFayette	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Urban												
Single-Family	392	3.1	627	2.9	1,611	9.1	1,700	14.1	1,490	7.7	783	3.6
Multi-Family	0	0.0	0	0.0	102	0.6	8	0.1	108	0.6	9	0.0
Subtotal	392	3.1	627	2.9	1,713	9.7	1,707	14.2	1,598	8.3	792	3.6
Commercial	15	0.1	27	0.1	70	0.4	16	0.1	83	0.4	27	0.1
Industrial	13	0.1	126	0.6	78	0.4	26	0.2	31	0.2	35	0.2
Transportation, Communication, and Utilities												
Streets and Highways	518	4.1	885	4.1	774	4.4	764	6.3	1,217	6.3	1,031	4.7
Railroads	0	0.0	90	0.4	44	0.2	80	0.7	0	0.0	0	0.0
Other	2	0.0	66	0.3	3	0.0	15	0.1	13	0.1	4	0.0
Subtotal	520	4.1	1,041	4.8	821	4.6	859	7.1	1,230	6.4	1,035	4.7
Governmental and Institutional	8	0.1	30	0.1	47	0.3	57	0.5	99	0.5	26	0.1
Recreational	7	0.1	22	0.1	62	0.4	302	2.5	723	3.7	439	2.0
Unused Urban	45	0.4	9	0.0	94	0.5	66	0.5	131	0.7	2	0.0
Urban Subtotal	1,000	7.8	1,882	8.7	2,885	16.3	3,034	25.2	3,895	20.2	2,356	10.8
Non-Urban												
Natural Areas												
Surface Water	201	1.6	156	0.7	1,815	10.3	1,245	10.3	1,043	5.4	90	0.4
Wetlands	1,457	11.4	1,396	6.4	1,201	6.8	2,672	22.2	1,312	6.8	2,132	9.7
Woodlands	962	7.5	1,737	8.0	1,036	5.9	2,255	18.7	2,043	10.6	2,332	10.7
Subtotal	2,620	20.6	3,289	15.2	4,052	22.9	6,172	51.2	4,398	22.8	4,554	20.8
Extractive and Landfill	206	1.6	218	1.0	99	0.6	198	1.6	23	0.1	317	1.4
Agricultural	8,468	66.5	15,506	71.5	10,211	57.7	7,644	6.3	9,773	50.7	13,627	62.3
Unused Rural	449	3.5	801	3.7	444	2.5	1,876	15.6	1,195	6.2	1,026	4.7
Non-Urban Subtotal	11,743	92.2	19,814	91.3	14,806	83.7	9,010	74.8	15,389	79.8	19,524	89.2
Total	12,743	100.0	21,696	100.0	17,692	100.0	18,924	100.0	19,284	100.0	21,880	100.0

Table 3.2 (Continued)

Land Use Category ^a	Civil Division											
	Town of LaGrange		Town of Linn		Town of Lyons		Town of Richmond		Town of Sharon		Town of Spring Prairie	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Urban												
Single-Family	1,160	5.1	1,518	7.3	1,059	4.8	833	3.6	370	1.7	946	4.1
Multi-Family	2	0.0	6	0.0	23	0.1	1	0.0	1	0.0	0	0.0
Subtotal	1,162	5.1	1,524	7.3	1,082	4.9	834	3.6	371	1.7	946	4.1
Commercial	8	0.0	29	0.1	86	0.4	16	0.1	4	0.0	13	0.1
Industrial	10	0.0	54	0.3	56	0.3	14	0.1	4	0.0	30	0.1
Transportation, Communication, and Utilities												
Streets and Highways	695	3.0	683	3.3	905	4.1	609	2.6	507	2.3	638	2.8
Railroads	0	0.0	80	0.4	0	0.0	0	0.0	60	0.3	0	0.0
Other	25	0.1	16	0.1	64	0.3	8	0.0	27	0.1	14	0.1
Subtotal	720	3.1	779	3.7	969	4.4	617	2.7	594	2.7	652	2.8
Governmental and Institutional	9	0.0	33	0.2	55	0.2	9	0.0	23	0.1	10	0.0
Recreational	199	0.9	172	0.8	629	2.8	44	0.2	12	0.1	101	0.4
Unused Urban	0	0.0	60	0.3	37	0.2	0	0.0	0	0.0	11	0.0
Urban Subtotal	2,108	9.2	2,651	12.7	2,914	13.2	1,534	6.7	1,008	4.5	1,763	7.7
Non-Urban												
Natural Areas												
Surface Water	1,044	4.6	3,307	15.9	264	1.2	553	2.4	35	0.2	172	0.8
Wetlands	727	3.2	645	3.1	3,663	16.6	1,859	8.1	1,080	4.9	2,666	11.6
Woodlands	5,591	24.4	1,585	7.6	2,893	13.1	2,777	12.1	485	2.2	2,906	12.7
Subtotal	7,362	32.2	5,537	26.6	6,820	30.9	5,189	22.5	1,600	7.2	5,744	25.1
Extractive and Landfill	95	0.4	2	0.0	63	0.3	57	0.2	35	0.2	25	0.1
Agricultural	11,504	50.3	11,783	56.6	10,279	46.5	15,168	65.9	19,375	87.1	13,908	60.7
Unused Rural	1,803	7.9	863	4.1	2,013	9.1	1,081	4.7	216	1.0	1,477	6.4
Non-Urban Subtotal	20,764	90.8	18,185	87.3	19,175	86.8	21,495	93.3	21,226	95.5	21,154	92.3
Total	22,872	100.0	20,836	100.0	22,089	100.0	23,029	100.0	22,234	100.0	22,917	100.0

Table 3.2 (Continued)

Land Use Category ^a	Civil Division											
	Town of Sugar Creek		Town of Troy		Town of Walworth		Town of Whitewater		City of Burlington ^a		City of Delavan	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Urban												
Single-Family	1,212	5.6	1,061	4.7	686	3.7	699	3.7	1	0.8	502	10.6
Multi-Family	0	0.0	0	0.0	2	0.0	0	0.0	0	0.0	159	3.4
Subtotal	1,212	5.6	1,061	4.7	688	3.7	699	3.7	1	0.8	661	14.0
Commercial	29	0.1	15	0.1	31	0.2	34	0.2	0	0.0	237	5.0
Industrial	37	0.2	40	0.2	92	0.5	24	0.1	0	0.0	182	3.8
Transportation, Communication, and Utilities												
Streets and Highways	655	3.0	553	2.4	482	2.6	573	3.0	10	5.9	561	11.9
Railroads	0	0.0	0	0.0	65	0.3	20	0.1	0	0.0	15	0.3
Other	50	0.2	2	0.0	37	0.2	17	0.1	25	15.3	76	1.6
Subtotal	705	3.3	555	2.4	584	3.1	610	3.2	35	21.2	652	13.8
Governmental and Institutional	37	0.2	14	0.1	74	0.4	18	0.1	0	0.0	224	4.7
Recreational	67	0.3	156	0.7	92	0.5	153	0.8	0	0.0	395	8.4
Unused Urban	40	0.2	0	0.0	7	0.0	2	0.0	10	6.3	209	4.4
Urban Subtotal	2,127	9.8	1,841	8.1	1,568	8.4	1,540	8.1	46	28.3	2,560	54.1
Non-Urban												
Natural Areas												
Surface Water	644	3.0	508	2.2	575	3.1	720	3.8	0	0.0	323	6.8
Wetlands	2,299	10.6	2,753	12.1	534	2.9	2,032	10.7	27	16.7	339	7.2
Woodlands	1,256	5.8	2,954	13.0	1,056	5.7	2,189	11.5	0	0.0	63	1.3
Subtotal	4,199	19.4	6,215	27.3	2,165	11.6	4,941	26.1	27	16.8	725	15.3
Extractive and Landfill	83	0.4	0	0.0	28	0.2	51	0.3	0	0.0	5	0.1
Agricultural	14,073	65.1	13,269	58.4	14,019	75.4	11,689	61.6	70	42.8	1,024	21.6
Unused Rural	1,122	5.2	1,406	6.2	824	4.4	745	3.9	20	12.1	416	8.8
Non-Urban Subtotal	19,477	90.2	20,890	91.9	17,036	91.6	17,426	91.9	117	71.7	2,170	45.9
Total	21,604	100.0	22,731	100.0	18,604	100.0	18,966	100.0	163	100.0	4,730	100.0

Table 3.2 (Continued)

Land Use Category ^a	Civil Division											
	City of Elkhorn		City of Lake Geneva		City of Whitewater ^a		Village of Bloomfield		Village of Darien		Village of East Troy	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Urban												
Single-Family	656	12.6	673	14.2	615	15.3	1,015	12.2	213	25.8	381	13.1
Multi-Family	180	3.5	188	4.0	187	4.7	0	0.0	16	1.9	60	2.1
Subtotal	836	16.1	861	18.2	802	20.0	1,015	12.2	229	27.7	441	15.1
Commercial	207	4.0	239	5.0	118	2.9	46	0.6	26	3.1	83	2.8
Industrial	196	3.8	84	1.8	109	2.7	27	0.3	87	10.5	131	4.5
Transportation, Communication, and Utilities												
Streets and Highways	689	13.2	478	10.1	386	9.6	556	6.7	102	12.3	422	14.5
Railroads	24	0.5	0	0.0	31	0.8	0	0.0	15	1.8	8	0.3
Other	35	0.7	65	1.4	16	0.4	17	0.2	13	1.6	160	5.5
Subtotal	748	14.4	543	11.4	433	10.8	573	6.9	130	15.7	590	20.3
Governmental and Institutional	230	4.4	186	3.9	318	7.9	37	0.4	13	1.6	126	4.3
Recreational	167	3.2	230	4.8	83	2.1	126	1.5	28	3.4	26	0.9
Unused Urban	376	7.2	244	5.1	114	2.8	74	0.9	39	4.7	224	7.7
Urban Subtotal	2,760	53.0	2,387	50.3	1,977	49.3	1,898	22.8	552	66.7	1,621	55.7
Non-Urban												
Natural Areas												
Surface Water	49	0.9	537	11.3	198	4.9	347	4.2	6	0.7	41	1.4
Wetlands	248	4.8	297	6.3	337	8.4	2,365	28.4	12	1.5	343	11.8
Woodlands	65	1.2	452	9.5	55	1.4	487	5.9	24	2.9	131	4.5
Subtotal	362	7.0	1,286	27.1	590	14.7	3,199	38.4	42	5.1	515	17.7
Extractive and Landfill	0	0.0	0	0.0	0	0.0	6	0.1	0	0.0	0	0.0
Agricultural	1,863	35.8	711	15.0	1,056	26.3	2,725	32.7	158	19.1	601	20.6
Unused Rural	222	4.3	359	7.6	387	9.7	495	6.0	75	9.1	174	6.0
Non-Urban Subtotal	2,447	47.0	2,356	49.7	2,034	50.7	6,425	77.2	275	33.3	1,290	44.3
Total	5,207	100.0	4,743	100.0	4,011	100.0	8,323	100.0	827	100.0	2,911	100.0

Table 3.2 (Continued)

Land Use Category ^a	Civil Division											
	Village of Fontana-On-Geneva Lake		Village of Genoa City ^b		Village of Mukwonago ^b		City of Sharon		Village of Walworth		Village of Williams Bay	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Urban												
Single-Family	639	22.5	274	17.8	27	2.3	230	20.7	241	24.7	517	22.2
Multi-Family	98	3.5	36	2.3	0	0.0	11	1.0	36	3.7	39	1.7
Subtotal	737	26.0	310	20.2	27	2.3	241	21.7	277	28.4	556	23.9
Commercial	37	1.3	23	1.5	2	0.2	4	0.4	67	6.9	12	0.5
Industrial	5	0.2	68	4.4	0	0.0	61	5.5	70	7.2	14	0.6
Transportation, Communication, and Utilities												
Streets and Highways	199	7.0	128	8.3	77	6.6	86	7.7	138	14.1	189	8.1
Railroads	0	0.0	0	0.0	20	1.7	26	2.3	10	1.0	0	0.0
Other	10	0.4	10	0.7	0	0.0	2	0.2	9	0.9	7	0.3
Subtotal	209	7.4	138	9.0	97	8.4	114	10.3	157	16.1	196	8.4
Governmental and Institutional	17	0.6	35	2.3	7	0.6	7	0.6	64	6.6	129	5.6
Recreational	323	11.4	32	2.1	0	0.0	15	1.4	33	3.4	121	5.2
Unused Urban	29	1.0	53	3.4	11	0.9	29	2.6	73	7.5	46	2.0
Urban Subtotal	1,357	47.8	659	42.9	144	12.4	471	42.4	741	75.8	1,074	46.2
Non-Urban												
Natural Areas												
Surface Water	684	24.1	5	0.3	7	0.6	5	0.5	4	0.4	558	24.0
Wetlands	97	3.4	63	4.1	41	3.5	2	0.2	3	0.3	192	8.3
Woodlands	355	12.5	91	5.9	58	5.0	9	0.8	18	1.8	225	9.7
Subtotal	1,136	40.1	159	10.3	106	9.2	16	1.4	25	2.6	975	42.0
Extractive and Landfill	3	0.1	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Agricultural	93	3.3	588	38.3	902	77.9	584	52.6	106	10.8	214	9.2
Unused Rural	247	8.7	131	8.5	6	0.5	40	3.6	105	10.7	61	2.6
Non-Urban Subtotal	1,479	52.2	878	57.1	1,014	87.6	640	57.6	236	24.2	1,250	53.8
Total	2,836	100.0	1,537	100.0	1,158	100.0	1,111	100.0	977	100.0	2,324	100.0

Note: Table 3.2 is an update to Table IV-2, in the 2009 Walworth County Comprehensive Plan.

Source: SEWRPC

Table 3.3
Existing Business Parks^a in Walworth County: 2016

Number on Map 3.2	Existing Business Park Name	Acres	No. Vacant Parcels ^b
1	City of Delavan Delavan Industrial Park	356	8
2	City of Elkhorn Deere Road Industrial Park	47	0
3	Elkhorn Business Park	429	15
4	Evergreen Business Park	30	6
5	Fairways Edge Business Park	38	6
6	City of Lake Geneva Lake Geneva Business Park	92	8
7	Lake Geneva Industrial Park	28	1
8	South Side Lake Geneva Industrial Park	47	2
9	City of Whitewater Whitewater Business Park	366	15
10	Whitewater Industrial Park	301	8
11	Whitewater University Technology Park	122	6
12	Village of Darien Darien Industrial Park	238	3
13	Village of East Troy East Troy Business Park	146	9
14	East Troy Industrial Park	128	6
15	Village of Genoa City The Corporate Ridge Business Park	236	225
16	Genoa City Business Park	36	5
17	Village of Sharon Sharon Industrial Park	95	3
18	Village of Walworth Walworth Industrial Park I	45	0
19	Walworth Industrial Park II	41	2
20	Town of Delavan Town of Delavan Business Park	72	26
21	Town of Lyons Lyons Industrial Park	37	2
Existing Business Park Total		2,930	356

Number on Map 3.2	Proposed Business Park Name	Acres
22	City of Lake Geneva Business Commons of Lake Geneva	111
23	City of Whitewater Whitewater Business Park Expansion	435
24	Whitewater Industrial Area Expansion	101
25	Village of East Troy East Troy Business Park Phase II	84
Proposed Business Park Total		731

^aIncludes office, business, and industrial parks with a minimum size of 10 acres that are either partially or fully developed with buildings, or where public sewer and water infrastructure has been installed.

^bNumber of vacant parcels as of April 2016.

Source: Walworth County Economic Development Alliance, local governments, and SEWRPC

Table 3.4

Protection of Natural Areas and Critical Species Habitat Sites in Walworth County

Sites Proposed to be Acquired in Classification ^a : NA-1 (SNA)						
Number on Map 3.7	Site Identification		Site Area (acres)			Proposed Acquisition Agency
	Civil Division(s)	Name	Already under Protective Ownership ^b	Proposed to be Acquired	Total	
1	Town of Whitewater	Bluff Creek Fens	79	--	79	Wisconsin Department of Natural Resources (WDNR)
2	Town of LaGrange	Bluff Creek Woods	352	19	371	
3	Town of Whitewater	Clover Valley Fen State Natural Area	107	5	112	WDNR
4	Town of LaGrange	Young Prairie State Natural Area	54	--	54 ^c	WDNR
5	Town of Troy	Lulu Lake and Eagle Spring Lake Wetland Complex and Adjacent Uplands	767	124	891 ^d	WDNR
6	Town of Troy	Pickeral Lake Fen State Natural Area	86	187 ^e	273	The Nature Conservancy
7	Town of East Troy	Beulah Bog State Natural Area	58	14	72	WDNR
Subtotal of the 7 proposed NA-1 (SNA) sites to be acquired			1,503	349	1,852	--

Sites Proposed to be Acquired in Classification ^a : NA-2						
Number on Map 3.7	Site Identification		Site Area (acres)			Proposed Acquisition Agency
	Civil Division(s)	Name	Already under Protective Ownership ^b	Proposed to be Acquired	Total	
8	Town of Darien	Voskuil Dry Prairie	--	7	7	Walworth County
9	Town of Delavan	Comus Lake Wetland Complex	14	278	292	
10	Town of Delavan	Delavan Prairie-Fen	--	137	137	Walworth County
11	Town of Lyons	Lake Ivanhoe Fen and Sedge Meadow	58	37	95	
12	Town of Spring Prairie	Honey Lake Marsh and Sedge Meadow	131	10	141 ^f	WDNR
13	Town of Spring Prairie	Spring Prairie Fen	--	34	34	Walworth County
14	Town of Whitewater	Bluff Creek Prairie	21	--	21	WDNR
15	Town of LaGrange	Muir Oak Woods and Duffin Road Fen	654	11	665	WDNR
16	Town of LaGrange	Kestol Dry Prairie	1	--	1	WDNR
17	Town of LaGrange	LaGrange Oak Woods	738	30	768	WDNR
18	Town of Troy	Upper Mukwonago River Wetland Complex	85	253	338	The Nature Conservancy
19	Town of East Troy	Swan Lake Wetland Complex	26	141 ^e	167	Private conservancy organization
20	Town of Troy	Adams Lake Fen and Marsh	--	65	65	
21	Town of East Troy	Army Lake Lowlands and Uplands	83	121 ^e	204	Walworth County Town of East Troy
22	Town of East Troy	Thiede Road Tamarack Swamp	8	40 ^e	48	Walworth County
Subtotal of the 15 proposed NA-2 sites to be acquired			1,819	1,164	2,983	--

Table 3.4 (Continued)

Sites Proposed to be Acquired in Classification ^a : NA-3						
Number on Map 3.7	Site Identification		Site Area (acres)			Proposed Acquisition Agency
	Civil Division(s)	Name	Already under Protective Ownership ^b	Proposed to be Acquired	Total	
23	Town of Sharon	CTH C Lowland	60	--	60	WDNR
24	Town of Sharon	Salt Box Road Railroad Prairie	--	12	12	Private conservancy organization
25	Village of Fontana-on-Geneva Lake	North Shore Woods	--	38	38	Village of Fontana-on-Geneva Lake
26	Village of Fontana-on-Geneva Lake	Fontana Prairie and Fen	10	--	10	Village of Fontana-on-Geneva Lake
27	Town of Geneva	Wychwood	13	213	226	Private conservancy organization
28	Town of Linn	Peninsula Woods	--	37	37	Private conservancy organization
29	Village of Williams Bay	Williams Bay Lowlands	16	--	16	Private conservancy organization
30	Town of Bloomfield	Hafs Road Marsh	--	109	109	Private conservancy organization
31	Town of Bloomfield	Lake Ivanhoe Sedge Meadow	143	7	150	WDNR
32	Town of Bloomfield	Bloomfield Sedge Meadow and Tamarack Relict	129	42	171	WDNR
33	Town of Bloomfield	Pell Lake Railroad Prairie	--	9	9	WDNR
34	Town of Bloomfield	Bloomfield Prairie	--	6	6	Private conservancy organization
35	Town of Darien	Darien Oak Woods	--	235	235	Walworth County
36	Town of Darien	Turtle Creek Sedge Meadow and Fen	136	35	171	WDNR
37	Town of Darien	Creek Road Fen	9	--	9	WDNR
38	Town of Delavan	CTH P Sedge Meadow	--	18	18	WDNR
39	Town of Delavan	Marsh Road Railroad Prairie	6	--	6	Wisconsin Department of Transportation (WisDOT)
40	Town of Delavan	Lake Lawn Wetland Complex	25	268	293	Town of Delavan
41	City of Elkhorn	Jackson Creek Wetlands	22	--	22	Kettle Moraine Land Trust
42	City of Lake Geneva	Oak Hill Cemetery Woods	--	138	138	City of Lake Geneva
43	Town of Geneva	Warbler Trail Wetlands	95	29	124	WDNR
44	Town of Geneva	Lake Como Wetlands	--	46 ^e	46	Private conservancy organization
45	Town of Lyons	Burlington Hills Woods	16	70	86 ^g	Private conservancy organization
46	Town of Lyons	Burlington Railroad Prairie	1	--	1 ^h	WDNR
47	Town of Lyons	Tri-County Tamarack Swamp	25	--	25 ⁱ	WDNR
48	Town of Lyons	Peterson Fen	2	--	2	Private conservancy organization
49	Town of Lyons	Cranberry Road Bog	--	46	46	Private conservancy organization
50	Town of Lyons	Lake Geneva Tamarack Relict	--	163 ^e	163	Town of Lyons
51	Town of Lyons	Ivanhoe Creek Fen	--	30	30	Private conservancy organization

Table 3.4 (Continued)

Sites Proposed to be Acquired in Classification ^a : NA-3						
Number on Map 3.7	Site Identification		Site Area (acres)			Proposed Acquisition Agency
	Civil Division(s)	Name	Already under Protective Ownership ^b	Proposed to be Acquired	Total	
52	Town of Richmond	Lake Loraine Woods—East	--	74	74	Private conservancy organization
53	Town of Richmond	Lake Loraine Marsh	20	15	35	Private conservancy organization
54	Town of Richmond	Lake No. 10	40	--	40	Private conservancy organization
55	Town of Richmond	Turtle Lake Fen	--	21	21	WDNR
56	Town of LaGrange	Baywood Road Sedge Meadow	--	27	27	Private conservancy organization
57	Town of Sugar Creek	Lake Wandawega Marsh	--	83	83	Private conservancy organization
58	Town of Sugar Creek	North Lake Marsh	61	6	67	North Lake District
59	Town of Sugar Creek	Silver Lake	91	5	96	Private conservancy organization
60	Town of Lafayette	Pallottine Maple Woods	10	142	152	Private conservancy organization
61	Town of Lafayette	Granzeau Woods	--	133 ^e	133	Private conservancy organization
62	Town of Lafayette	Sugar Creek Fens, Springs, and Sedge Meadow	10	24	34	Walworth County
63	Town of Lafayette	Sugar Creek Wetlands	--	74	74	Private conservancy organization
64	Town of Lafayette	Abells Corners Sedge Meadow and Tamarack Relict	--	42	42	Private conservancy organization
65	Town of Spring Prairie	Spring Prairie Lowlands	--	297 ^e	297	Private conservancy organization
66	Town of Whitewater	Lone Tree Trail Oak Woods	204	61	265	WDNR
67	Town of Whitewater	Whitewater Oak Woods	187	53	240	WDNR
68	Town of Whitewater	Rice Lake Dry Prairie	1	--	1	WDNR
69	Town of LaGrange	Nordic Trail Oak Woods	287	206	493	WDNR
70	Town of LaGrange	Skoponong (Duffin Road) Prairie	8	--	8	WDNR
71	Town of LaGrange	Connelly Fen	--	2	2	WDNR
72	Town of LaGrange	Island Woods	34	12	46	Kettle Moraine Land Trust
73	Town of Troy	Eagle Spring Lake Bog, Woods, and Prairie	--	28	28 ^j	WDNR
74	Town of Troy	Crooked Creek Sedge Meadow	27	--	27	The Nature Conservancy
75	Town of Troy	Doyles Lake Wetlands	--	68 ^e	68	Private conservancy organization
76	Town of Troy	Lein's Road Fen	--	22	22	Private conservancy organization
77	Town of Troy	Honey Creek Fen	2	6	8	WDNR
78	Town of Troy	Troy Fen	12	3	15	WDNR
79	Town of East Troy	Rainbow Springs Woods, Wetlands, and Prairies	168	203 ^e	371 ^k	WDNR
80	Town of East Troy	East Troy Bog	--	6	6	Private conservancy organization
81	Town of East Troy	East Troy Tamaracks	19	7	26	WDNR
82	Town of East Troy	Potter Lake Tamaracks	19	3	22	Potter Lake District
83	Town of East Troy	Hilburn Sedge Meadow	--	66	66	Private conservancy organization
Subtotal of the 61 proposed NA-3 sites to be acquired			1,908	3,240	5,148	--

Table 3.4 (Continued)

Sites Proposed to be Acquired in Classification ^a : CSH						
Number on Map 3.7	Site Identification		Site Area (acres)			Proposed Acquisition Agency
	Civil Division(s)	Name	Already under Protective Ownership ^b	Proposed to be Acquired	Total	
84	Town of Sharon	Railroad Lowland	41	23	64	WDNR
85	Town of Linn	Town of Linn Park	153	--	153	Town of Linn
86	Village of Fontana	Lyons Woods	--	35	35	Private conservancy organization
87	Town of Bloomfield	Section 5 Marsh and Pond	--	21 ^e	21	Private conservancy organization
88	Town of Bloomfield	Townline Pond	--	50	50	Private conservancy organization
89	Town of Darien	Turtle Creek Bike Trail Wetland	--	23	23	WDNR
90	City of Elkhorn	Elkhorn Railroad Prairie Remnant	7	--	7	WisDOT
91	Town of Lyons	White River Railroad Prairie	--	12	12	Walworth County
92	Town of Lyons	Roden Oak Woods	--	41	41	Private conservancy organization
93	Town of Lyons	Seno Oak Opening	2	--	2	WDNR
94	Town of Lyons	Radio Station Wetland	1	25	26	Private conservancy organization
95	Town of Lyons	Peterson Property	13	27	40	Private conservancy organization
96	Town of Richmond	Whitewater Lake Island	1	--	1	Walworth County
97	Town of Richmond	Unnamed Wetland	--	26	26	Private conservancy organization
98	Town of Richmond	Lake Number 10 Open Woods	41	153	194	Walworth County
99	Town of Richmond	Turtle Valley Wildlife Area	2,042	--	2,042	WDNR
100	Town of Richmond	Island Road Shrub-Carr	--	64	64	WDNR
101	Town of Lafayette	Sugar Creek Woods—North	21	209	230	Walworth County
102	Town of Lafayette	Sugar Creek Woods—South	--	116	116	Walworth County
103	Town of Lafayette	Sugar Creek Wet Woods	--	34	34	Walworth County
104	Town of Lafayette	Abells Corners Fen	--	3	3	Private conservancy organization
105	Town of Spring Prairie	Hargraves Road Sedge Meadow	--	46	46	Private conservancy organization
106	Town of LaGrange	Emerson Esker Prairie	1	--	1	WDNR
107	Town of LaGrange	Duffin Road Dry Prairie	1	--	1	WDNR
108	Town of LaGrange	LaGrange Campground	201	2	203	WDNR
109	Town of LaGrange	Juniper Knoll Camp Woods	--	98 ^e	98	Private conservancy organization
110	Town of LaGrange	Middle Lake Sedge Mat	3	--	3	WDNR
111	Town of LaGrange	Lauderdale Lakes Woods	--	28	28	Lauderdale Lakes Lake Management District
112	Town of Troy	Horn Dry Prairies	5	--	5	WDNR
113	Town of Troy	Harmony Hills Savanna	--	77 ^e	77	Private conservancy organization
114	Town of Troy	Doyles Lake Prairies	--	1	1	Private conservancy organization
115	Town of Troy	Camp Timberlee	--	65 ^e	65	Private conservancy organization
116	Town of East Troy	Anderson Bog	--	1	1	Private conservancy organization
Subtotal of the 33 proposed CSH sites to be acquired			2,533	1,180	3,713	--
Subtotal for all 116 categories of sites to be acquired			7,763	5,933	13,696	--

Table 3.4 (Continued)

Sites to be preserved to the Extent Practicable Without Additional Protective Ownership: NA-3						
Number on Map 3.7	Site Identification		Site Area (acres)			Proposed Acquisition Agency
	Civil Division(s)	Name	Already under Protective Ownership ^b	Proposed to be Acquired	Total	
117	Town of Richmond	Lake Loraine Woods—West	--	--	86	--
118	Town of Whitewater	Rock Shrub-Fen	--	--	46	--
119	Town of LaGrange	Big Spring Road Prairie	--	--	93	--
Subtotal of the 3 NA-3 sites to be preserved without additional protective ownership:			--	--	225	--

Sites to be preserved to the Extent Practicable Without Additional Protective Ownership: CSH						
Number on Map 3.7	Site Identification		Site Area (acres)			Proposed Acquisition Agency
	Civil Division(s)	Name	Already under Protective Ownership ^b	Proposed to be Acquired	Total	
120	Town of Darien	Darien Railroad Prairie Remnant	--	--	1	--
121	Town of Whitewater	Mills Road Prairie	--	--	3	--
122	Town of Whitewater	Anderson Road	--	--	1	--
123	Town of Whitewater	Island Road Prairie	--	--	1	--
124	Town of Whitewater	Whitewater Lake Island Woods	--	--	3	--
125	Town of LaGrange	Bennett Dry Prairie	--	--	3	--
126	Town of East Troy	Eastwood Estates Woods	--	--	5	--
Subtotal of the 7 CSH sites to be preserved without additional protective ownership:			--	--	17	--
Total			7,763	5,933	13,938 ^l	--

NOTE: This table is a refinement of the recommendations made in SEWRPC Amendment to the *Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*, December 2010.

Table 3.4 is an update to Table III-13 and Table III-14, in the 2009 Walworth County Comprehensive Plan.

^a NA-1 identifies natural areas of statewide or greater significance, NA-2 identifies natural areas of countywide or regional significance, NA-3 identifies natural areas of local significance, and CSH identifies critical species habitat sites SNA, or State Natural Area, identifies those sites officially designated as State Natural Areas by the State of Wisconsin Natural Areas Preservation Council.

^b Based on 2010 data. Includes land under protective ownership, under conservation easement, or surface water.

^c Does not include 15 acres of this site located in Jefferson County.

^d Does not include 180 acres of this site in Waukesha County.

^e All or a portion of this site is currently privately owned and maintained in compatible private outdoor recreation or open space uses. Should these lands become available for acquisition in the future, the plan recommends that this site be protected through ownership by public agencies or by nonprofit conservation organizations as shown in this table.

^f Does not include 250 acres of this site in Racine County.

^g Does not include 416 acres of this site in Racine County.

^h Does not include five acres of this site in Racine County.

ⁱ Does not include 15 acres of this site in Racine County.

^j Does not include 38 acres of this site in Waukesha County.

^k Does not include 312 acres of this site in Waukesha County.

^l Includes 242 acres not proposed to be acquired.

Source: SEWRPC

Table 3.5
Existing Environmental Corridors and Isolated Natural Resource Areas
in Walworth County by Civil Division: 2010

Civil Division	Primary Environmental Corridor		Secondary Environmental Corridor		Isolated Natural Resource Area	
	Acres	Percent of Civil Division Area	Acres	Percent of Civil Division Area	Acres	Percent of Civil Division Area
Town						
Bloomfield	5,063	24.1	504	2.4	532	2.5
Darien	2,677	12.3	155	0.7	606	2.8
Delavan	3,581	20.2	45	0.3	396	2.2
East Troy	5,381	28.4	102	0.5	709	3.8
Geneva	3,094	16.0	468	2.4	1,091	5.7
LaFayette	3,463	15.8	596	2.7	680	3.1
LaGrange	7,065	30.9	79	0.3	522	2.3
Linn	4,660	22.5	527	2.5	284	1.4
Lyons	5,765	26.1	988	4.5	483	2.2
Richmond	4,100	17.8	596	2.6	622	2.7
Sharon	370	1.7	871	3.9	338	1.5
Spring Prairie	4,284	18.7	808	3.5	627	2.7
Sugar Creek	3,258	15.1	657	3.0	627	2.9
Troy	5,398	23.7	443	2.0	749	3.3
Walworth	1,206	6.5	475	2.6	462	2.5
Whitewater	3,690	19.5	1,109	5.8	430	2.3
Cities						
Burlington ^a	0	0.2	0	0.0	25	15.5
Delavan	660	13.9	100	2.1	19	0.4
Elkhorn	129	2.5	121	2.3	109	2.1
Lake Geneva	1,089	22.3	17	0.4	175	3.6
Whitewater ^a	413	10.3	140	3.5	108	2.7
Villages						
Darien	0	0.0	0	0.0	29	3.6
East Troy	485	16.6	0	0.0	29	3.6
Fontana-on-Geneva Lake	1,149	40.5	35	1.2	0	0
Genoa City ^a	85	5.6	0	0	43	2.8
Mukwonago ^a	0	0.1	1	0.2	95	15.2
Sharon	0	0.0	0	0.0	0	0.0
Walworth	4	0.4	0	0.0	1	0.1
Williams Bay	935	40.2	2	0.1	43	1.9
Walworth County	68,004	18.4	8,839	2.4	9,834	2.7

Table 3.5 is an update to Table III-16, in the 2009 Walworth County Comprehensive Plan.

^a Walworth County portion only.

Source: SEWRPC

Table 3.6

Zoning Districts in those Areas of Walworth County Subject to the County Zoning Ordinance or County Shoreland Zoning Ordinance: May 2017

District Name	Minimum Lot Size/Maximum Density		Area	
	Conventional Design	Conservation Developments	Acres	Percent of Total
Agricultural				
A-1: Prime Agricultural Land	35 acres	N/A	180,952	54.4
A-2: Agricultural Land	20 acres	One dwelling unit (DU) per 20 acres and minimum lot size of 20,000 square feet (sq. ft.)	21,326	6.4
A-3: Agricultural Land Holding	35 acres	N/A	4,232	1.3
A-4: Agricultural-Related Manufacturing, Warehousing, and Marketing	-- ^a	N/A	721	0.2
A-5: Agricultural-Rural Residential	40,000 sq. ft.	N/A	5,893	1.8
Subtotal	--	--	213,124	64.1
Conservancy				
C-1: Lowland Resource Conservation	--	N/A	6,299	1.9
C-2: Upland Resource Conservation	5 acres	One DU per 5 acres and minimum lot size of 20,000 sq. ft.	35,091	10.5
C-3: Conservancy-Residential	100,000 sq. ft.	One DU per 100,000 sq. ft. and minimum lot size of 20,000 sq. ft.	2,344	0.7
C-4: Lowland Resource Conservation (Shoreland)	--	N/A	30,812	9.3
Subtotal	--	--	74,546	22.4
Public				
P-1: Recreational Park	-- ^a	N/A	8,379	2.5
P-2: Institutional Park	Sewered: 10,000 sq. ft. Unsewered: As required by Section 74-39 ^b	N/A	988	0.3
Subtotal	--	--	9,367	2.8
Commercial				
B-1: Local Business	Sewered: 7,500 sq. ft. Unsewered: -- ^c	N/A	79	0.0
B-2: General Business	Sewered: 7,500 sq. ft. Unsewered: -- ^c	N/A	548	0.2
B-3: Waterfront Business	-- ^a	N/A	72	0.0
B-4: Highway Business	Sewered: -- ^a Unsewered: -- ^c	N/A	395	0.1
B-5: Planned Commercial-Recreational Business District	Up to 10 DU per net developable residential acre	N/A	3,563	1.1
B-6: Bed and Breakfast	Sewered: 15,000 sq. ft. Unsewered: As required by Section 74-39 ^b	N/A	23	0
Subtotal	--	--	4,680	1.4

Table 3.6 (Continued)

District Name	Minimum Lot Size/Maximum Density		Area	
	Conventional Design	Conservation Developments	Acres	Percent of Total
Industrial				
M-1: Industrial	Sewered: -- ^a Unsewered: -- ^c	N/A	1,001	0.3
M-2: Heavy Industrial	Sewered: -- ^a Unsewered: -- ^c	N/A	164	0.0
M-3: Mineral Extraction	--	N/A	2,199	0.7
M-4: Sanitary Landfill	--	N/A	141	0.0
Subtotal	--	N/A	3,505	1.0
Residential				
R-1: Single-Family Residence (Unsewered)	As required by Section 74-39 ^b	One DU per 40,000 sq. ft. and minimum lot size of 20,000 sq. ft.	10,201	3.1
R-2: Single-Family Residence (Sewered)	15,000 sq. ft.	One DU per 15,000 sq. ft. and minimum lot size of 10,000 sq. ft.	2,218	0.7
R-2A: Single-Family Residence (Sewered)	40,000 sq. ft.	One DU per 40,000 sq. ft. and minimum lot size of 15,000 sq. ft.	956	0.3
R-3: Two-Family Residence (Sewered or Unsewered)	Sewered: 15,000 sq. ft. per duplex building Unsewered: As required by Section 74-39 ^b	Sewered: One DU per 7,500 sq. ft. and minimum lot size of 5,000 sq. ft. per DU Unsewered: One DU per 40,000 sq. ft. and minimum lot size of 10,000 sq. ft. per DU	133	0.0
R-4: Multiple-Family Residence District (Sewered or Unsewered)	Sewered: Six DU per acre Two-family: Minimum lot size of 12,000 sq. ft. Multiple family: Minimum lot size of 15,000 sq. ft. Unsewered: As required by Section 74-39 ^b	N/A	189	0.1
R-5: Planned Residential Development (Unsewered)	40,000 sq. ft. of lot area per DU	N/A	806	0.2
R-5A: Planned Residential Development (Sewered)	Up to eight DU per net developable acre	N/A	81	0.0
R-6: Planned Mobile Home Park Residence	Up to five DU per net developable acre	N/A	208	0.1
R-7: Mobile Home Subdivision Residence (Sewered or Unsewered)	Sewered: 15,000 sq. ft. Unsewered: As required by Section 74-39 ^b	N/A	0	0.0
R-8: Multiple Family District (Sewered or Unsewered)	Sewered: 10,890 sq. ft. Unsewered: As required by Section 74-39 ^b	N/A	0	0.0
Subtotal	--	N/A	14,792	4.5
Surface Water	--	--	12,759	3.8
Total	--	--	332,773	100.0

Note: Table 3.6 is an update to Table VI-2, in the 2009 Walworth County Comprehensive Plan.

^a Sufficient area for the principal structure and its accessory buildings, all required yards, and off-street parking and loading areas.

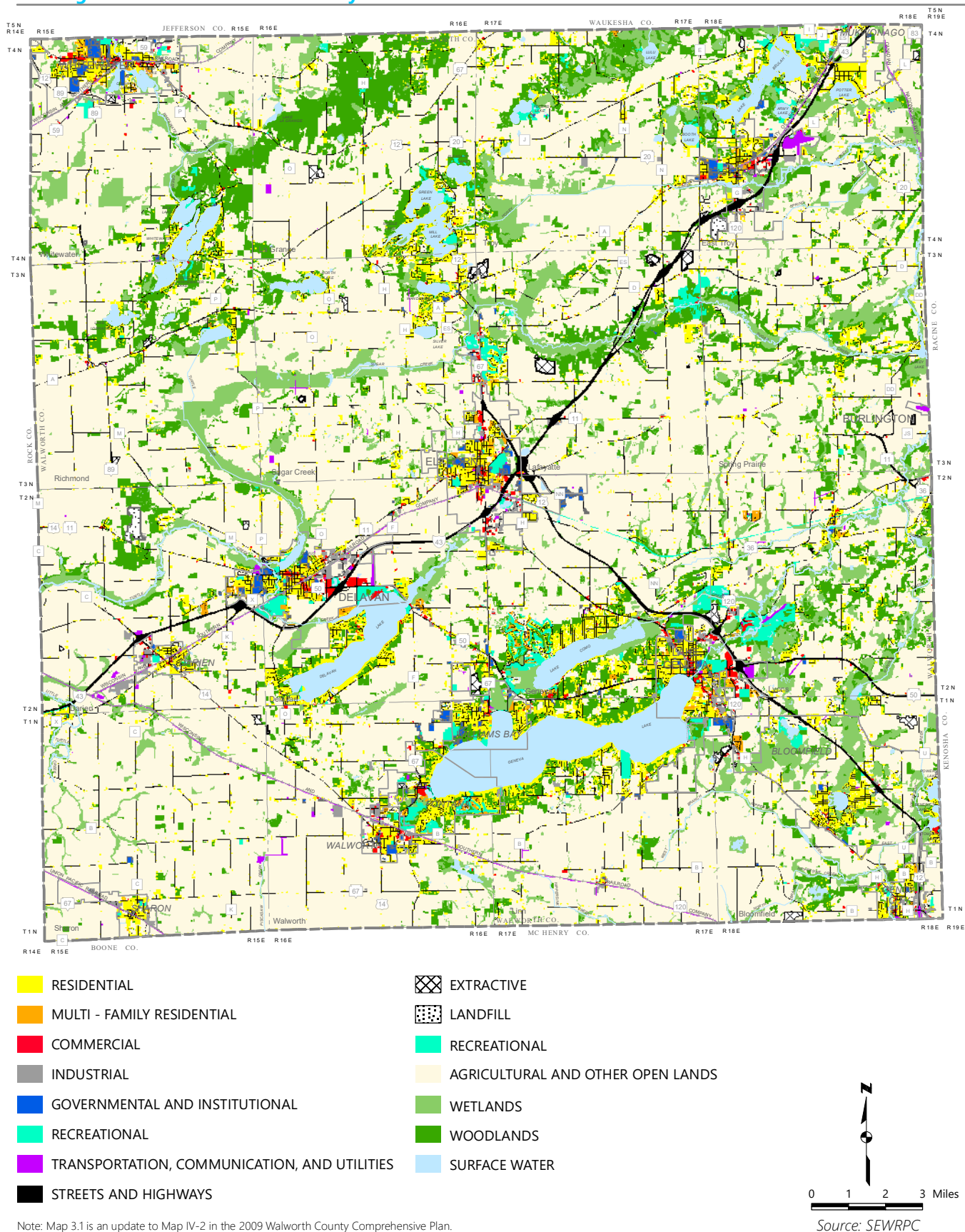
^b Section 74-39 of the County Zoning Ordinance specifies that the width and area of all lots not served by a public sanitary sewage system or other approved system shall be sufficient to permit the use of a private onsite wastewater treatment system (POWTS) designed in accordance with the County sanitary ordinance. The width of all lots which have soils suitable for the use of a private onsite wastewater treatment system shall not be less than 150 feet and the area of all such lots shall not be less than 40,000 sq. ft. per DU to be constructed on the lot.

^c 40,000 sq. ft. in lot area per principal use or structure and sufficient area to meet off-street parking and loading requirements.

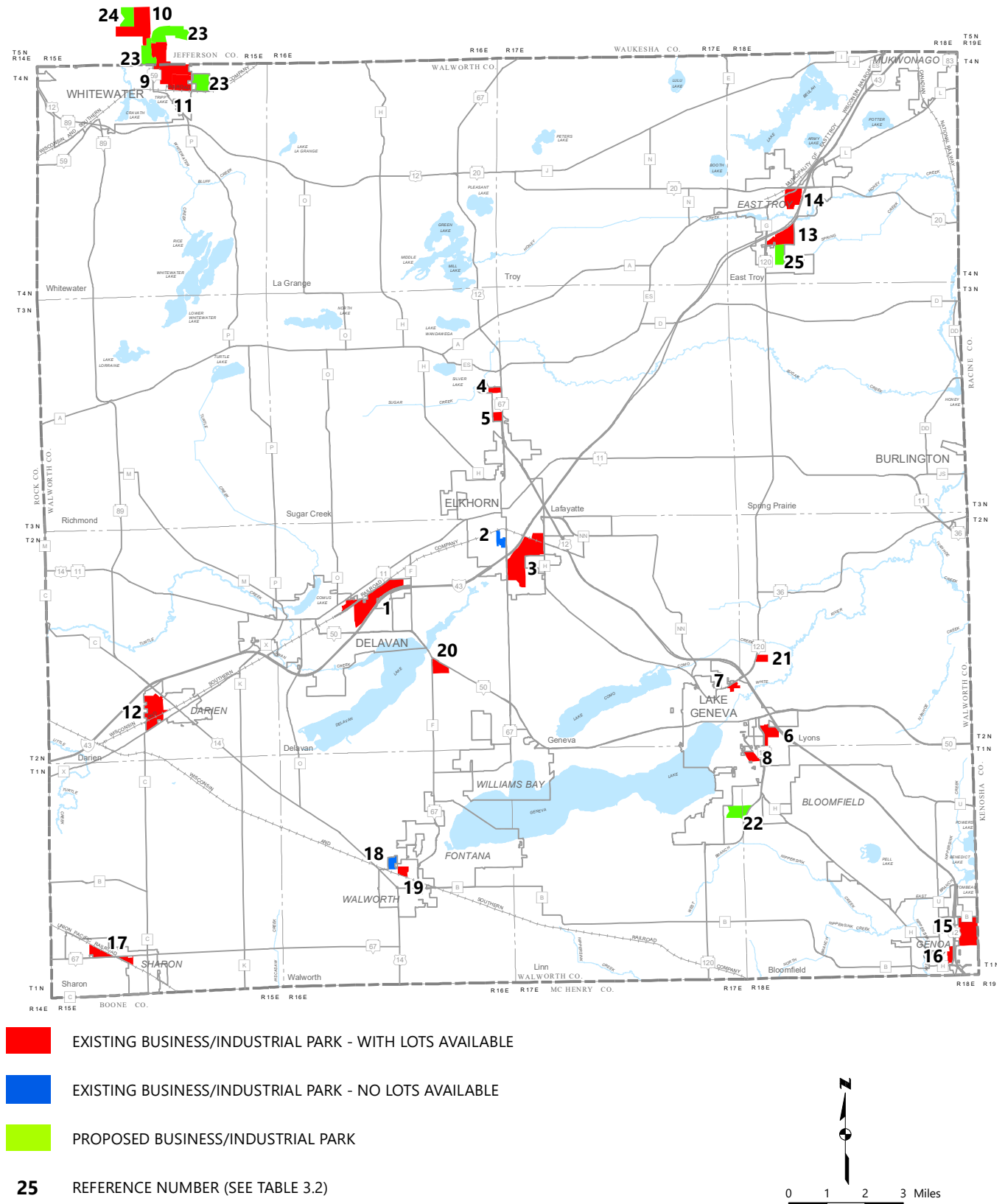
Source: Walworth County and SEWRPC

Map 3.1

Existing Land Use in Walworth County: 2015



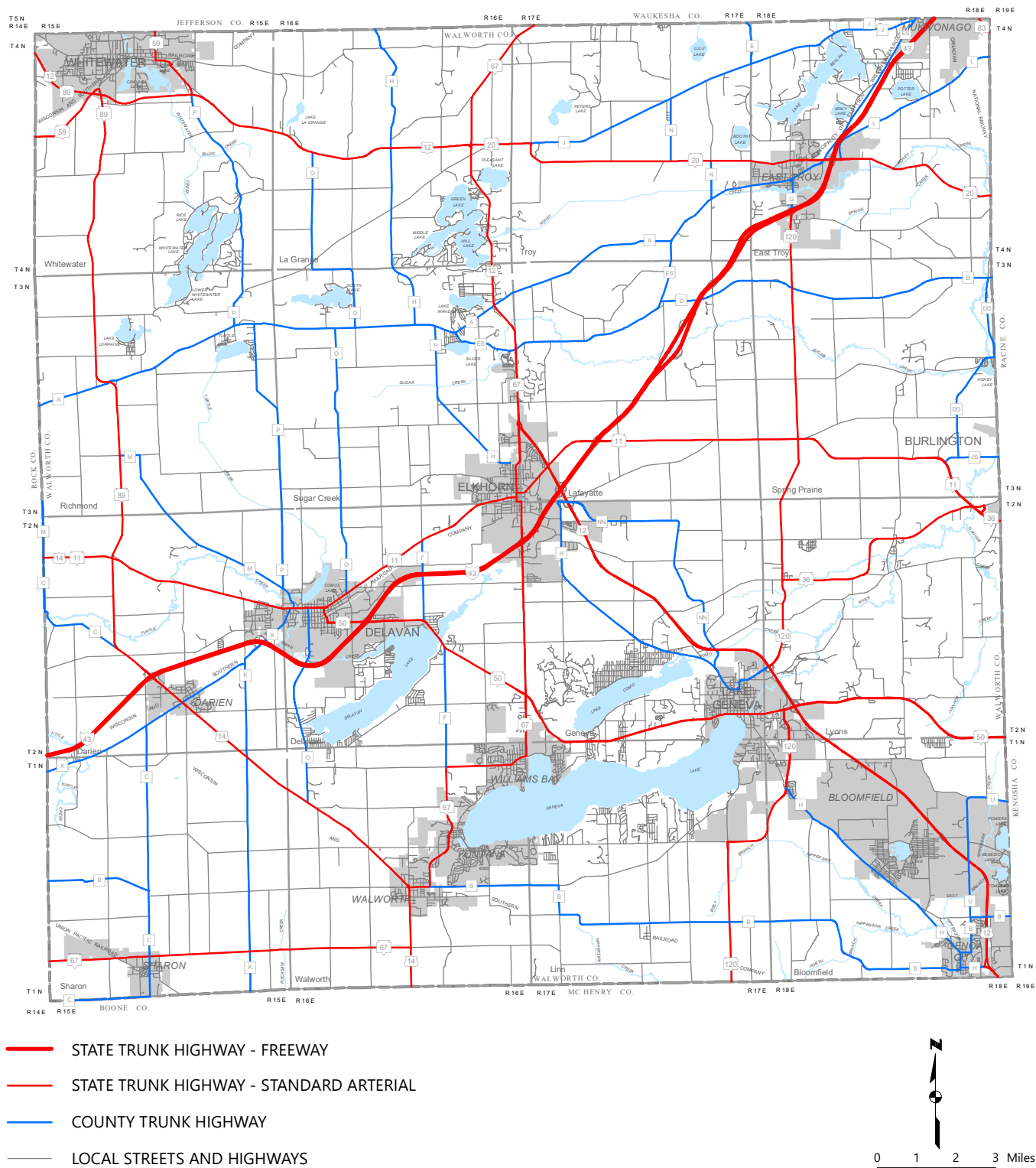
Map 3.2 Business and Industrial Parks in Walworth County: 2016



Note: Map 3.2 is an update to Map XIV-1 in the 2009 Walworth County Comprehensive Plan.

Source: Local Governments and SEWRPC

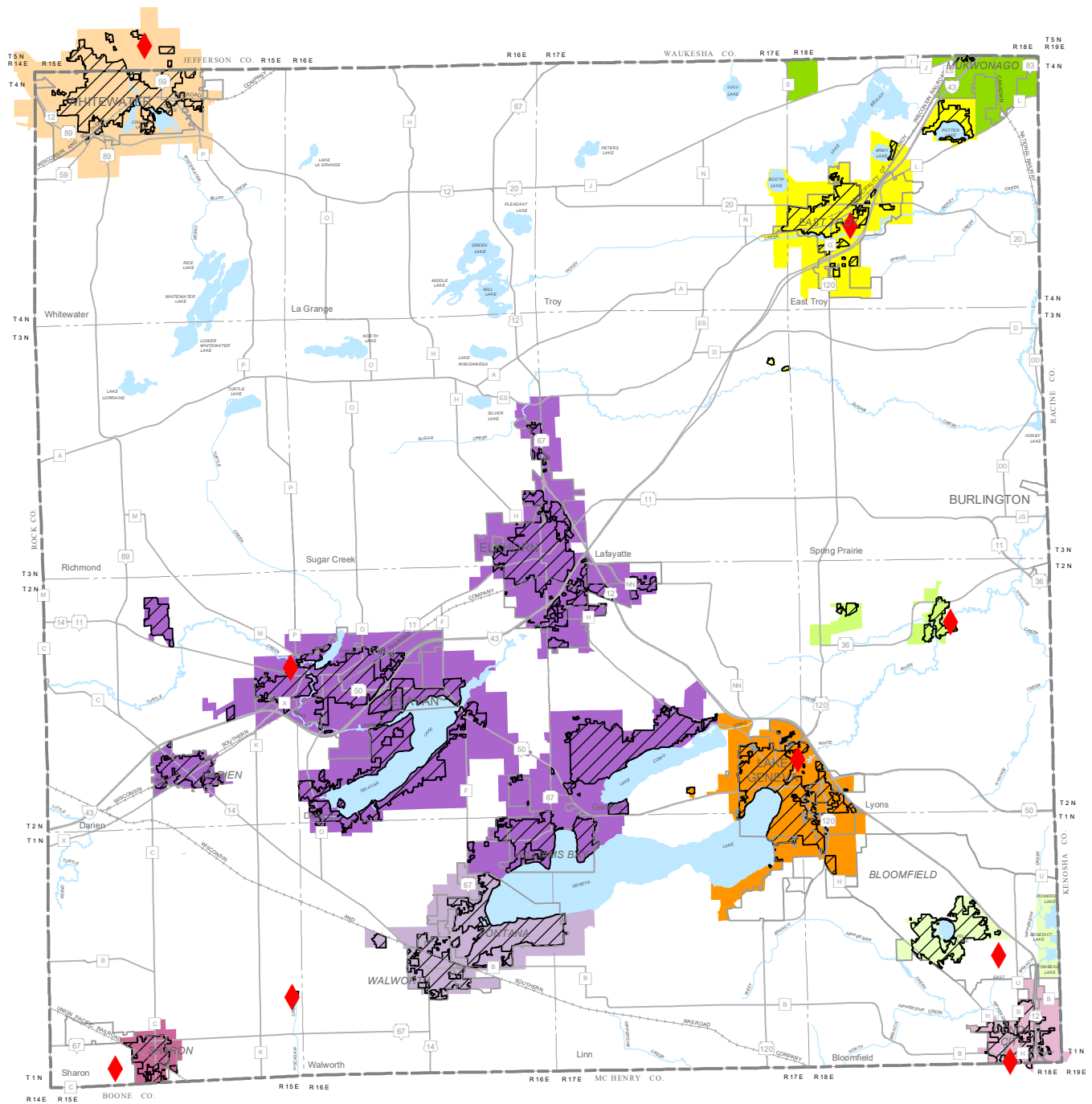
Map 3.3 Existing Streets and Highways in Walworth County: 2015



Note: Map 3.3 is an update to Map IV-4 in the 2009 Walworth County Comprehensive Plan.

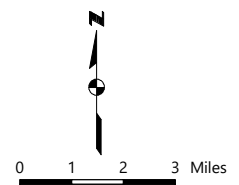
Map 3.4

Existing Sanitary Sewer Service Area: 2010 and Planned Sanitary Sewer Service Areas: 2015



SEWER SERVICE AREAS IDENTIFIED IN THE REGIONAL WATER QUALITY MANAGEMENT PLAN

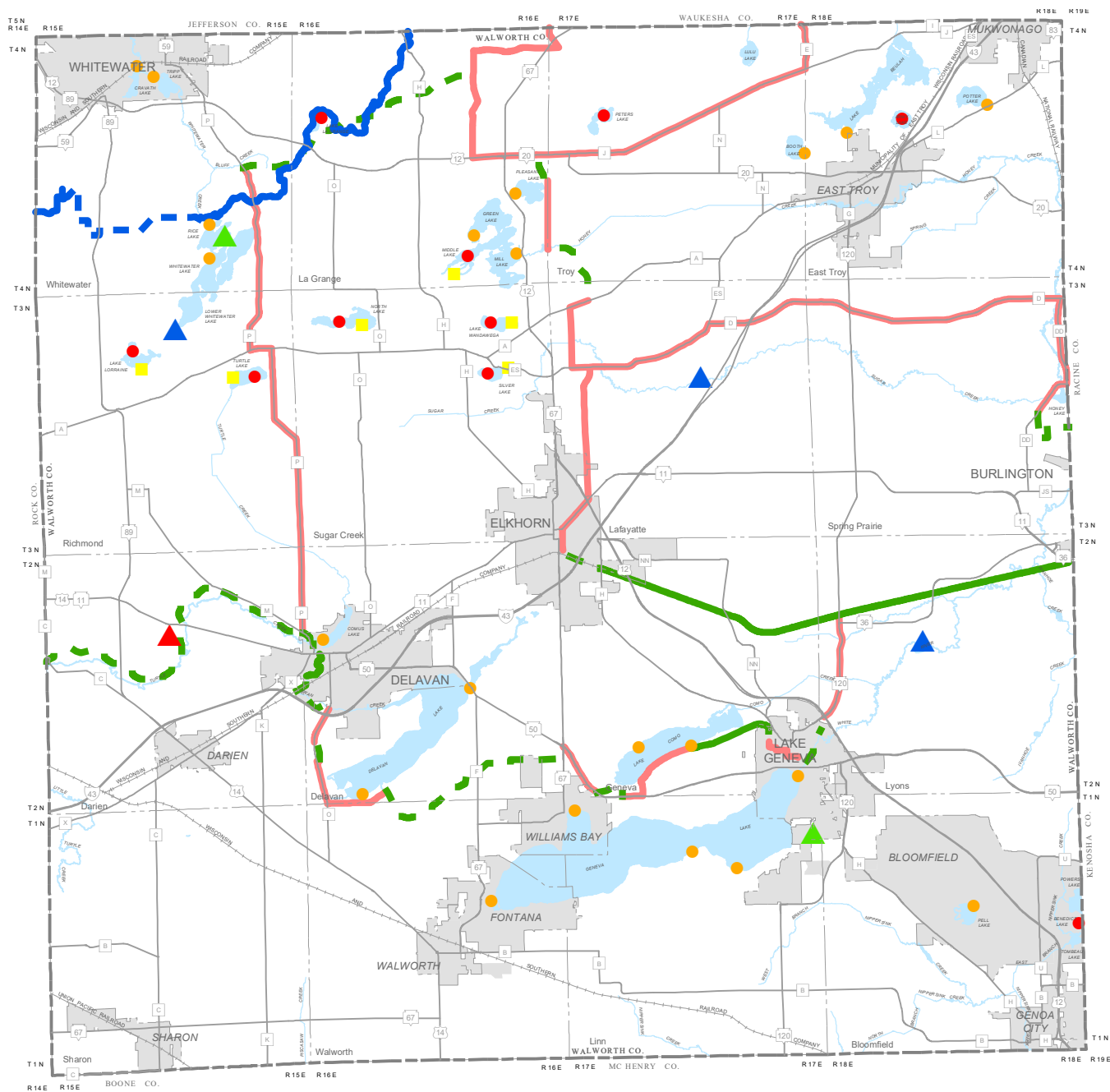
- | | | |
|--|--|--|
| WALWORTH COUNTY METROPOLITAN SEWERAGE DISTRICT SEWER SERVICE AREA | LYONS SANITARY DISTRICT NO. 2 SEWER SERVICE AREA | AREA PROVIDED WITH SEWER SERVICE: 2010 |
| FONTANA-WALWORTH WATER POLLUTION CONTROL COMMISSION SEWER SERVICE AREA | PELL LAKE SANITARY DISTRICT NO. 1 SEWER SERVICE AREA | SEWAGE TREATMENT PLANT |
| SHARON SEWER SERVICE AREA | EAST TROY SEWER SERVICE AREA | |
| GENOA CITY SEWER SERVICE AREA | WHITWATER SEWER SERVICE AREA | |
| MUKWONAGO SEWER SERVICE AREA | LAKE GENEVA SEWER SERVICE AREA | |



Note: Map 3.4 is an update to Map V-1 in the 2009 Walworth County Comprehensive Plan.

Source: SEWRPC

Map 3.5 Outdoor Recreation Element of the Walworth County Park and Open Space Plan: 2035



MAJOR PARKS

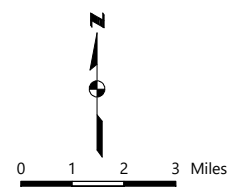
- ▲ EXISTING COUNTY
- ▲ PROPOSED COUNTY
- ▲ EXISTING STATE

BOAT ACCESS FACILITIES

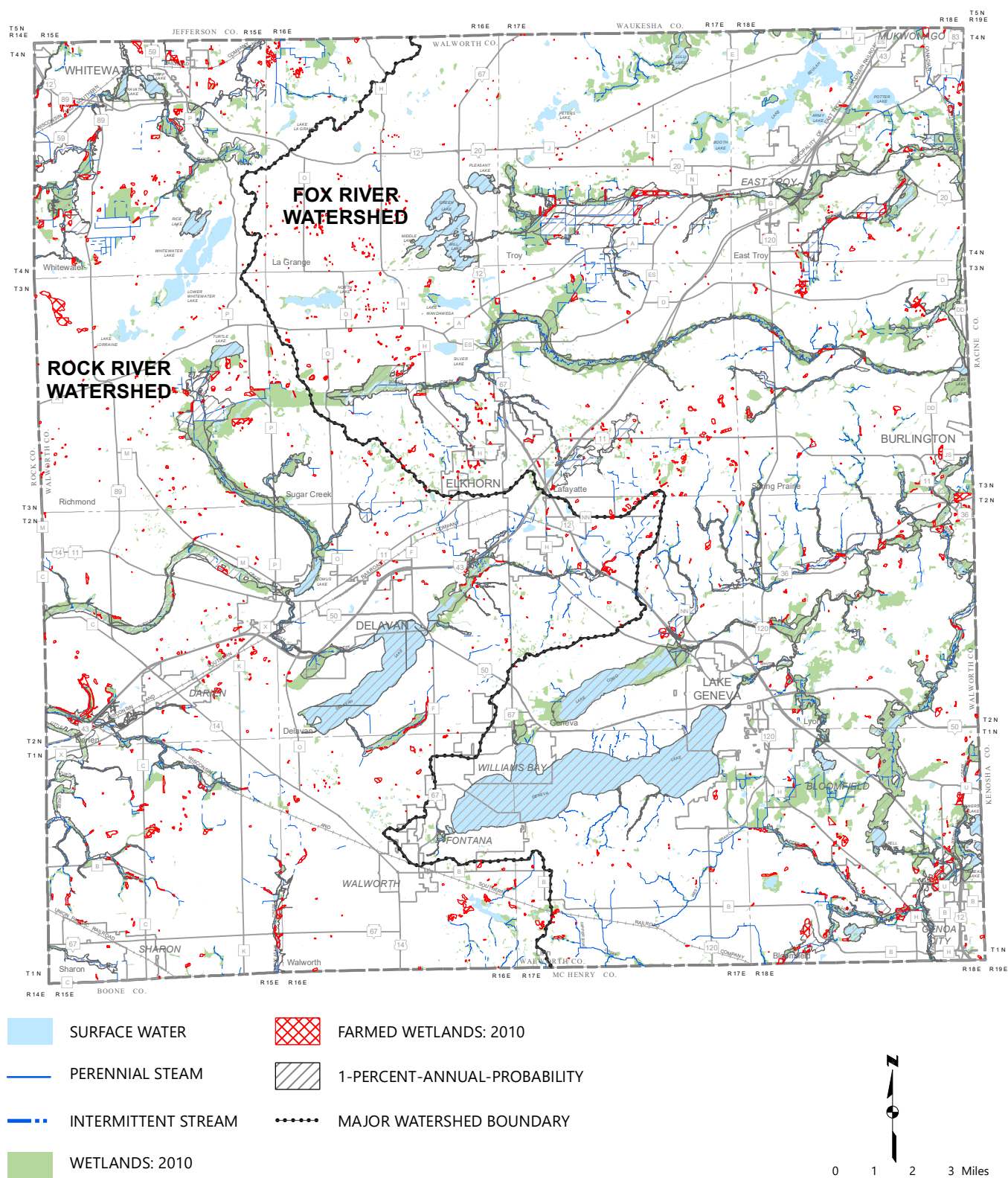
- EXISTING FACILITY MEETING WDNR STANDARDS
- EXISTING FACILITY NOT MEETING WDNR STANDARDS
- LAKE NEEDING NEW OR EXPANDED FACILITY

RECREATION TRAILS

- EXISTING OFF - STREET TRAIL
- - - PROPOSED OFF - STREET TRAIL
- PROPOSED ON - STREET TRAIL
- EXISTING ICE AGE TRAIL
- - - PROPOSED ICE AGE TRAIL



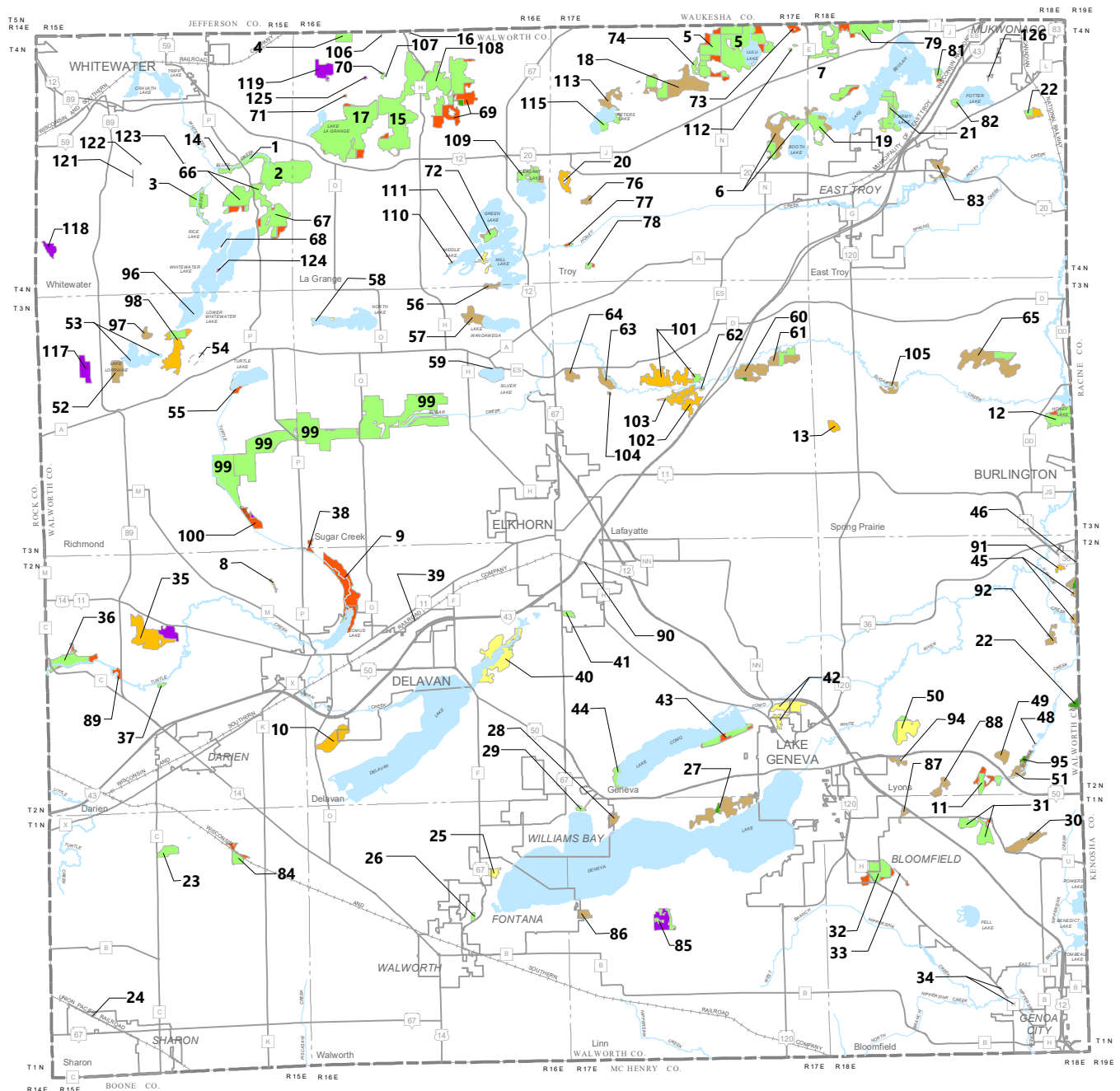
Map 3.6
Surface Water, Wetlands, and Floodplains in Walworth County: 2015



Note: Map 3.6 is an update to Map III-10 in the 2009 Walworth County Comprehensive Plan.

Source: FEMA and SEWRPC

Map 3.7 Protection of Natural Resource Areas and Critical Species Habitat Sites in Walworth County



EXISTING PUBLIC INTEREST OWNERSHIP OF OPENS SPACE LANDS WITH NATURAL AREAS AND CRITICAL SPECIES HABITAT SITES

- FEDERAL, STATE, COUNTY, LOCAL, NONPROFIT CONSERVATION ORGANIZATION, SCHOOL OR OTHER PUBLIC DISTRICT, OR COMPATIBLE PRIVATE OUTDOOR RECREATION OR OPEN SPACE SITES
- LANDS UNDER CONSERVATION EASEMENT

PROPOSED PUBLIC INTEREST OWNERSHIP OF OPEN SPACE LANDS WITHIN NATURAL AREAS AND CRITICAL SPECIES HABITAT SITES

- STATE
- COUNTY
- CITY, VILLAGE, TOWN, SPECIAL PURPOSE DISTRICT
- NONPROFIT CONSERVATION ORGANIZATION
- OPEN SPACE LANDS TO BE PROTECTED BY PUBLIC LAND USE REGULATION

■ SURFACE WATER

126 REFERENCE NUMBER
(SEE TABLE 3.4)

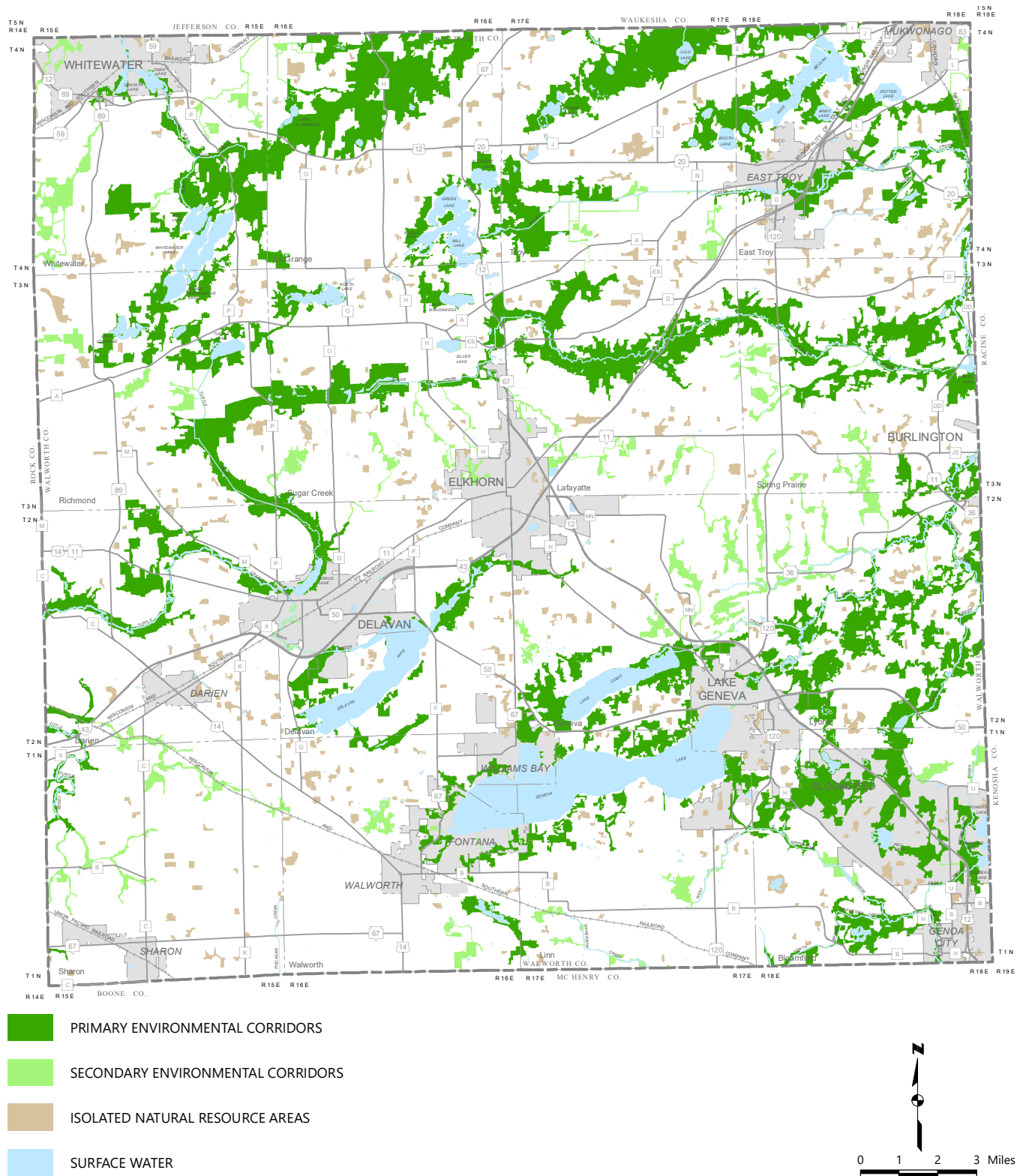


0 1 2 3 Miles

Note: Map 3.7 is an update to Map III-14 and III-15 in the 2009 Walworth County Comprehensive Plan.

Source: SEWRPC

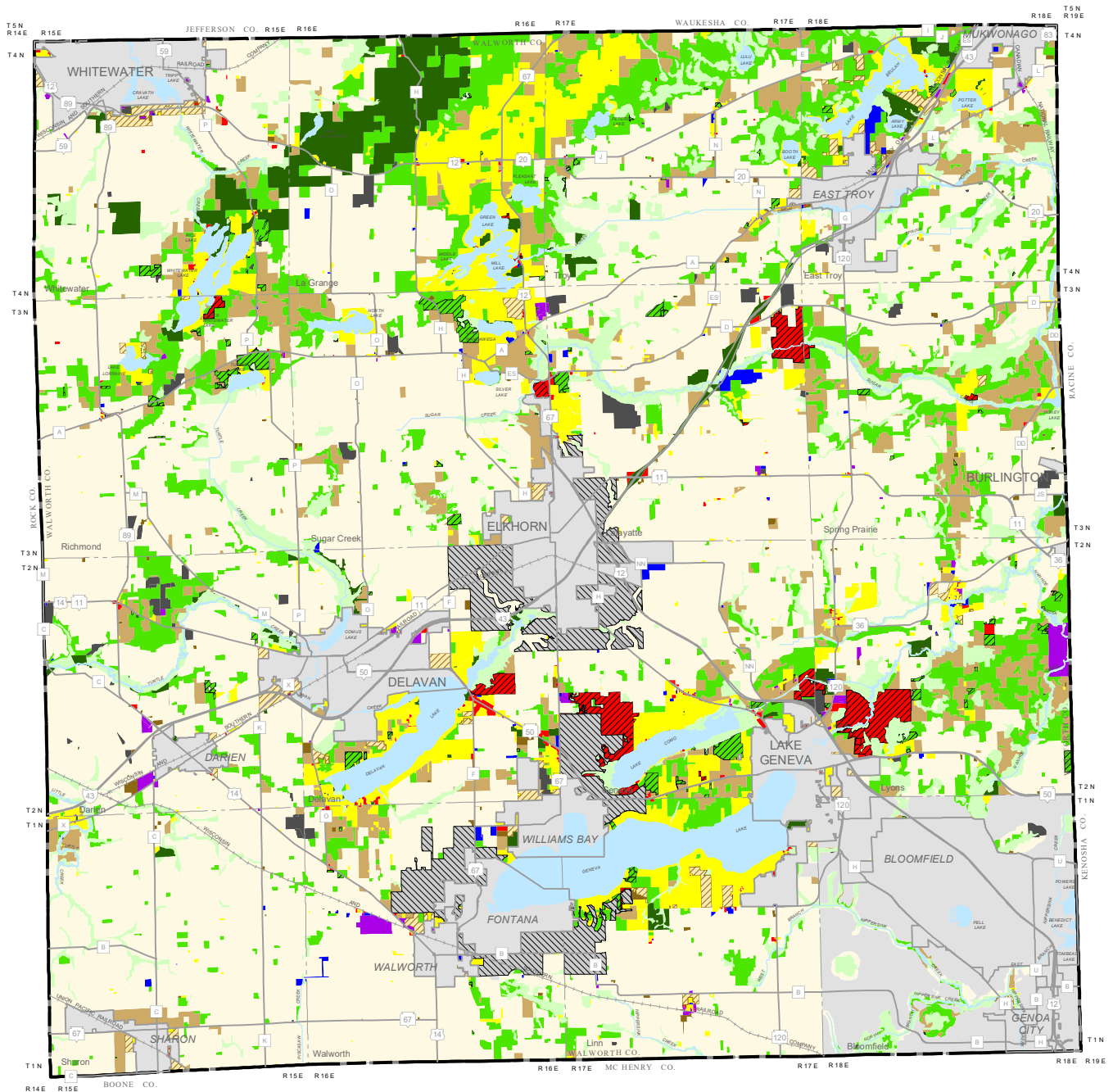
Map 3.8 Environmental Corridors and Isolated Natural Resource Areas in Walworth County: 2010



Note: Map 3.8 is an update to Map III-16 in the 2009 Walworth County Comprehensive Plan.

Map 3.9

Existing Zoning under the Walworth County Zoning and Shoreland Zoning Ordinances: 2017



GENERALIZED ZONING DISTRICTS OUTSIDE EXTRATERRITORIAL AREAS

PRIME AGRICULTURAL LAND (A-1)	INSTITUTIONAL PARK (P-2)	EXTRATERRITORIAL ZONING AREA
AGRICULTURAL LAND (A-2)	RESIDENTIAL (R-1 THRU R-8, AND A-5)	SURFACE WATER
AGRICULTURAL LAND LAND HOLDING (A-3)	BUSINESS (B-1, B-2, B-3, B-4, B-6)	
AGRICULTURAL RELATED MANUFACTURING, WAREHOUSING, AND MARKETING (A-4)	PLANNED COMMERCIAL/ RESIDENTIAL BUSINESS (B-5)	
LOWLAND RESOURCE CONSERVATION (C-1, C-4)	INDUSTRIAL (M-1, M-2)	
UPLAND RESOURCE CONSERVATION (C-2)	LANDFILL OR EXTRACTIVE (M-3, M-4)	
CONSERVANCY RESIDENTIAL (C-3)	INCORPORATED CITY OR VILLAGE AND THE TOWN OF BLOOMFIELD	
RECREATIONAL PARK (P-1)		

Note: Map 3.9 is an update to Map VI-3 in the 2009 Walworth County Comprehensive Plan.

Source: Walworth County and SEWRPC

SEWRPC Community Assistance Planning Report No. 288, 2nd edition
A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN UPDATE FOR WALWORTH COUNTY

Chapter 4

UPDATE OF COUNTY AND REGIONAL PLANS

INTRODUCTION

Previous chapters of this report have presented the results of inventories of existing population, land uses, natural resources, park and open space sites, other public facilities, and regulations in the County to be taken into consideration in the preparation of the update to the Walworth County comprehensive plan. This chapter describes important regional and County plans and studies that have been completed or updated since the completion of the County comprehensive plan in 2009 which should be considered in the development of the plan update.

VISION 2050: A REGIONAL LAND USE AND TRANSPORTATION PLAN

VISION 2050, the Region's advisory long-range land use and transportation plan,¹ sets forth the fundamental concepts that are recommended to guide the development of the seven-county Southeastern Wisconsin Region through the year 2050. The plan includes two major components, a recommended land use component and a recommended transportation component. Implementation of the plan ultimately relies on the actions of local, county, State, and Federal agencies and units of government in conjunction with the private sector.

¹ Documented in SEWRPC Planning Report No. 55, VISION 2050: A Regional Land Use and Transportation Plan for Southeastern Wisconsin: 2050. The plan was adopted by the Regional Planning Commission on July 29, 2016.

VISION 2050 recognizes that the Region has reached a pivotal time in its development, and more than ever the Region will need to compete with other areas to attract residents and businesses. In that light, VISION 2050 proposes to build on our strengths and seeks to improve where we do not compete well with our peers. In short, VISION 2050 recommends:

- Preserving the Region's most productive farmland and primary environmental corridors, which encompass the best remaining features of the natural landscape.
- Encouraging more compact development, ranging from high-density transit-oriented development to neighborhoods with homes within walking distance of parks, schools, and businesses.
- Keeping existing major streets in good repair and efficiently using the capacity of existing streets and highways.
- Strategically adding capacity on highly congested streets and highways, incorporating "complete streets" roadway design concepts to provide safe and convenient travel for all, and addressing key issues related to moving goods within and through the Region.
- Enhancing the Region's bicycle and pedestrian network to improve access to activity centers, neighborhoods, and other destinations.
- Significantly improving and expanding public transit to support compact growth and enhance the attractiveness and accessibility of the Region.

Map 4.1 shows the recommended development pattern from the VISION 2050 land use component as it pertains to Walworth County. Development patterns are differentiated between urban service areas and areas outside the urban service areas. The arterial streets and highways recommendations in the VISION 2050 Plan are shown on Map 4.2.

Development in Urban Service Areas

The land use component of VISION 2050 presents a development pattern and recommendations that accommodate projected growth in regional population, households, and employment with a focus on compact development within defined urban service areas. The compact development recommended under VISION 2050 ranges from high-density development such as transit-oriented development (TOD) to neighborhoods in smaller communities with housing within walking distance of amenities. VISION 2050 recommends that residential and urban development occur largely as infill, redevelopment, and new development within urban service areas at densities that can efficiently be supported by public sanitary sewerage, water supply, and other services, including parks, schools, and businesses. New urban development at lower densities, including Medium Lot Neighborhood (1/4 to 1/2-acre lots) and Large Lot Neighborhood (1/2-acre to one-acre lots) development, is encouraged to occur on existing vacant lots, as infill development in existing neighborhoods with similar densities, or where commitments have been made to such development through approved subdivision plats or certified survey maps.

Development Outside Urban Service Areas

In addition to preserving environmentally significant lands and productive agricultural lands, VISION 2050 seeks to maintain the rural character of other lands located outside planned urban service areas. The plan encourages minimizing impacts on natural and agricultural resources, maintaining rural character, and avoiding excessive demands on rural public facility and service systems in such areas. VISION 2050 recommends that local and county government land use policies limit Large Lot Neighborhood and Large Lot Exurban (1.5 to five-acre lots) development beyond urban service areas to commitments made prior to completion of the VISION 2050 planning process. VISION 2050 recommends that the demand for homes in rural areas be accommodated on a limited basis through Rural Estate development where there would be no more than one dwelling unit per five acres. Where Rural Estate development is accommodated, VISION 2050 encourages the use of cluster subdivision design, with homes grouped together on relatively small lots surrounded by permanently preserved agricultural, recreational, or natural resource areas such as woodlands, wetlands, or prairies sufficient to maintain the maximum recommended density of no more than one home per five acres. VISION 2050 also recommends limiting other development outside urban service areas to highway-oriented business, utility, and recreational uses.

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

The Commission completed work on a Comprehensive Economic Development Strategy (CEDS) for the Southeastern Wisconsin Region in 2015. The CEDS is a strategic plan designed to strengthen the economy in Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha Counties. SEWRPC prepared the plan on behalf of, and with the assistance of, the Regional Economic Partnership (REP). The REP includes a representative from each of the county economic development organizations or staffs within the Region, the City of Milwaukee, the Milwaukee 7 (M7), and We Energies, with additional assistance from staff from the Wisconsin Economic Development Corporation (WEDC).

The strategy identifies six key business clusters as having the best potential for economic growth, expansion, and attraction in the Region. Those clusters are 1) energy, power, and controls; 2) water technologies; 3) food and beverage production and manufacturing; 4) finance and insurance services; 5) corporate headquarters and business services; and 6) medical technology, bioscience, and health services. The CEDS recommends that economic development efforts throughout the Region enhance the export capability of businesses; align workforce development with growth opportunities in the key clusters; enhance innovation and entrepreneurship; focus on economic place-making in the central cities and strategic locations throughout the Region; modernize regional infrastructure; and enhance inter-jurisdictional cooperation. The Walworth County Board adopted the CEDS on November 10th, 2015.

REGIONAL HOUSING PLAN

A regional housing plan² was adopted by the Regional Planning Commission in March 2013 and endorsed by the Walworth County Board of Supervisors on July 9, 2013. The vision of the plan is to provide decent and affordable housing for all residents of the Region. The plan includes the following recommendations for county and local governments and other agencies and organizations to help achieve that vision:

- Support economic development in the Region by providing housing affordable to the existing and projected future workforce.
- Help provide enough accessible housing to meet the needs of people with disabilities.
- Help provide enough subsidized housing to meet the needs of very low income households, and also help address the problem of dilapidated, substandard, and unsafe housing in the Region.

² Documented in SEWRPC Planning Report No. 54, A Regional Housing Plan for Southeastern Wisconsin: 2035, March 2013.

- Help address the concentration of minority and low-income populations in the central cities of Kenosha, Milwaukee, and Racine, and increase diversity in all communities in the Region.
- Review local ordinance requirements (street widths and façade requirements, for example) that apply to new housing development to determine if changes could be made that would reduce the cost of housing without compromising the safety, functionality, and aesthetic quality of new development.

A key recommendation of the housing plan is that local governments with sanitary sewer service review their comprehensive plans and zoning ordinances, and consider changing the plans and ordinances if necessary, to address the need for additional affordable housing for lower- and moderate-income households. Housing costs are considered affordable if they do not exceed 30 percent of a household's monthly income. Specifically, the housing plan recommends that plans and ordinances in sewerred communities allow for the development of modest multi-family housing at a density of at least 10 housing units (apartments) per acre, and modest single-family housing at a density of about four units per acre (10,000 square foot lots or smaller) to provide market-rate (nonsubsidized) housing for households with incomes between 50 and 135 percent of the Region's median income (about \$27,000 to \$73,000 per year). Housing developed by non-profit agencies or subsidized by the public will likely be needed to provide affordable housing to households with incomes less than 50 percent of the median income. A variety of affordable market-rate housing is available to households with incomes more than 135 percent of median income.

WALWORTH COUNTY FARMLAND PRESERVATION PLAN

In 2009, the Wisconsin Legislature enacted an updated version of Chapter 91 of the *Wisconsin Statutes*, which establishes the statutory framework for the State's Farmland Preservation Program. The law is also referred to as the "Working Lands Initiative." The Program continues to rely on county and local governments for implementation. Specifically, Walworth County was required to prepare and certify an updated County Farmland Preservation Plan by December 31, 2013, and to revise and certify a farmland preservation zoning district (the A-1 district) by December 31, 2015, to make landowners eligible to claim State farmland preservation tax credits. The plan update was approved by the Walworth County Board of Supervisors on July 10, 2012. The County Farmland Preservation Plan and the A-1 zoning district and zoning map were certified as meeting State program requirements in 2015 by the Wisconsin Department of Agriculture, Trade, and Consumer Protection. The Walworth County Farmland Preservation Plan Update was

certified by the State of Wisconsin Department of Agriculture, Trade and Consumer Protection on July 31, 2012. The Walworth County Farmland Preservation Zoning Ordinance (text and map) was certified by the State of Wisconsin Department of Agriculture, Trade and Consumer Protection on September 11, 2015.

The Walworth County Farmland Preservation Plan Update reaffirms the County's long-range commitment to preserving farmlands and working farms in the County. According to the County plan, preservation and protection of the most productive agricultural soils is the primary land use goal for Walworth County. The County Farmland Preservation Plan also seeks to preserve large blocks of farmland to promote more efficient farming and minimize conflicts between farming operations and urban uses and to maintain agriculture as an important component of the County's economic base.

Farmland Preservation Areas (FPAs) designated in the Walworth County in the updated County Farmland Preservation Plan are shown on Map 4.3 and encompass 290 square miles.

WALWORTH COUNTY PARK AND OPEN SPACE PLAN

The regional park and open space plan was adopted by SEWRPC in 1977. Over time, the plan has been refined and updated on a county-by-county basis. The regional and county plans consist of two key elements, an open space preservation element and an outdoor recreation element. The open space preservation element provides recommendations for the preservation of environmentally significant open space lands throughout the Region, focusing on the environmental corridors and isolated natural resource areas identified as part of the regional land use plan, as well as incorporating the findings and recommendations of the regional natural areas protection and management plan.

The outdoor recreation element provides recommendations regarding sites and facilities to meet existing and anticipated future outdoor recreation needs within the Region. The plan focuses on sites and facilities needed for "resource-oriented" activities—activities like beach swimming, nature study, camping, picnicking, hiking, and golf—which depend upon, or are significantly enhanced by, the presence of natural resource amenities. The plan includes recommendations for major parks, areawide recreation trails, and lake and river access sites, which provide opportunities for such activities.

An update to the Walworth County park and open space plan was completed and adopted by the County Board in 2014. The outdoor recreation element of the plan is shown on Map 3.5 in Chapter 3. One of the

primary recommendations of the plan was the acquisition and development of a new County park. That recommendation has been implemented with the acquisition and development of the White River County Park. The plan also recommends the development of additional bicycle/hiking trails in the Town, including a link from the White River State Trail to the White River County Park and a trail along the White River that would consist of on- and off-street segments.

In addition to trails for hiking and biking, the County park and open space plan identifies potential water trails on Honey Creek, Sugar Creek, Turtle Creek, and the White River from STH 12 east to its confluence with the Fox River. Efforts are currently underway to develop a Fox River water trail in Wisconsin and Illinois, which would be designated as a national water trail. Water trails, sometimes referred to as paddling trails or canoe/kayaking trails, are intended to accommodate low-impact, non-motorized watercraft such as canoes and kayaks. Important factors for establishing water trails include safe and convenient access to a waterway with unobstructed passageways, launch areas, and safe portaging areas. One canoe access site has been developed in the White River County Park.

NATURAL AREAS AND CRITICAL SPECIES HABITAT PROTECTION AND MANAGEMENT PLAN

The County park and open space plan incorporates the recommendations of the Regional Natural Areas and Critical Species Habitat Protection and Management Plan, as amended in 2010, for the acquisition and protection of natural areas and critical species habitat sites in the County. Those recommendations, as they pertain to the Walworth County, are shown on Map 3.7 in Chapter 3.

WALWORTH COUNTY JURISDICTIONAL HIGHWAY PLAN

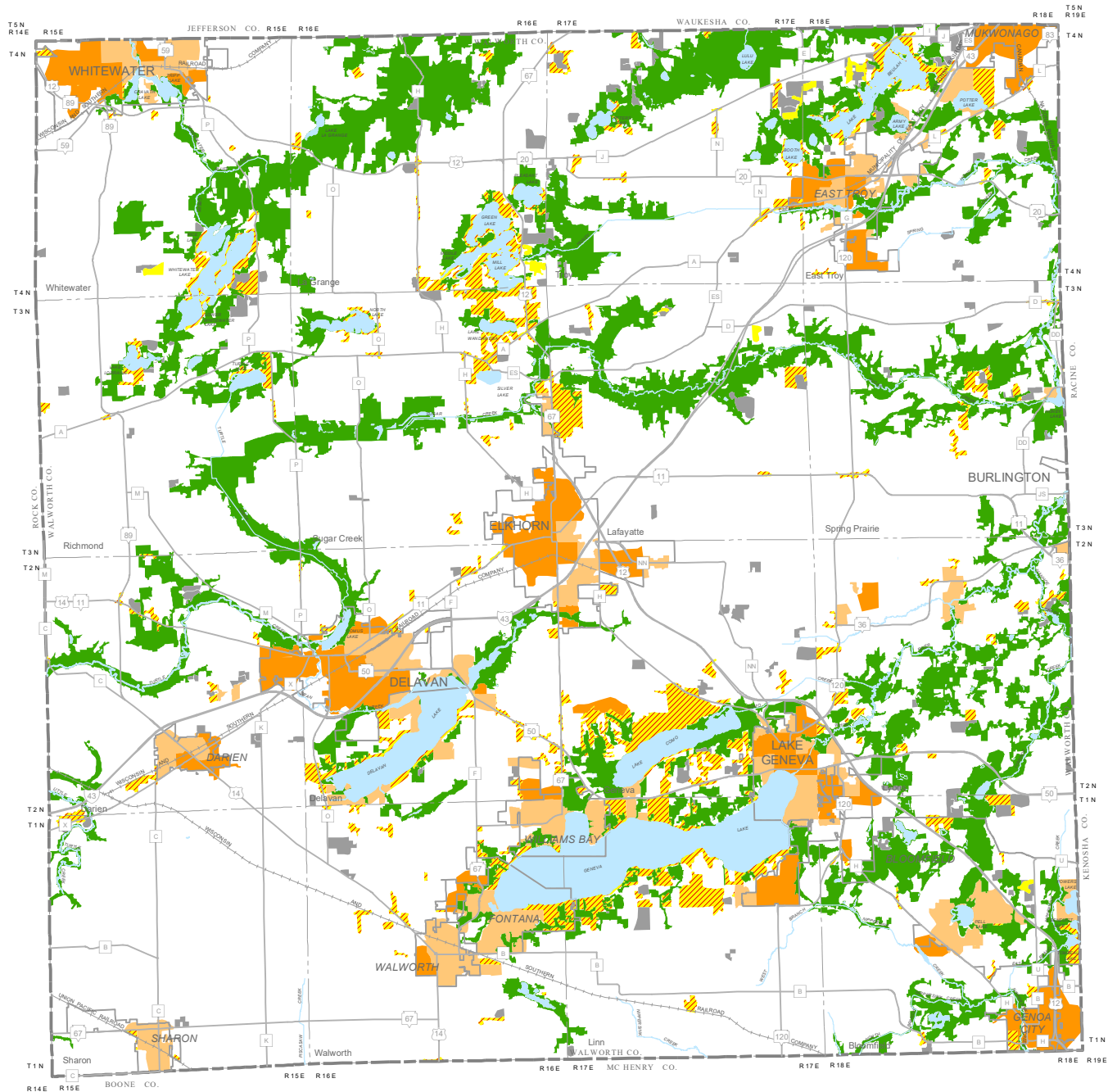
The regional transportation plan includes recommendations related to the jurisdictional responsibility for each segment of the regional arterial street and highway network. Jurisdictional highway system plans contain specific recommendations as to which level of government—State, county, or local—should logically be responsible for each of the various facilities that make up the arterial system. Such jurisdictional plan recommendations are developed on a county-by-county basis and are intended to provide for the efficient development and management of the arterial street and highway system. This would help to ensure that public resources are effectively invested in the provision of highway transportation, and that the costs associated with plan implementation are equitably accepted among the levels and agencies of government concerned.

The updated year 2035 jurisdictional highway system plan for Walworth County was adopted by the County Board in 2011. The plan is reflected in the Arterial Streets and Highways Recommended in VISION 2050 and is shown on Map 4.2.

Map 4.1

Southeastern Wisconsin Regional Planning Commission

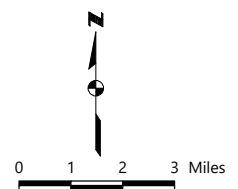
VISION 2050 Land Use Development Pattern as it Pertains to Walworth County



- MIXED - USE CITY CENTER**
(RESIDENTIAL AND OTHER URBAN LAND—AT LEAST 18.0 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- MIXED - USE TRADITIONAL NEIGHBORHOOD**
(RESIDENTIAL AND OTHER URBAN LAND—AT LEAST 7.0 TO 17.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- SMALL LOT TRADITIONAL NEIGHBORHOOD**
(RESIDENTIAL AND OTHER URBAN LAND—AT LEAST 4.4 TO 6.9 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- MEDIUM LOT NEIGHBORHOOD**
(RESIDENTIAL AND OTHER URBAN LAND—AT LEAST 2.3 TO 4.3 DWELLING UNITS PER NET RESIDENTIAL ACRE)

- LARGE LOT NEIGHBORHOOD**
(RESIDENTIAL AND OTHER URBAN LAND—AT LEAST 0.7 TO 2.2 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- LARGE LOT EXURBAN**
(RESIDENTIAL LAND—0.2 TO 0.6 DWELLING UNITS PER NET RESIDENTIAL ACRE)
- RURAL ESTATE**
(0.1 TO 0.2 DWELLING UNITS PER ACRE)
- AGRICULTURAL AND OTHER OPEN LANDS**

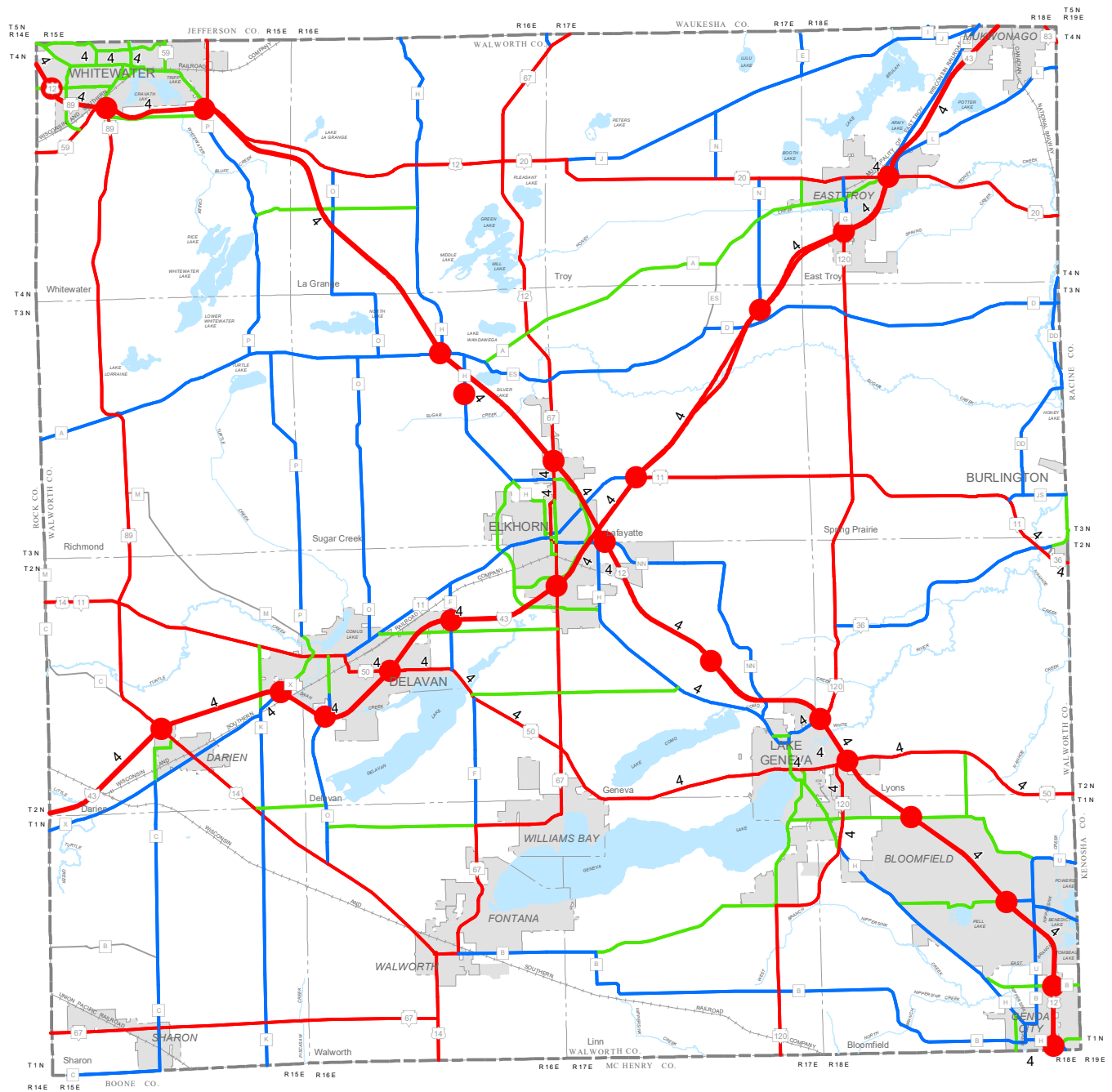
- PRIMARY ENVIRONMENTAL CORRIDOR**
- SURFACE WATER**



Note: Map 4.1 is an update to Map VI-1 in the 2009 Walworth County Comprehensive Plan.

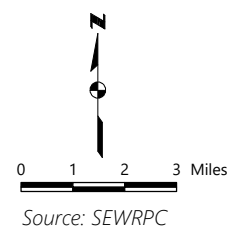
Source: SEWRPC

Map 4.2 Arterial Street and Highway Component of the VISION 2050 Regional Transportation System Plan



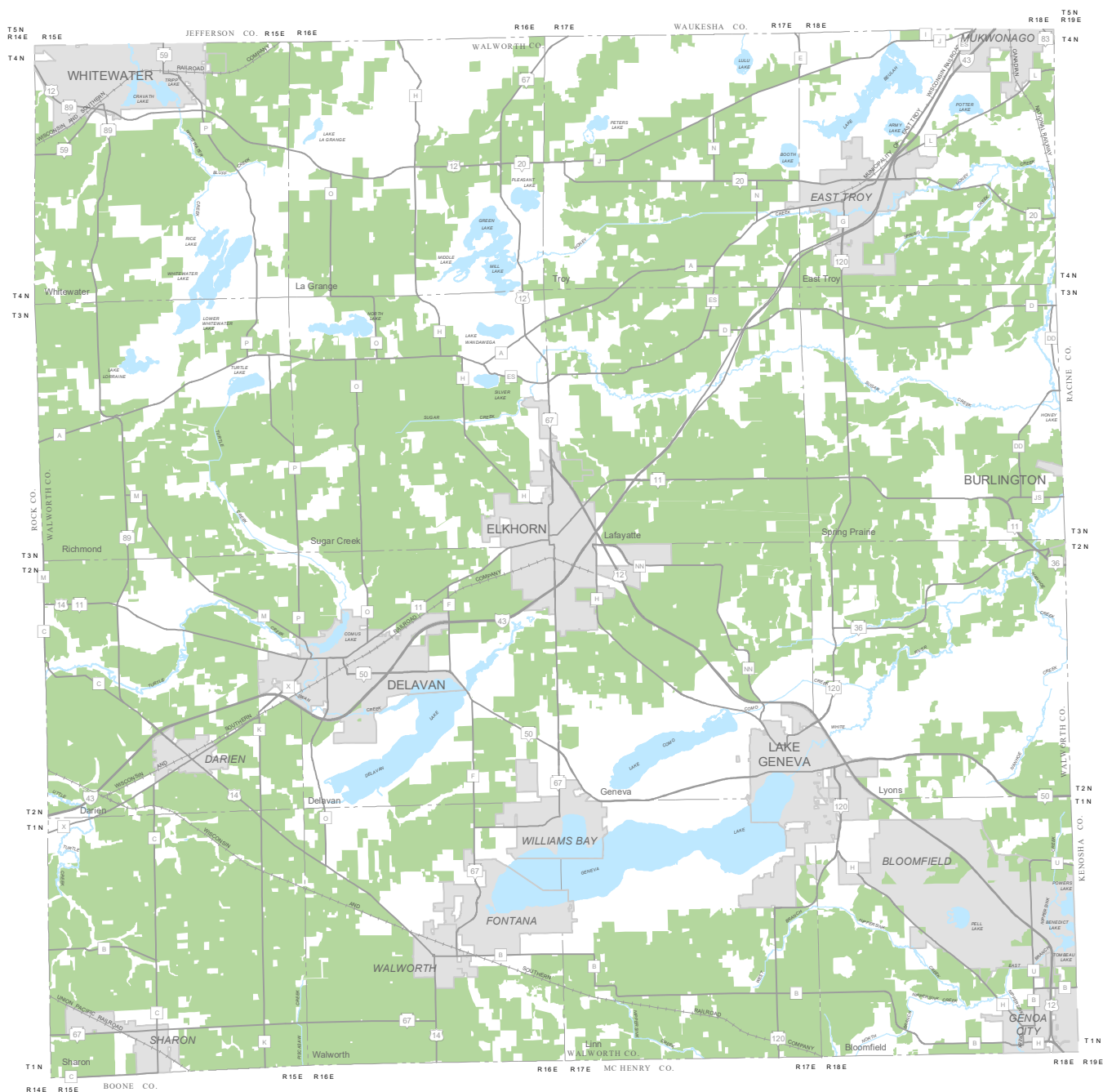
ARTERIAL STREET OR HIGHWAY

- STATE TRUNK HIGHWAY
- COUNTY TRUNK HIGHWAY
- LOCAL TRUNK HIGHWAY
- FREEWAY INTERCHANGE
- 4 NUMBER OF TRAFFIC LANES
(2 LANES WHERE UNNUMBERED)

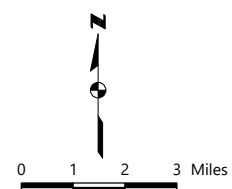


Note: Map 4.2 is an update to MapXII-1 in the 2009 Walworth County Comprehensive Plan.

Map 4.3 Planned Farmland Preservation Areas in Walworth County: 2012



 FARMLAND PRESERVATION AREAS



Source: Walworth County and SEWRPC

Map Document: (I:\COMMON\LAND\WalworthCo_CPU_2050\MAP12_FarmlandPreservation_8x11.mxd)
11/16/2017 -- 9:07:35 AM

SEWRPC Community Assistance Planning Report No. 288, 2nd edition

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN UPDATE FOR WALWORTH COUNTY

Chapter 5

UPDATED LAND USE ELEMENT

INTRODUCTION

This chapter presents the updated land use element of the multi-jurisdictional comprehensive plan for Walworth County. A comprehensive plan is an official statement setting forth a community's major objectives concerning the desirable physical development and preservation of agricultural and natural resources within the community. The land use element is the basis for several of the nine elements required to be addressed in a comprehensive plan by Section 66.1001 (2) of the Wisconsin Statutes. This chapter also includes recommendations related to each of the other eight elements: issues and opportunities; economic development; agricultural, natural, and cultural resources; housing; transportation; utilities and community facilities; intergovernmental cooperation; and implementation.

LAND USE ELEMENT

This land use element consists of recommendations for the type, amount, and spatial location of the various land uses required to serve the needs of the residents of the County through the year 2050. The land use element is intended to be used as a means to help guide the physical development of the County into an efficient and attractive pattern and to promote the public health, safety, and general welfare. It provides a means of relating day-to-day development decisions to long-range development needs and objectives, helping to ensure that today's decisions lead to realization of long-term goals for the future. The land use element is designed to achieve the County land use objectives presented in the comprehensive plan report adopted in 2009.

The land use element seeks to preserve and maintain what are perceived to be the best attributes of the 13

participating towns in the County while accommodating moderate urban growth, primarily in the form of single-family residential development within planned urban service areas and along the perimeter of cities and villages, and this element accommodates only limited development beyond those areas. In this way, the plan seeks to achieve an attractive, compact, and functional urban development pattern which can be efficiently provided with basic urban services and facilities; maintains and preserves the most important environmental and agricultural resources of the County; and retains and enhances the County's natural beauty and cultural heritage.

PLANNED LAND USES

The 2050 planned land use map for the Walworth County, presented on Map 5.1 and in a quantitative format in Table 5.1, is an updated compilation of town land use plans prepared as part of the multijurisdictional comprehensive planning process. The county-wide land use plan map was developed in this manner in order to achieve basic consistency with the town land use plans, recognizing that the town plans may provide more detail than the County plan in certain areas. The map is similar to the 2035 land use plan map adopted by the County in 2009, with the following changes:

- Primary and secondary environmental corridors and isolated natural resource areas have been updated to reflect 2010 conditions.
- Other changes include locally identified plan map amendments in the following towns:
 - East Troy
 - LaFayette
 - Lyons
 - Sugar Creek
 - Troy
 - Bloomfield
 - Darien
 - Delavan

In brief, the County land use plan recommends the following:

- That new urban development should occur within planned urban service areas which provide basic urban service and facilities, including, most importantly, public sanitary sewer service.

- That landowners can continue to farm lands designated as a Farmland Preservation Area (FPA) under the Walworth County Farmland Preservation Plan. The County identified all parcels zoned A-1 as FPA, including parcels zoned A-1 located within a planned sewer service area. In so doing, it was the intent of Walworth County to enable owners of those parcels to retain eligibility to claim farmland preservation tax credits for as long as the parcel remains in agricultural use. Approval of a rezoning out of the A-1 district would be necessary to develop a parcel for urban use.
- That environmentally significant areas, particularly the identified primary environmental corridors, be preserved in an essentially natural, undeveloped condition.
- That farmland preservation areas be preserved except as needed to accommodate urban development within planned urban service areas.¹
- That other areas of the Towns located beyond the planned urban service areas be retained in rural use, with any new rural development located and designed to maintain and enhance the natural beauty and overall character of the rural areas of each town.

A Summary of the Year 2050 County Land Use Plan by Major Land Use Category²

Urban Density Residential Land³

Urban density residential land consists of residential development at a density of less than 5.0 acres per dwelling. The areas planned for urban density residential are shown on Map 5.1 and encompass about 13,600 acres, or 5.0 percent of the County's plan update area (see Table 5.1).⁴ Under the plan, much of the new

¹ As noted above, rezoning would be required in such cases.

² Land use totals include the 13 Towns participating in the County/SEWRPC planning process (the County's plan update area). The three remaining Towns of Bloomfield, Linn, and Lyons will be conducting an independent comprehensive planning process and have been excluded from the respective maps and tables.

³ For purposes of this plan, "urban density residential land" is defined as less than 5.0 acres per dwelling, while "rural density residential land" is defined as at least 5.0 acres per dwelling. It should be noted that rural density residential land includes conservation developments in the C-2 Upland Resource Conservancy zoning district— where permitted—at slightly less than 5.0 acres per dwelling due to density bonuses that may be allowed under zoning.

⁴ This figure does not include developed residential land on lots scattered throughout areas identified on the plan map as prime agricultural land; other agricultural, rural residential, and other open land; or environmental corridors.

urban density residential development would occur as infill in areas already committed to such use as well as adjacent to similar existing development. Determination of a specific density within the overall density range would depend upon the availability of sanitary sewer service and town and County goals and objectives for the area concerned.⁵

In sewerred areas, urban residential development could be accommodated through a number of residential zoning districts, the maximum single-family density allowed for new development (excluding legal substandard lots) being at least 15,000 square feet per dwelling, in the R-2 Single-Family Residence district. In unsewered areas, urban residential development should only be accommodated in areas identified for such uses on the land use plan map and through the R-1 Single-Family Residence zoning district (at least 40,000 square feet per dwelling), and, to a lesser extent, through the C-3 Conservancy-Residential zoning district (at least 100,000 square feet per dwelling) or R-5 Planned Residential Development zoning district (at least 40,000 square feet per dwelling).

Commercial Land

Commercial lands shown on Map 5.1 encompass about 1,300 acres (0.5 percent of the County's plan update area). Some towns have identified very little or no land for additional commercial development. Others have identified areas that would serve as neighborhood centers, town commercial centers, or commercial gateways to urban centers. Commercial development in the identified areas would generally be accommodated through the B1 Local Business zoning district, B-2 General Business zoning district, B-3 Waterfront Business zoning district, or B-4 Highway Business zoning district.

Industrial Land

Industrial lands shown on Map 5.1 encompass about 740 acres (0.3 percent of the County's plan update area). None of the participating towns proposes a major expansion of manufacturing or other industrial activity. New industrial development would generally be limited to relatively small currently zoned industrial areas and small-scale infill of areas already in such use. Industrial development in the identified areas would generally be accommodated through the M-1 Industrial zoning district and, to a limited extent, the M-2 Heavy Industrial zoning district.

⁵ *The land use plans for five of the participating towns (Delavan, Geneva, LaGrange, Sugar Creek, and Troy) and two nonparticipating towns (Bloomfield and Lyons) divide the overall urban density range into multiple density ranges.*

Governmental and Institutional Land

Governmental and institutional lands shown on Map 5.1 encompass about 730 acres (0.3 percent of the County's plan update area). These areas are comprised for the most part of lands in the P-2 Institutional Park zoning district, and include areas that are wholly or partially developed as schools, churches, and government buildings such as town halls, fire stations, and cemeteries.

Transportation, Communication, and Utility Land

Transportation, communication, and utility uses are comprised of street and highway right-of-ways and railroad right-of-ways, as well as areas that are wholly or partially developed for communication or utility uses, such as transmission towers or sewage treatment plants. These uses encompass about 9,980 acres (3.7 percent of the County's plan update area).

Recreational Land

Recreational lands shown on Map 5.1 encompass about 1,380 acres (0.5 percent of the County's plan update area). These areas consist primarily of parks, golf courses, campgrounds, and similar outdoor recreation uses, and are generally accommodated in the P-1 Recreational Park zoning district. Wetlands and woodlands within such recreational sites are generally identified on the plan map as part of an environmental corridor or isolated natural resource area.

Commercial/Recreational Land

Commercial/recreational lands shown on Map 5.1 encompass about 1,500 acres (0.5 percent of the County's plan update area). These areas are characterized by commercial/recreational facilities, often with a residential component, and are typically accommodated through the B-5 Planned Commercial-Recreational Business zoning district. Large recreational-resort complexes, such as Grand Geneva and Geneva National, account for much of the identified commercial/recreational land. The Town of Geneva has identified significant additional areas for future commercial/recreational development.

Mixed-Use Land

Mixed-use areas have been identified in the Town of Richmond. Located near the intersection of STH 89 and CTH A, the mixed use area in the Town of Richmond would be further developed and redeveloped for a mix of business and residential uses. Mixed-use areas encompass 12 acres (less than 0.1 percent of the County's plan update area).

Urban Reserve

The urban reserve category on Map 5.1 includes areas identified as “urban reserve” on town plans as well as areas variously identified on town plans as “agricultural holding,” “development reserve,” and “development holding area.” The urban reserve designation is an indication that towns recognize that the areas so identified may be developed at some point in time, but that specific future uses have not been determined. In many cases, the identified urban reserve areas are located adjacent to cities and villages, often being located wholly, or partially, within the planned sewer service areas of cities and villages, and could be annexed to cities and villages prior to development. In other cases, the urban reserve areas would remain part of the town concerned. Some towns envision a broad range of future land uses within the urban reserve areas, while others envision a narrower range of uses, as indicated on the town plan maps in Appendix A. The types of uses that would be accommodated depend upon services available and town objectives for the areas concerned. The “urban reserve” designation is not to be construed as limiting future development to urban density residential (less than five acres per dwelling) or other urban use. Rural density residential development (five acres or more per dwelling) is an option for such areas. Urban reserve areas encompass about 5,200 acres (1.9 percent of the County’s plan update area).

Prime Agricultural Land

Prime agricultural land consists largely of agricultural lands covered by Capability Class I, II, and III soils as identified by the U.S. Natural Resources Conservation Service. The prime agricultural lands shown on the land use plan map generally correspond to the County’s A-1 Prime Agricultural Land zoning district with certain exclusions in areas where the respective town plans recommend future urban or rural development. The prime agricultural land area includes scattered home sites and vacant lots within essentially agricultural areas that have been “blended in” as a mapping convention. The prime agricultural land area shown on Map 5.1 encompasses about 145,600 acres (53.4 percent of the County’s plan update area).

As discussed in Chapter 4, The Walworth County Farmland Preservation Plan and farmland preservation zoning ordinance was revised and certified by the State of Wisconsin Department of Agriculture, Trade and Consumer Protection in 2013 and 2015, respectively. The plan and zoning ordinance establishes a farmland preservation zoning district (the A-1 district) that allow landowners to be eligible to claim State farmland preservation tax credits. Land owners who would like to have their land rezoned from the A-1 Prime Agricultural Land designation must meet specific criteria as shown in Table 5.2.

Other Agricultural, Rural Residential, and Other Open Land

Under the land use plan, areas which have been designated neither for future urban use nor for preservation as environmental corridors, isolated natural resource areas, or prime agricultural land are identified as “other agricultural, rural residential, and other open land.” Such lands encompass about 24,000 acres (8.8 percent of the County’s plan update area).

The overriding recommendation for these areas is that they be retained in rural use: either agricultural use, other open use, or rural residential development. Rural residential development may be accommodated at densities indicated on the plan map—including five to 19 acres per dwelling, 20 to 34 acres per dwelling, or five to 34 acres per dwelling. Rural residential development would be accommodated through the C-2 Upland Resource Conservation zoning district or A-2 Agricultural Land zoning district as appropriate.

Rural Density Residential Land

Two towns, East Troy and Sugar Creek, specifically designate certain areas for future rural density residential use, with a maximum density of no more than one dwelling per five acres. Such development would be accommodated through the C-2 Upland Resource Conservation zoning district. The identified rural density residential land encompasses about 3,170 acres (1.2 percent of the County’s plan update area).

Agricultural Related Manufacturing, Warehousing, and Marketing

Lands in this category on Map 5.1 encompass about 350 acres (0.1 percent of the County’s plan update area). These lands are in the A-4 Agricultural Related Manufacturing, Warehousing, and Marketing zoning district, which is intended to accommodate manufacturing, warehousing, storage, and marketing activities that are dependent upon, or closely allied to, agriculture.

Extractive and Landfill

Extractive lands on Map 5.1 encompass about 1,460 acres (0.5 percent of the County’s plan update area). These lands were identified based largely on existing zoning. This plan recognizes that additional land for mineral extraction (sand, gravel, clay, stone) may be needed during the planning period, although the specific locations have not been determined. The County and the concerned town will consider proposals for new or expanded mineral extraction areas on a case-by-case basis, taking into account the impacts on adjacent land uses, impacts on the natural resource base, impacts on highways, and other factors. All such

proposals will be subject to the County zoning ordinance and non-metallic mining reclamation ordinance. These areas will have to be rezoned into the M3 Mineral Extraction zoning district and receive a conditional use permit. Such uses would be accommodated without amending the comprehensive plan. The property would be rezoned back to the original zoning following reclamation.

Areas identified as landfill on Map 5.1 encompass 460 acres (0.2 percent of the County's plan update area). This includes the Mallard Ridge landfill in the Town of Darien and two sites in the Town of East Troy.

Environmental Corridors and Isolated Natural Resource Areas

The environmental corridors and isolated natural resource areas were updated by the Regional Planning Commission in 2010 under its continuing planning program. Environmental corridors, more fully described in Chapter 3, are linear areas in the landscape that contain concentrations of wetlands, woodlands, wildlife habitat, surface water, and other natural resource features. Primary environmental corridors are the largest of these, by definition being at least 400 acres in area, two miles in length, and 200 feet in width. Secondary environmental corridors may have similar types of resources as primary environmental corridors but are smaller in size; they are by definition at least 100 acres in area and one mile in length. Primary environmental corridors shown on Map 5.1 encompass about 38,460 acres (excluding surface water), or 14.1 percent of the plan update area of the County. Secondary environmental corridors encompass about 6,400 acres (excluding surface water), or 2.4 percent of the plan update area of the County.

Isolated natural resource areas, also more fully described in Chapter 3, are comprised of tracts of wetlands, woodlands, and surface water—by definition, at least five acres in area and 200 feet in width—that are separated from the environmental corridors. The isolated natural resource areas shown on Map 5.1 encompass about 7,400 acres (excluding surface water), or 2.7 percent of the plan update area of the County.

The land use plan for these areas includes these provisions:

- Wetland and floodplain portions of the environmental corridors and isolated natural resource areas will be retained in open use, as allowed in the C-1 Lowland Resource Conservation zoning district, C-4 Lowland Resource Conservation (Shoreland) zoning district, and in 1-percent-annual-probability (100-year recurrence interval) floodplains.

- Upland portions of the environmental corridors and isolated natural resource areas (areas other than wetlands and floodplains) will accommodate any of the uses allowed as principal or conditional uses under the C-2 Upland Resource Conservation district of the County zoning ordinance. This includes single-family residential development on minimum five-acre lots – or, at a maximum density of one dwelling unit per five acres, in the case of conservation developments.⁶

WDNR and WisDOT Lands Outside Environmental Corridors

The Wisconsin Department of Natural Resources owns large tracts of open space lands in Walworth County, and the Wisconsin Department of Transportation owns certain open space lands acquired for wetland mitigation purposes. Much of these lands consists of environmental corridors and isolated natural resource areas and are identified as such on the plan map. State-owned open space lands that do not have the resource features found in environmental corridors are identified on the plan map as “DNR/DOT land outside environmental corridors.” These lands encompass about 2,200 acres (0.8 percent of the County’s plan update area). Some of these lands may be expected to revert to more natural conditions, with the potential to become part of the environmental corridor network in the years ahead.

Other Open Land to be Preserved

This category is comprised of other small wetland and/or floodplain areas, typically located near planned urban or rural development, specifically identified in certain town plans as “other open land to be preserved,” thereby effectively designating such lands as unsuitable for development. These lands encompass about 100 acres (less than 0.1 percent of the County’s plan update area).

TOWN LAND USE PLANS

As previously noted, a town land use plan map was prepared for each of the 13 participating towns during the multi-jurisdictional planning update process. Those plans, which form the basis of the countywide land use plan map described above, are presented individually in Appendix A. Included for each participating town in Appendix A are the updated town land use plan map and appropriate updated tabular data. **It is**

⁶ *It should be noted that while much of the area identified as environmental corridor and isolated natural resource area is in the C-1 Lowland Resource Conservation, C-4 Lowland Resource Conservation (Shoreland), and C-2 Upland Resource Conservation zoning districts, some of the area is in the A-1 Prime Agricultural Land (35-acre minimum parcel size), A-2 Agricultural Land (20-acre minimum parcel size), and P-1 Recreational Park zoning districts. The A-1, A-2, and P-1 districts are considered to effectively protect the environmental corridors and isolated natural resource areas.*

understood that, in adopting this multi-jurisdictional plan, each participating town is adopting its own land use plan map as set forth in the appendix.

As also previously noted, the three nonparticipating towns (Bloomfield, Linn, and Lyons) will prepare and adopt a land use plan map independently. Upon completion, those plans will be provided to Walworth County and incorporated as part of countywide land use plan.

RECOMMENDED TRANSPORTATION IMPROVEMENTS

Arterial Streets and Highways

The arterial highway recommendations from the Walworth County jurisdictional highway system plan⁷ were refined and incorporated into the Southeastern Wisconsin Regional Planning Commission's VISION 2050 Regional Land Use and Transportation Plan⁸ and into this update of the County comprehensive plan. Arterial streets and highways are those portions of the total street and highway system principally intended to provide travel mobility, serving the through movement of traffic and providing transportation service between major subareas of the Region and through the Region. Though access to abutting property may be a secondary function of some types of arterial streets and highways, the primary function of arterial streets and highways is traffic movement. Together, the arterial streets and highways should form an integrated, areawide system. The plan recommendations for Walworth County are summarized on Map 5.2 and in Table 5.3.

Public Transit

Public transit recommendations for Walworth County were developed for the Southeastern Wisconsin Regional Planning Commission's VISION 2050 Regional Land Use and Transportation Plan⁸ and focus on significant improvement and expansion of the overall public transit system in Southeastern Wisconsin. The VISION 2050 plan recommends continuing support and expansion of shared-ride taxi service in Walworth

⁷ Documented in SEWRPC Planning Report No. 15, 2nd edition, A Jurisdictional Highway System Plan for Walworth County: 2035, adopted in 2011. The plan is available on the SEWRPC website: <http://www.sewrpc.org/SEWRPCFiles/Publications/pr/pr-015-2nd-ed-jurisdictional-highway-system-plan-walworth-county.pdf>

⁸ Documented in SEWRPC Planning Report No. 55, VISION 2050 A Regional Land Use and Transportation Plan for Southeastern Wisconsin, adopted in 2016. The plan is available on the SEWRPC website: <https://www.vision2050sewis.org/report>

County. The recommended service would be 24-hour advance reservation, requiring riders to call a day ahead of their planned journey to schedule a ride, and would provide rides to all members of the general public. Service is recommended to be available as early as 5 a.m. and as late as 2 a.m., depending on the day of the week.

The VISION 2050 plan also recommends expansion of the Commuter Bus Route and park-ride network. This expansion will allow residents greater access to the Southeastern Wisconsin transit network and Metra Commuter rail services in northeastern Illinois, as shown on Map 5.3. Wherever there is sufficient shoulder width, transit operators are encouraged to work with the Wisconsin Department of Transportation (WisDOT) to permit buses to travel on highway shoulders whenever regular travel lanes are congested, which would assist commuter bus services in achieving travel times that are competitive with cars.

The intercity transit service recommendations, as shown on Map 5.4, include improved transit connections between the Southeastern Wisconsin Region and destinations outside the Region. Because the primary focus of intercity transit services is to connect communities within the Region to communities in other parts of the State and the remainder of the Midwest, the Commission uses long-range plans completed by WisDOT as the basis of the Commission's recommendations for intercity transit services. VISION 2050 recommends that the number of intercity bus services be expanded and that existing services be enhanced with increased service frequencies. This includes bus service connecting Milwaukee, East Troy, Whitewater and areas west of Walworth County and service linking Kenosha, Lake Geneva, Delavan and areas west of the County. Two new intercity rail lines are recommended, one connecting Chicago to Minneapolis and St. Paul via Milwaukee and Madison, and another connecting Chicago to Green Bay via Milwaukee and the Fox Valley. Both services would be operated as extensions of the existing Amtrak Hiawatha service from Chicago, and all three lines would operate at speeds up to 110 miles per hour.

Bicycle Accommodations

Bicycle facilities recommendations were developed for the Park and Open Space Plan for Walworth County⁹ and were refined and incorporated into the Southeastern Wisconsin Regional Planning Commission's VISION 2050 Regional Land Use and Transportation Plan⁸ and into this update of the County comprehensive

⁹ Documented in SEWRPC Community Assistance Planning Report No. 135, A Park and Open Space Plan for Walworth County, 3rd edition, adopted in 2014. The plan is available on the SEWRPC website: <http://www.sewrpc.org/SEWRPCFiles/Publications/CAPR/capr-135-3rd-ed-walworth-co-park-open-space-plan.pdf>

plan. Bicycle connectivity would be improved through the construction of on- and off-street bicycle improvements to address gaps in the bicycle network. Gaps include those between cities and villages with populations of 5,000 or more where on- or off-street bicycle facilities either do not exist or only exist in intermittent segments. They also include those between two off-street path segments where a viable connection could be made by constructing either an on- or off-street bicycle facility between the path segments. Bicycle connectivity ensures that bicyclists have direct routes to destinations and reduces out-of-direction travel. Map 5.5 shows the recommended bicycle network for Walworth County, which identifies on-street bicycle facilities, off-street bicycle paths, and street connections to the off-street bicycle network.

SUMMARY

This chapter presents the land use element of the Walworth County comprehensive plan update for the year 2050. The plan incorporates the refinement and update of the regional land use and transportation plan, VISION 2050; the Park and Open Space Plan for Walworth County, and the A Jurisdictional Highway System Plan for Walworth County. The land use element of the comprehensive plan is intended to serve as a long-range guide to land development and open space preservation in the Walworth County. Consistent application of plan recommendations will help to achieve an attractive, compact, and functional urban development pattern which can be efficiently provided with basic urban services and facilities; to maintain and preserve the most important environmental and agricultural resources of the County; and to retain and enhance the County's natural beauty and cultural heritage.

Table 5.1
Planned Land Use in the Plan Update Area of Walworth County: 2050^a

Land Use Category		Acres	Percent of Plan Update Area
Urban	Urban Density Residential (less than 5.0 acres per dwelling) ^b	13,605	5.0
	Commercial	1,294	0.5
	Industrial	735	0.3
	Governmental and Institutional	727	0.3
	Transportation, Communication, Utilities ^c	9,977	3.7
	Recreational	1,380	0.5
	Commercial/Recreational	1,485	0.5
	Mixed-Use	12	-- ^d
	Urban Reserve	5,195	1.9
	Urban Subtotal	34,410	12.6
Nonurban	Prime Agricultural (minimum parcel size: 35 acres)	145,577	53.4
	Other Agricultural, Rural Residential, and Other Open Land:		
	5 to 34 acres per dwelling	8,156	3.0
	5 to 19 acres per dwelling	8,765	3.2
	20 to 34 acres per dwelling	7,082	2.6
	Rural Density Residential (at least 5.0 acres per dwelling)	3,171	1.2
	Agricultural Related Manufacturing, Warehousing, and Marketing	352	0.1
	Extractive	1,459	0.5
	Landfill	461	0.2
	Environmental Corridors and Isolated Natural Resource Areas:		
	Primary Environmental Corridor	38,457	14.1
	Secondary Environmental Corridor	6,404	2.3
	Isolated Natural Resource Area	7,408	2.7
	DNR/DOT Lands Outside Environmental Corridor	2,198	0.8
	Other Open Land to Be Preserved	97	-- ^d
	Surface Water	8,753	3.2
	Nonurban Subtotal	238,337	87.4
County Total		272,747	100.0

Note: Table 5.1 is an update to Table IX-3, in the 2009 Walworth County Comprehensive Plan.

^a Land use totals include the 13 Towns participating in the County/SEWRPC planning process. The three remaining Towns of Bloomfield, Linn, and Lyons will be conducting an independent comprehensive planning process.

^b Does not include residential land on lots scattered throughout areas identified on the plan map as prime agricultural land; other agricultural, rural residential, and other open land; or environmental corridors.

^c Includes streets, railways, and other transportation, communication, and utility uses.

^d Less than 0.1 percent.

Source: Walworth County, Towns in Walworth County, and SEWRPC

Table 5.2
Criteria for Rezoning Land From the A-1 Prime Agricultural Land Zoning District

1.	The proposed rezone should be consistent with the Walworth County and Town comprehensive plans and the Walworth County farmland preservation plan. Rezones shall be considered to be consistent with these plans if the following standards are met: ¹
1a.	Less than 50 percent of the parcel should be covered by soils in agricultural capability Classes I, II, and III. Areas that are mapped as Class I, II, or III soils but which are demonstrated to be unsuitable for agriculture due to erosion or other factors, should not be "counted" as Class I, II, or III farmland. Such determinations should be made by a qualified soil mapping technician.
1b.	The proposed land use should be compatible with remaining prime agricultural land in the vicinity.
2.	In accordance with the Wisconsin Farmland Preservation Law (sec 91.48), the proposed rezone out of a farmland preservation district may be approved by the County and Town only after findings are made based upon consideration of the following: ²
2a.	The land is better suited for a use not allowed in the farmland preservation zoning district.
2b.	The rezoning is consistent with the county certified comprehensive plan.
2c.	The rezoning is substantially consistent with the county certified farmland preservation plan.
2d.	The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

¹ Standard "1a" is quantifiable and measurable. Standard "1b" is more a matter of judgement. In making a determination regarding compatibility, the County and concerned Town should consider the location of the parcel (for example, is it located on the periphery of a block of prime farmland or in the middle of a block?) and the type of use envisioned (for example, is it a low intensity use, such as residential lot, or a more intensive use, such as a multiple lot residential subdivision?).

² Standards "2a" and "2b" involve an evaluation of the availability of public facilities – recognizing that public facility needs vary with the type of development.

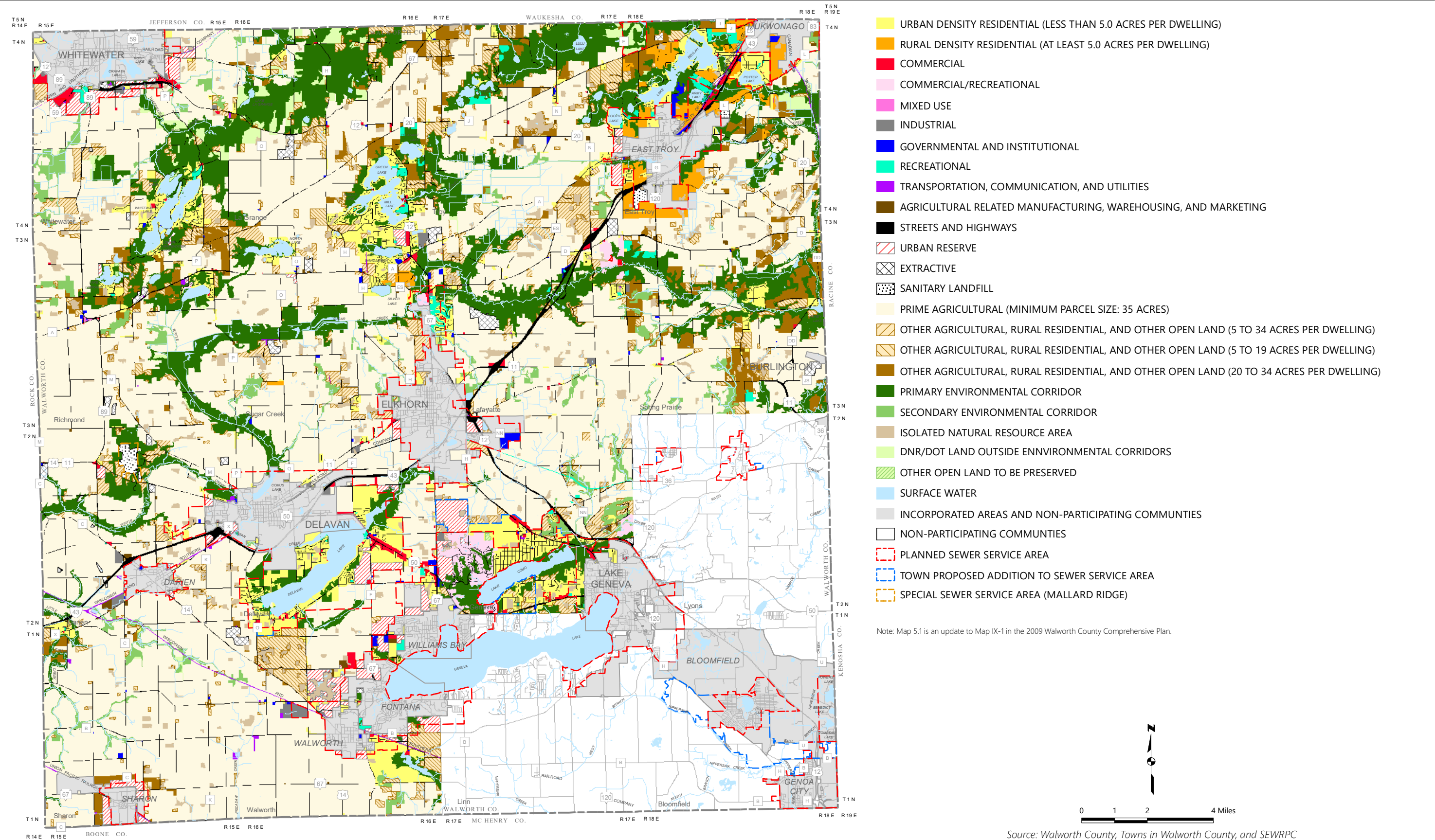
Source: Walworth County, Walworth County Towns, and SEWRPC

Table 5.3
Functional Improvements Recommended for Walworth County

	Improvement Type	Facility	Termini	Improvement Description
State Jurisdiction	Widening	USH 12	Rock County line to CTH P	Widen from two to four traffic lanes
		STH 50	STH 11 to Washington Street	Widen from two to four traffic lanes
	Expansion	STH 50	North Shore Drive to CTH F (north)	Widen from two to four traffic lanes
		STH 89 Willis	Ray Road to Janesville Street	Widen from two to four traffic lanes
County Jurisdiction	Expansion	USH 12 extension	STH 67 to CTH P	Construct four lanes on new alignment
		USH 12 extension	CTH H to Illinois State line	Construct four lanes on new alignment
		STH 11/36 (Burlington Bypass)	CTH DD to Racine County line	Construct four lanes on new alignment
	Expansion	CTH DD relocation	STH 11 to CTH DD	Construct two lanes on new alignment
STH 36 relocation		STH 36 to STH 11/36 (Burlington Bypass)	Construct two lanes on new alignment	
Local Jurisdiction	West Market Street extension	Voss Road to CTH H	Construct two lanes on new alignment	
	Widening	Janesville Street	STH 59 to Whitewater Street	Widen from two to four traffic lanes
	Expansion	East Market Street extension	Planned New Facility ("outer" ring road) to STH 11	Construct two lanes on new alignment
		Indian Mound Parkway extension	Walworth Street and STH 59	Construct two lanes on new alignment
		New Facility	Main Street to Tratt Street	Construct two lanes on new alignment
		New Facility ("outer" ring road)	Planned East Market Street Extension to CTH H (south)	Construct two lanes on new alignment
		Starin Street extension	Fremont Street to Newcomb Street (STH 59)	Construct two lanes on new alignment
West Market Street extension	CTH H (north) to Planned East Market Street Extension	Construct two lanes on new alignment		

Source: SEWRPC

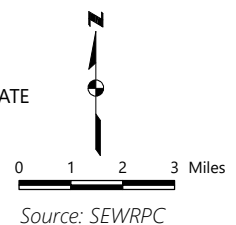
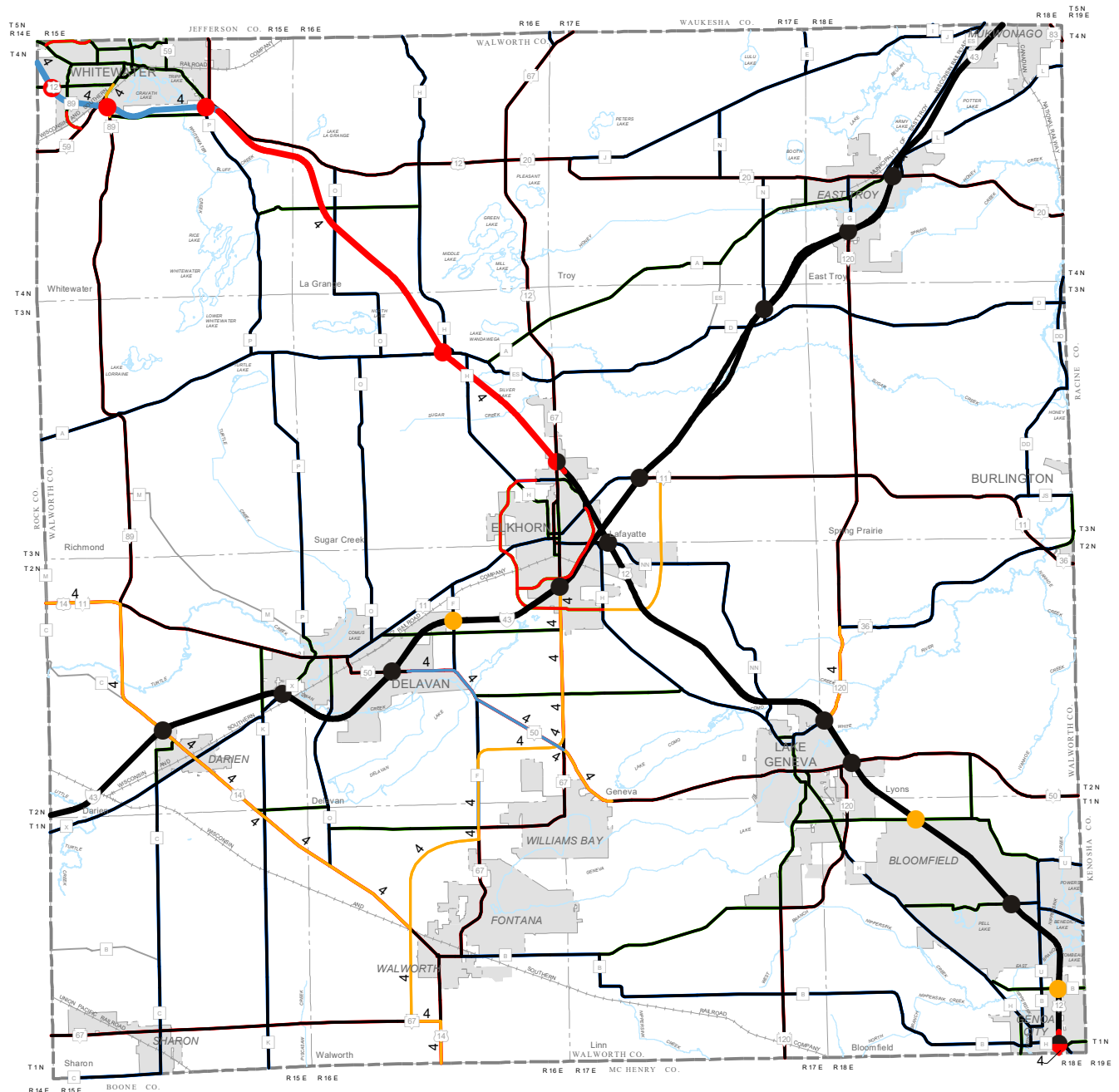
Map 5.1
Land Use Plan for Walworth County: 2050



Source: Walworth County, Towns in Walworth County, and SEWRPC

Map 5.2

VISION 2050 Regional Land Use and Transportation System Plan's Proposed Functional Improvements to the Arterial Street and Highway System in Walworth County



Map 5.3

VISION 2050 Regional Land Use and Transportation System Plan's Recommended Transit Service

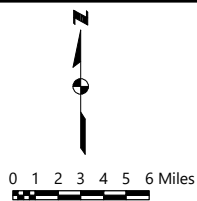
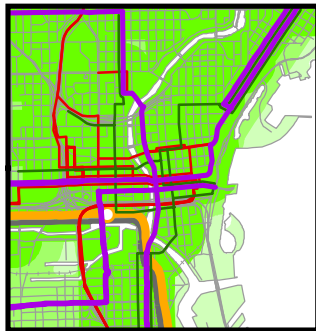
TRANSIT SERVICES

- RAPID TRANSIT LINE
- EXPRESS BUS ROUTE
- COMMUTER RAIL LINE & STATION
- COMMUTER BUS ROUTE & PARK-RIDE
- INTERCITY RAIL
- STREETCAR LINE

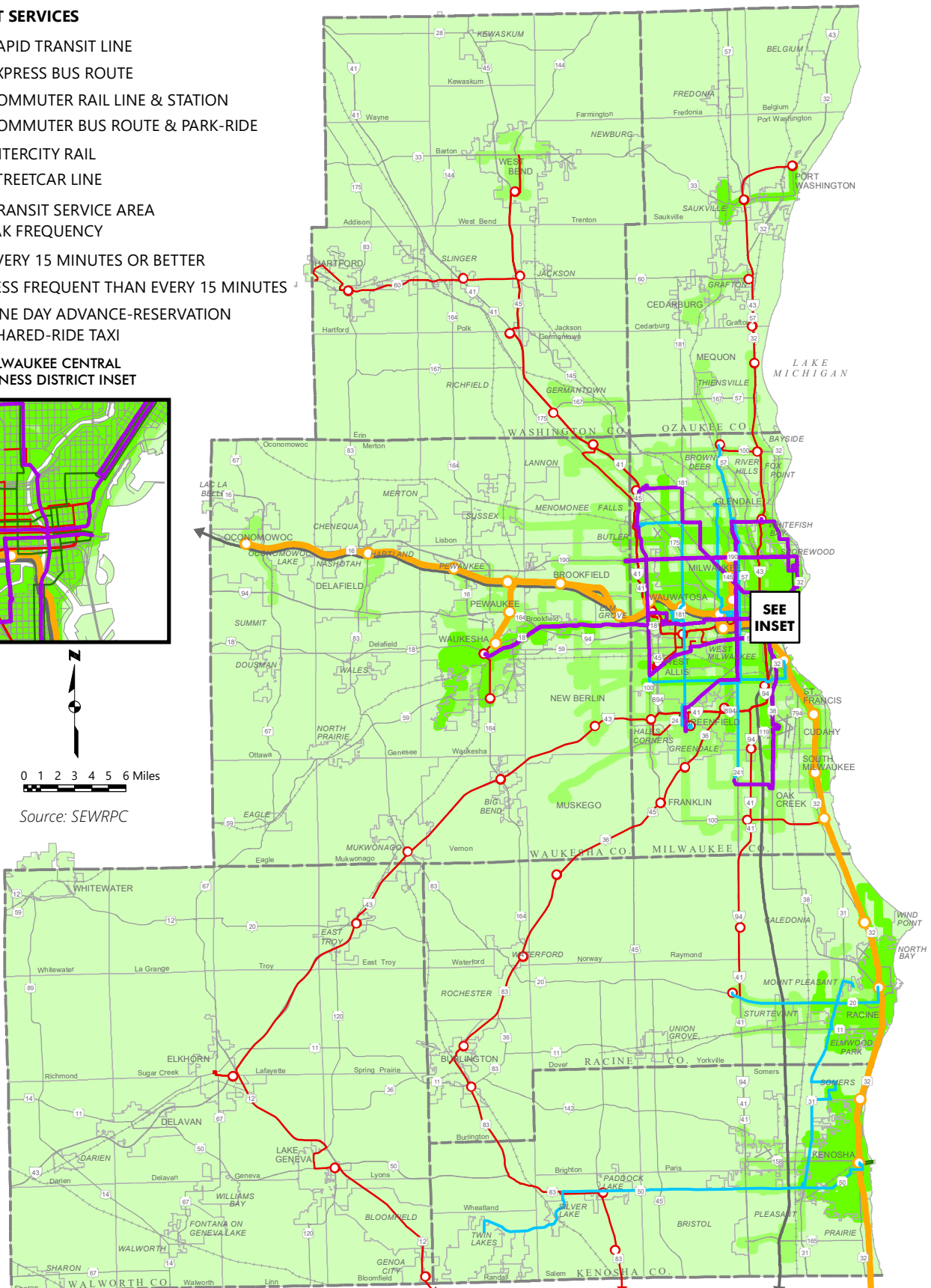
LOCAL TRANSIT SERVICE AREA AND PEAK FREQUENCY

- EVERY 15 MINUTES OR BETTER
- LESS FREQUENT THAN EVERY 15 MINUTES
- ONE DAY ADVANCE-RESERVATION
SHARED-RIDE TAXI

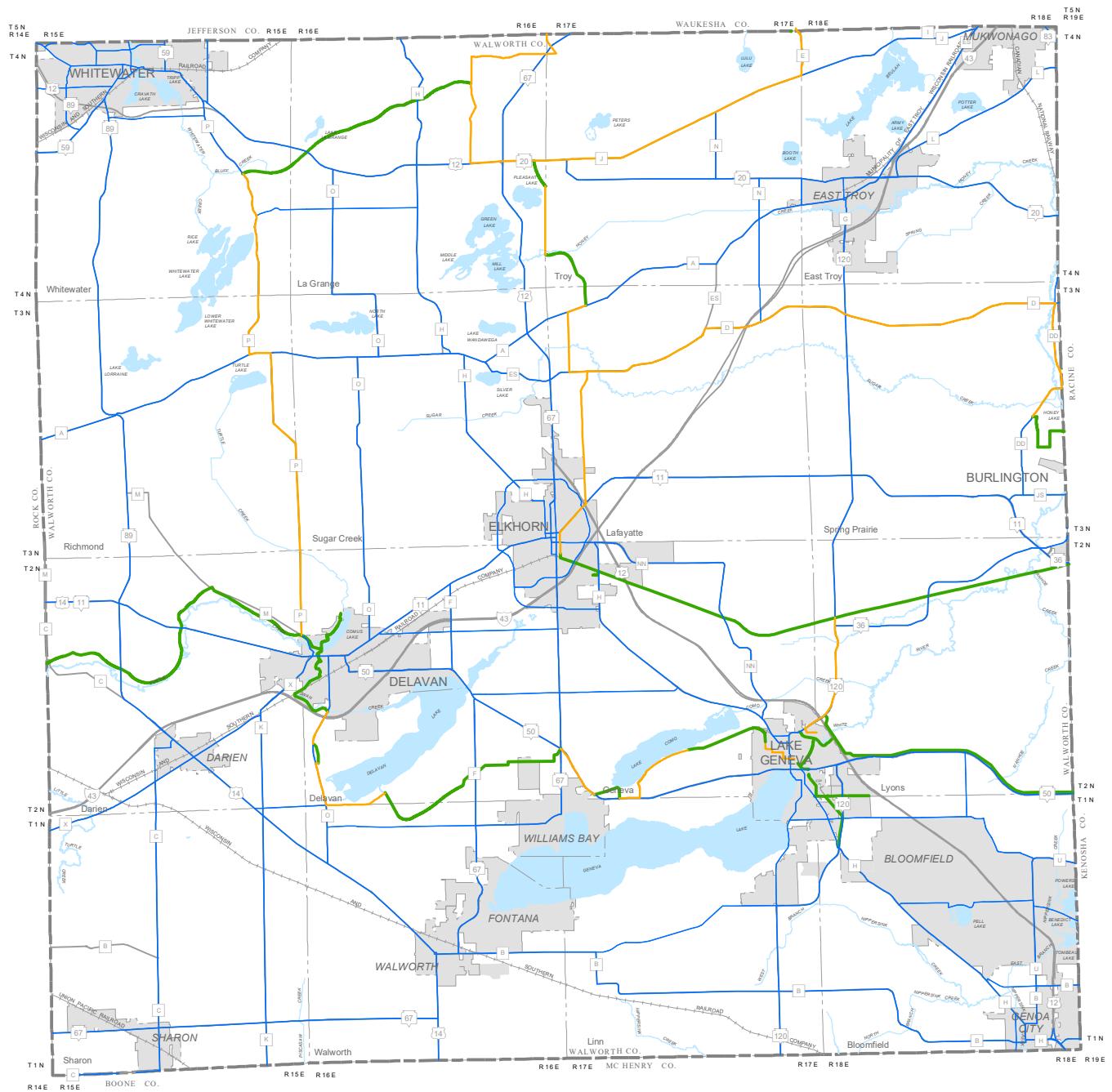
MILWAUKEE CENTRAL BUSINESS DISTRICT INSET



Source: SEWRPC

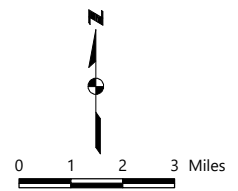


Map 5.5 VISION 2050 Regional Land Use and Transportation System Plan's Recommended Bicycle Network for Walworth County



BICYCLE FACILITIES

- OFF-STREET BICYCLE PATH
- ON-STREET OR CONNECTION SEGMENT
- ARTERIAL STREET OR HIGHWAY WITH BICYCLE ACCOMMODATION (IF FEASIBLE)



Source: SEWRPC

SEWRPC Community Assistance Planning Report No. 288, 2nd edition

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN UPDATE FOR WALWORTH COUNTY

Chapter 6

UPDATED IMPLEMENTATION ELEMENT

INTRODUCTION

This chapter presents the implementation element of the multi-jurisdictional comprehensive plan for Walworth County. The first section of this chapter presents procedures for amending the plan and clarifies the statutory requirements for the implementation element as set forth in the State comprehensive planning law. The second section describes incorporation of city and village master comprehensive plans into the County comprehensive plan. The third section sets forth plan implementation actions.

AMENDMENTS AND STATUTORY REQUIREMENTS

Mechanism for Measuring Progress Toward Achieving the Plan

The State comprehensive planning law requires that the implementation element include a mechanism for measuring progress toward achieving the plan. In this regard, it is recommended that Walworth County conduct a review of the status of plan implementation five years after initial adoption of the plan. This review should focus on the key recommendations of the comprehensive plan. Responsibility for this review would logically be assigned to the County Land Use and Resource Management Department. Each of the participating towns would be expected to cooperate, providing information to the County on the status of plan implementation by the town.

Major Update of the Comprehensive plan

The State comprehensive planning law requires that the implementation element include a process for updating the comprehensive plan, stipulating that it must be updated no less than once every 10 years.

In this regard, it is recommended that Walworth County, in cooperation with the participating towns, continue to update the comprehensive plan at least once every 10 years, as required by State law using the procedures described in the adopted public participation plans.

Comprehensive Plan Amendments

It is expected that there will be amendments to the comprehensive plan in response to changing needs and conditions in the coming years. Plan amendments could consist of changes to the land use plan map or changes to goals, objectives, policies, and programs set forth in the text of the plan. During the development of the 2009 comprehensive plan, recommendations were made for amending the comprehensive plan. Specifically, the plan recommended the following:

- That proposed amendments to the comprehensive plan be considered on an annual basis.
- That there be an opportunity for amending the land use plan map at other times if the applicant demonstrates that the proposed amendment involves extraordinary circumstances for reasons affecting the public welfare. In such a case, the concerned town board would have to make a finding that the proposed amendment meets the “extraordinary circumstances” standard. The County Board would not act on any such proposed amendment unless it had the approval of the local governing body concerned and unless a two-thirds majority of the County Board concurred that the “extraordinary circumstances” standard had been met.
- Text amendments to the comprehensive plan that potentially affect all towns would be considered by the County Board only with the approval of a majority of towns that are under County zoning.

Under State comprehensive planning law, amendments to the comprehensive plan must follow the same procedures as those for initial adoption of the plan. Reference should be made to *Wisconsin Statutes* Section 66.1001(4) for details in this regard. The major steps in the amendment process, as related to towns, are summarized below:

- An application for a plan amendment would be submitted to the town for consideration by the town plan commission.
- The town plan commission would review the proposed amendment and make a recommendation on it to the town board. A recommendation supporting the amendment must be in the form of a resolution adopted by a majority vote of the town plan commission.

- The town would send a copy of the proposed amendment to all adjacent local units of government and other parties listed in Section 66.1001 (4)(b) of the *Statutes*.
- The town would hold a public hearing on the proposed amendment preceded by a Class 1 notice published at least 30 days prior to the hearing.
- The town board would consider action on the amendment. An action to adopt the amendment must be in the form of an ordinance adopted by a majority vote of the town board.
- The town would send a copy of the adopting ordinance to all adjacent local units of government and other parties listed in Section 66.1001(4)(b) and (e).

Following adoption by the town board, the amendment should be submitted to the Walworth County Zoning Agency, which would initiate the process of amending the County comprehensive plan. The process for amending the County plan would be similar to that for towns, as summarized above, with the understanding that the functions of the town plan commission and town board would be carried out by the County Zoning Agency and County Board, respectively.

Consistency Requirement

Since the adoption of the 2009 plan, the State has clarified the consistency requirement through the adoption of Act 372 and Act 391. Some of the key changes to the comprehensive planning law are as follows:¹

- Specifies that if a local governmental unit enacts or amends an official mapping ordinance, a local subdivision ordinance, or a zoning ordinance that those ordinances and amendments (rezones) be consistent with the comprehensive plan.
- "Consistent with" is now defined as "furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan."
- Provides the following definition of a "comprehensive plan": "a guide to the physical, social and economic development of a local governmental unit".
- Clarifies that the enactment of a comprehensive plan by ordinance does not make the comprehensive plan by itself a regulation.

¹ *Memorandum: Major Changes to the Comprehensive Planning Law (Smart Growth), from Neal Frauenfelder, Senior Planner, Walworth County Land Use and Resource Management Department to the Walworth County Board Members, Town Clerks, and Town Chairmen.*

- Removes the requirement that towns need to have village powers to be able to adopt a comprehensive plan.
- Attempts to clarify that only the final adopted version of the plan needs to be sent to adjacent units of government and others.
- Repeals the perceived redundant language in Wisconsin's platting laws that state that the local governments could condition approval of a plat based on compliance with a local governmental unit's comprehensive plan.

Several changes were made to the language in the law to allow more flexibility for local governmental units when adopting or amending land use ordinances, including amendments to the zoning ordinance (rezones). Those changes include adding the word "guide" in the definition of a comprehensive plan, clarifying that a comprehensive plan by itself is not a regulation, and the creation of a broad definition of consistency.

CITY AND VILLAGE PLANS INCORPORATED INTO THE COUNTY PLAN

The State planning law requires that a county comprehensive plan incorporate the master or comprehensive plans of its cities and villages. Accordingly, comprehensive plans for cities and villages in Walworth County adopted under the State comprehensive planning law (Section 66.1001 of the State Statutes) are incorporated into the Walworth County comprehensive plan, within the corporate limits of those cities and villages, as are any future city/village comprehensive plan amendments. The land use plan maps from the city and village comprehensive plans available at the time of completion of this multi-jurisdictional plan are included in Appendix A of this report.

One amendment to a town's extraterritorial jurisdiction was reported to the county since 2009. The City of Delavan Common Council adopted an ordinance on June 11th, 2018, amending the City of Delavan Comprehensive Plan to incorporate pertinent aspects of a new intergovernmental agreement (IGA) with the Town of Delavan. Under that agreement, the new Town of Delavan IGA boundaries were added to maps in the Delavan comprehensive plan and plan text was updated to reflect the provisions of the IGA. The provisions of the IGA with the Town of Delavan will be in effect for at least 10 years and they place the City of Delavan's extraterritorial jurisdiction into four categories:

- *Agriculture Preservation Area:* This area is reserved for agriculture, with the intention to preserve lots 35 acres or larger. This area cannot be annexed by the City and is to be maintained in agricultural uses, unless both the City and Town agree on rezoning.
- *City Growth Area:* This area consists of Town land under control of the City's Extraterritorial Zoning that is now subject to annexation. The City's extraterritorial zoning (ETZ) only applies to this area up to the Line of Demarcation, even though the distance is less than the usual permitted ETZ boundary.
- *Town Area Beyond Line of Demarcation:* The Town has authority over development in this area, and the City cannot annex land in this area unless a landowner petitions to be annexed. The City has no extraterritorial jurisdictional powers in this area.
- *Town Area Beyond This Agreement:* This Town of Delavan area is not impacted by any City of Delavan extraterritorial jurisdiction powers, but it may be subject to ETJs from the City of Elkhorn, Village of Williams Bay, or Village of Fontana.

PLAN IMPLEMENTATION ACTIONS

The State comprehensive planning law requires that the implementation element include a compilation of actions to be completed to implement the recommendations set forth in the other elements of the comprehensive plan including the following:

- As previously indicated in this chapter, under State law, County and local actions with respect to zoning and the regulation of land divisions must be consistent with comprehensive plans.
- In administering the County Zoning and Shoreland Zoning Ordinances and the County Subdivision Ordinance, Walworth County should continue to follow current procedures that provide for early town input on proposed rezones, conditional uses, land divisions, and zoning variances (see Policy No. 6 in Chapter XV in the 2009 Comprehensive Plan).
- Walworth County's towns and their neighboring cities and villages should initiate or continue efforts to establish boundary agreements as provided for under State Statutes. In addition to future boundaries, such agreements may address land use issues, sharing of utilities and services, and other matters of mutual concern. Such cooperative agreements are the best means available for identifying common ground among, and reconciling differing goals and objectives of, neighboring local units of government.

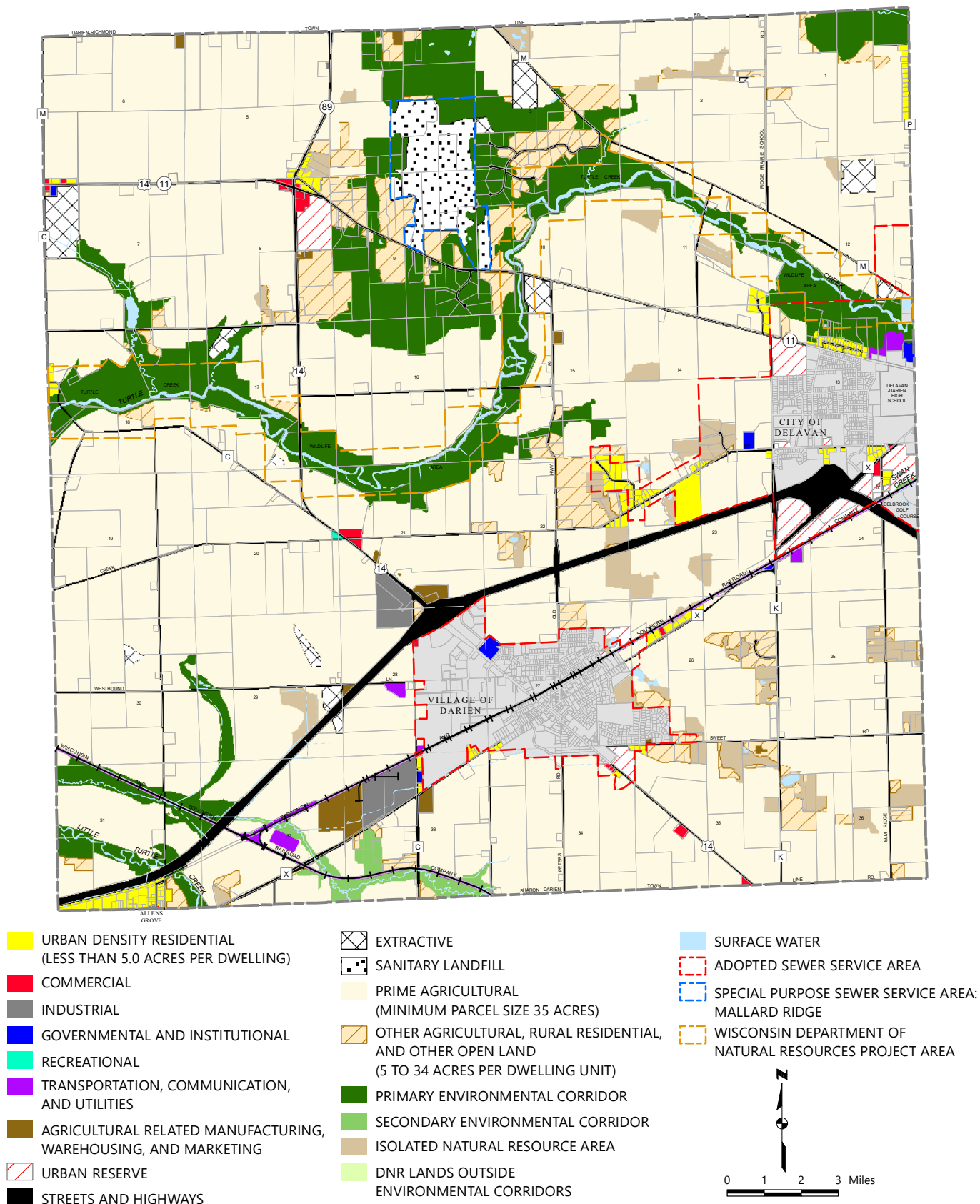
- Cities and villages in Walworth County are encouraged to involve towns when considering actions that impact extraterritorial areas—sharing information with neighboring towns and consulting with towns on contemplated annexations and extraterritorial plat review matters.
- Walworth County and the County's cities, villages, and towns are encouraged to explore additional cooperative efforts for the provision of public services and facilities where cooperative efforts would lead to increased efficiency and cost savings while maintaining the quality of the services provided.
- Towns, villages, and cities in the County are strongly encouraged to continue their participation in the Walworth County Intergovernmental Cooperation Council. This Council provides an excellent forum for sharing information and for exploring potential avenues for increased cooperation among communities.

The foregoing recommendations have a direct bearing on the implementation of the comprehensive plan and should be acted upon as soon as reasonably possible following the adoption of the comprehensive plan, recognizing that some measures, like cooperative boundary agreements, can move forward only where cities and villages are willing partners with towns.

Appendix A

**LAND USE PLAN MAPS
FOR THE 13 TOWNS PARTICIPATING IN THE
COMPREHENSIVE PLAN UPDATE FOR
WALWORTH COUNTY**

Map A.1 Land Use Plan for the Town of Darien: 2050



Note: Map A.1 is an update to Appendix A-1, Map 2, in the 2009 Walworth County Comprehensive Plan.

Source: Town of Darien, Walworth County, and SEWRPC

Table A.1
Planned Land Use in the Town of Darien: 2050

Land Use Category		Acres	Percent of Unincorporated Area
Urban	Urban Density Residential (less than 5.0 acres per dwelling) ^a	266	1.2
	Commercial	34	0.2
	Industrial	121	0.6
	Governmental and Institutional	27	0.1
	Transportation, Communication, Utilities ^b	1,012	4.7
	Recreational	1	-- ^c
	Urban Reserve	252	1.2
Urban Subtotal		1,713	7.9
Nonurban	Prime Agricultural (minimum parcel size: 35 acres)	14,858	68.5
	Other Agricultural, Rural Residential, and Other Open Land (5 to 34 acres per dwelling)	1,114	5.1
	Agricultural Related Manufacturing, Warehousing, and Marketing	102	0.5
	Extractive	235	1.1
	Landfill	296	1.4
	Environmental Corridors and Isolated Natural Resource Areas:		
	Primary Environmental Corridor	2,510	11.6
	Secondary Environmental Corridor	139	0.6
	Isolated Natural Resource Area	575	2.7
	WDNR/WisDOT Lands Outside Environmental Corridor	3	-- ^c
	Surface Water	145	0.7
	Nonurban Subtotal	19,977	92.1
	Town Total	21,690	100.0

Note: Table A-1 is an update to Appendix A-1, Table 1, in the 2009 Walworth County Comprehensive Plan.

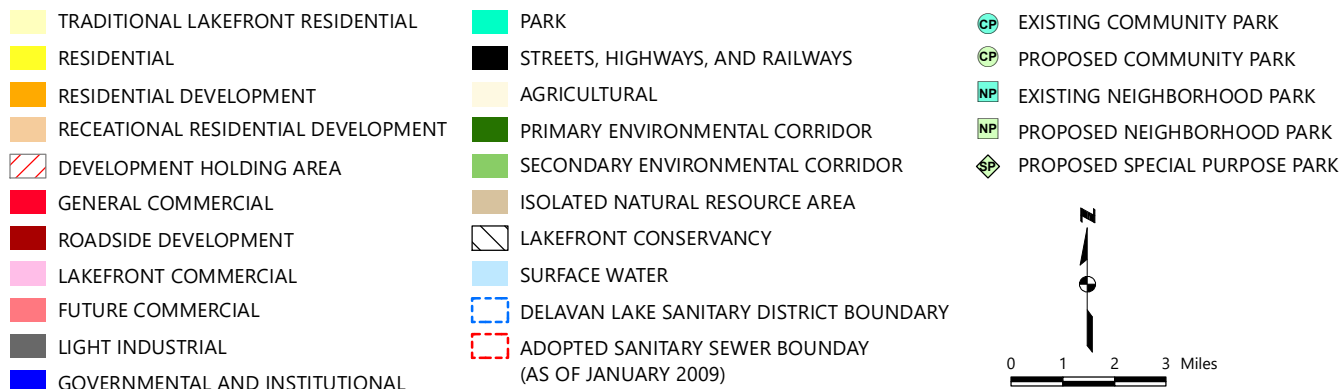
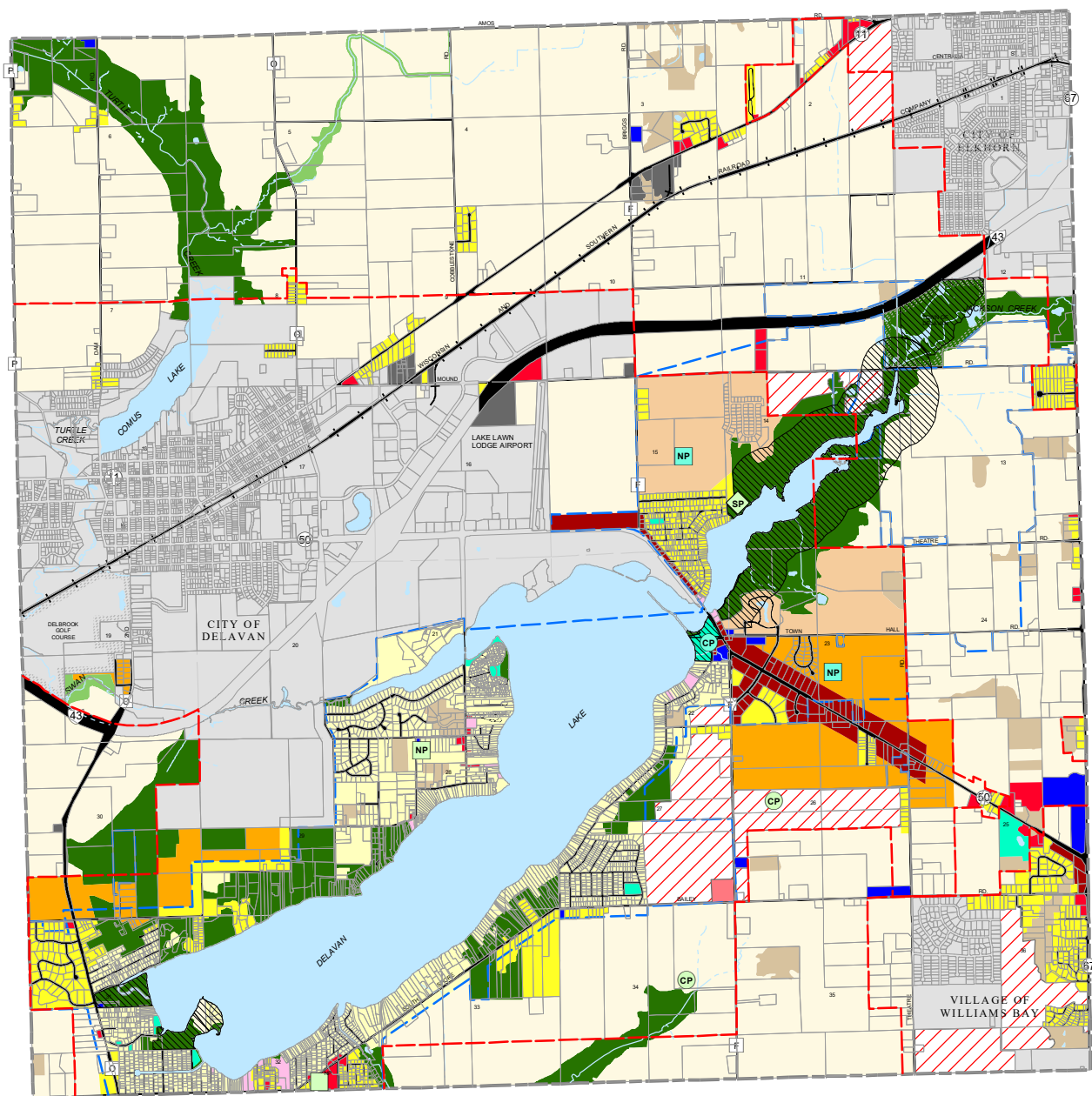
^a Does not include residential land on lots scattered throughout areas identified on the plan map as prime agricultural land; other agricultural, rural residential, and other open land; or environmental corridors.

^b Includes streets, railways, and other transportation, communication, and utility uses.

^c Less than 0.1 percent.

Source: Walworth County, Town of Darien, and SEWRPC

Map A.2 Land Use Plan for the Town of Delavan: 2050



Note: Map A.2 is an update to Appendix A-2, Map 2, in the 2009 Walworth County Comprehensive Plan.

Source: Town of Delavan, Walworth County, and SEWRPC

Table A.2
Planned Land Use in the Town of Delavan: 2050

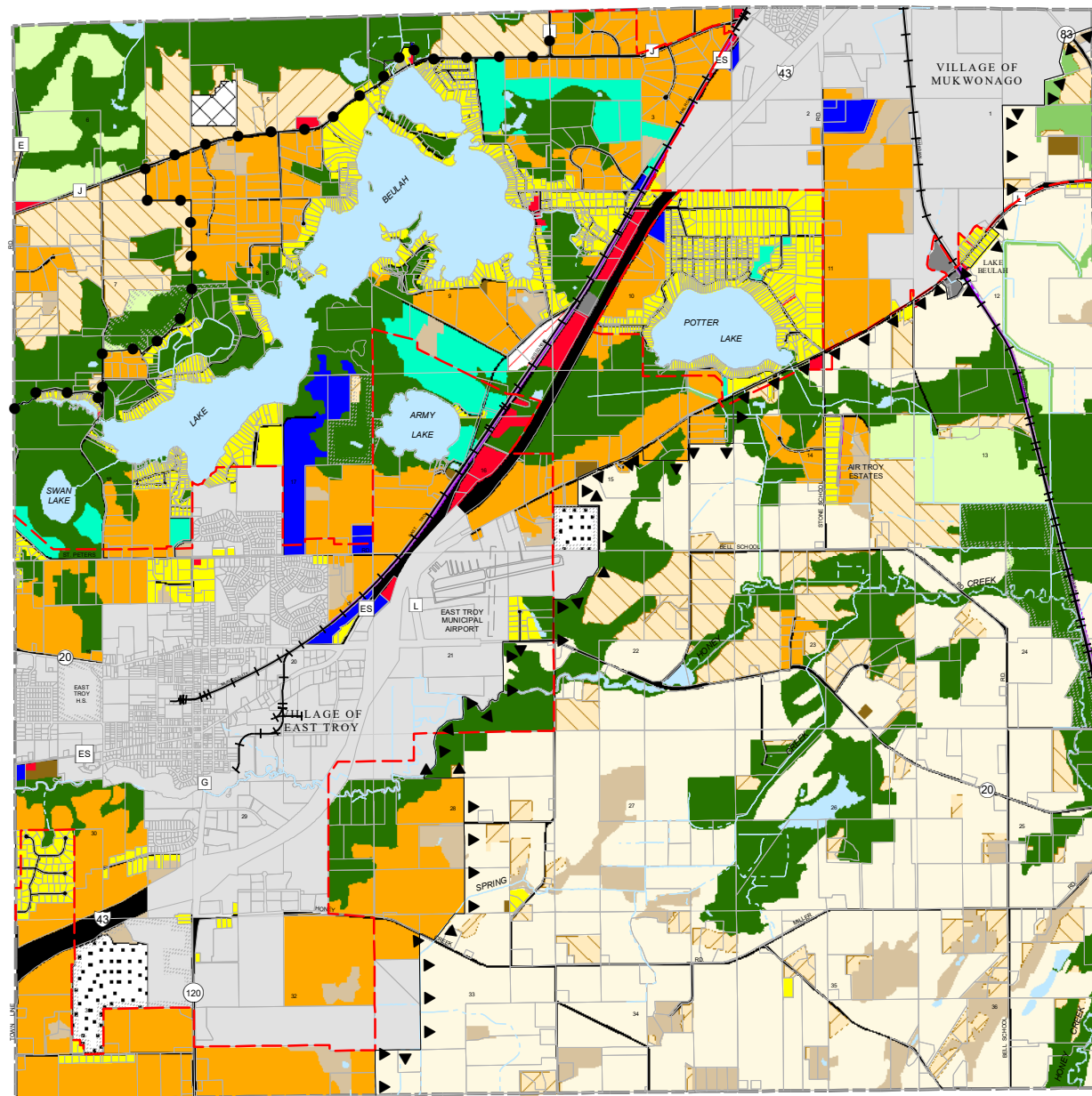
Land Use Category		Acres	Percent of Unincorporated Area
Urban	Residential	767	4.3
	Residential Development	578	3.2
	Traditional Lakefront Residential	992	5.5
	Recreational Residential Development	462	2.6
	Lakefront Commercial	25	0.1
	Roadside Development	201	1.1
	General Commercial	92	0.5
	Future Commercial	10	0.1
	Commercial Recreational	0	0.0
	Light Industrial	71	0.4
	Governmental and Institutional	67	0.4
	Park	58	0.3
	Streets, Highways, and Railways ^a	854	4.7
	Development Holding Area	771	4.3
	Urban Subtotal	4,948	27.5
Nonurban	Agricultural	8,742	48.5
	Environmental Corridors and Isolated Natural Resource Areas:		
	Primary Environmental Corridor	1,803	10.0
	Secondary Environmental Corridor	66	0.4
	Isolated Natural Resource Area	364	2.0
	Surface Water	2,092	11.6
	Nonurban Subtotal	13,067	72.5
	Town Total	18,015	100.0

Note: Table A-2 is an update to Appendix A-2, Table 1, in the 2009 Walworth County Comprehensive Plan.

^a Includes streets, railways, and other transportation, communication, and utility uses.

Source: Walworth County, Town of Delavan, and SEWRPC

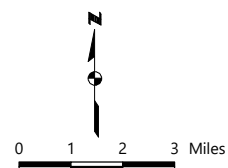
Map A.3 Land Use Plan for the Town of East Troy: 2050



- URBAN DENSITY RESIDENTIAL
(LESS THAN 5.0 ACRES PER DWELLING)
- URBAN DENSITY RESIDENTIAL
(AT LEAST 5.0 ACRES PER DWELLING)
- COMMERCIAL
- INDUSTRIAL
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- AGRICULTURAL RELATED MANUFACTURING,
WAREHOUSING, AND MARKETING
- TRANSPORTATION, COMMUNICATIONS, AND UTILITIES
- STREETS AND HIGHWAYS
- URBAN RESERVE

- EXTRACTIVE
- SANITARY LANDFILL
- PRIME AGRICULTURAL
(MINIMUM PARCEL SIZE 35 ACRES)
- OTHER AGRICULTURAL, RURAL RESIDENTIAL
AND OTHER OPEN LAND
(5 TO 19 ACRES PER DWELLING)
- OTHER AGRICULTURAL, RURAL RESIDENTIAL
AND OTHER OPEN LAND
(24 TO 34 ACRES PER DWELLING)
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA

- DNR/DOT LANDS OUTSIDE
ENVIRONMENTAL CORRIDORS
- SURFACE WATER
- ADOPTED SEWER SERVICE AREA
(VILLAGE OF EAST TROY; VILLAGE OF
MUKWONAGO; POTTER LAKE)
- EXCLUSIVE AGRICULTURAL AREA
- AGRICULTURE-RURAL AREA



Note: Map A.3 is an update to Appendix A-3, Map 2, in the 2009 Walworth County Comprehensive Plan.

Source: Town of East Troy, Walworth County, and SEWRPC

Table A.3
Planned Land Use in the Town of East Troy: 2050

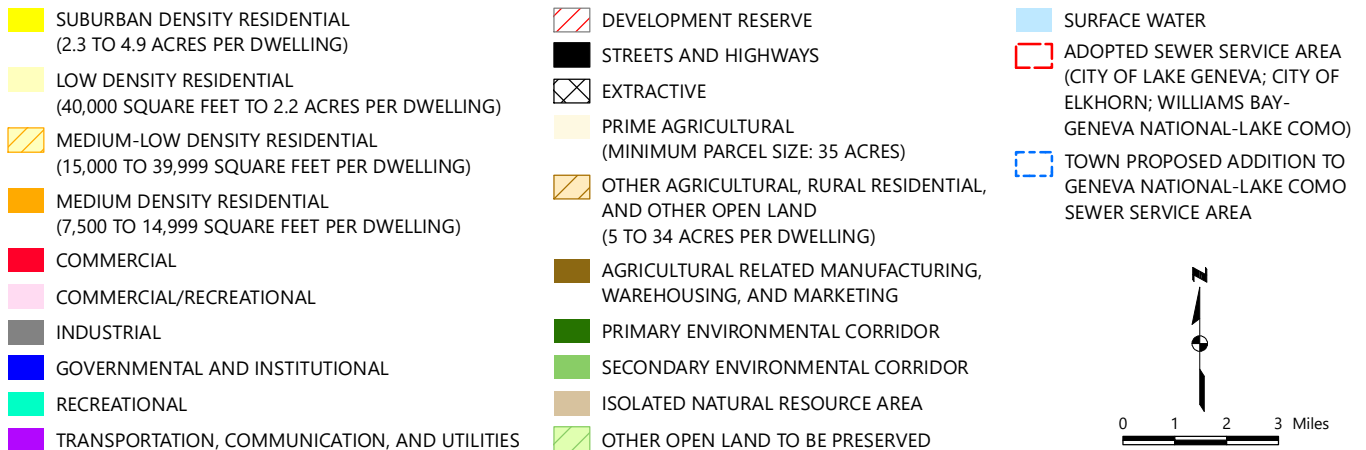
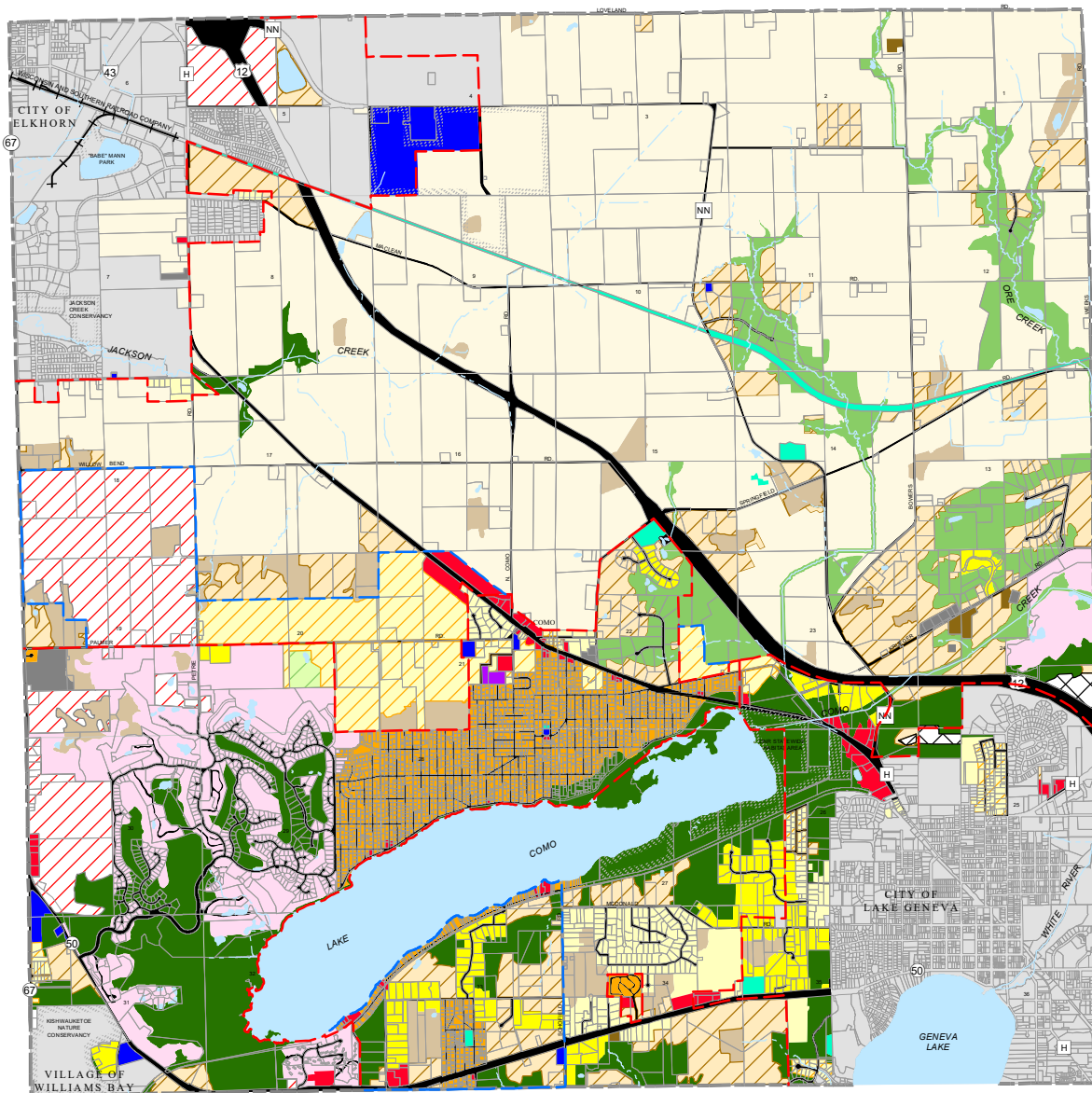
Land Use Category		Acres	Percent of Unincorporated Area
Urban	Urban Density Residential (less than 5.0 acres per dwelling)	1,174	6.2
	Commercial	108	0.6
	Industrial	24	0.1
	Governmental and Institutional	182	1.0
	Transportation, Communication, Utilities ^a	858	4.5
	Recreational	327	1.7
	Urban Reserve	24	0.1
	Urban Subtotal	2,697	14.3
Nonurban	Prime Agricultural (minimum parcel size: 35 acres)	4,936	26.1
	Other Agricultural, Rural Residential, and Other Open Land:		
	5 to 19 acres per dwelling	539	2.8
	20 to 34 acres per dwelling	1,040	5.5
	Rural Density Residential (at least 5.0 acres per dwelling)	2,940	15.5
	Agricultural Related Manufacturing, Warehousing, and Marketing	33	0.2
	Extractive	33	0.2
	Landfill	165	0.9
	Environmental Corridors and Isolated Natural Resource Areas:		
	Primary Environmental Corridor	4,059	21.5
	Secondary Environmental Corridor	102	0.5
	Isolated Natural Resource Area	700	3.7
	WDNR/WisDOT Lands Outside Environmental Corridor	441	2.3
	Surface Water	1,234	6.5
	Nonurban Subtotal	16,222	85.7
Town Total		18,919	100.0

Note: Table A-3 is an update to Appendix A-3, Table 1, in the 2009 Walworth County Comprehensive Plan.

^a Includes streets, railways, and other transportation, communication, and utility uses.

Source: Walworth County, Town of East Troy, and SEWRPC

Map A.4 Land Use Plan for the Town of Geneva: 2050



Note: Map A.4 is an update to Appendix A-4, Map 2, in the 2009 Walworth County Comprehensive Plan.

Table A.4
Planned Land Use in the Town of Geneva: 2050

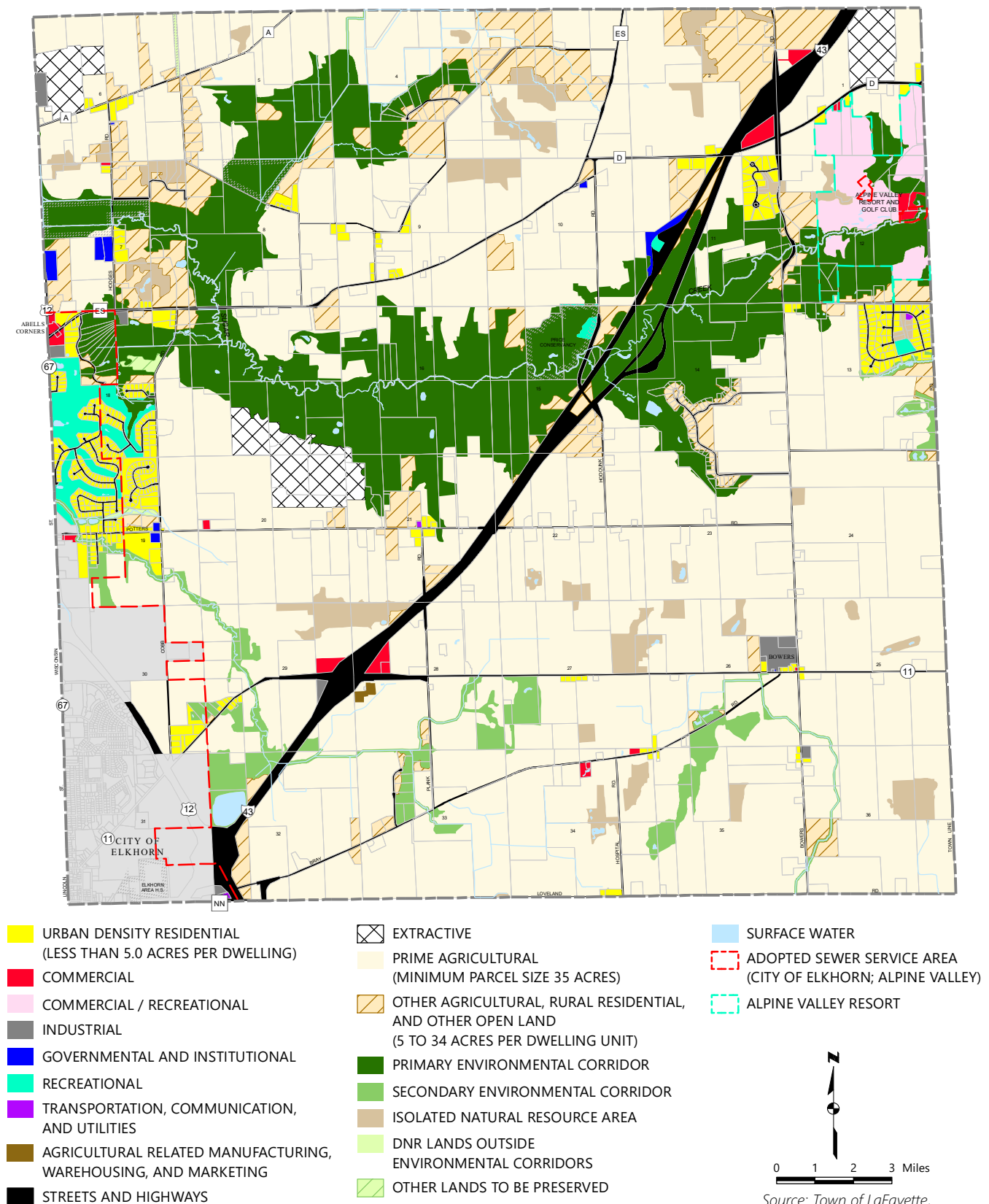
Land Use Category		Acres	Percent of Unincorporated Area
Urban	Suburban Density Residential (2.3 to 4.9 acres per dwelling)	416	2.2
	Low Density Residential (40,000 square feet to 2.2 acres per dwelling)	384	2.0
	Medium-Low Density Residential (15,000 square feet to 39,999 square feet per dwelling)	681	3.5
	Medium Density Residential (7,500 square feet to 14,999 square feet per dwelling)	688	3.6
	Commercial	147	0.8
	Industrial	53	0.3
	Governmental and Institutional	169	0.9
	Transportation, Communication, Utilities ^a	1,210	6.3
	Recreational	103	0.5
	Commercial/Recreational	1,113	5.8
	Development Reserve	908	4.7
	Urban Subtotal	5,872	30.4
Nonurban	Prime Agricultural (minimum parcel size: 35 acres)	7,479	38.8
	Other Agricultural, Rural Residential, and Other Open Land: 5 to 34 acres per dwelling	1,602	8.3
	Agricultural Related Manufacturing, Warehousing, and Marketing	19	0.1
	Extractive	34	0.2
	Environmental Corridors and Isolated Natural Resource Areas:		
	Primary Environmental Corridor	1,732	9.0
	Secondary Environmental Corridor	919	4.8
	Isolated Natural Resource Area	595	3.1
	Other Open Land to Be Preserved	21	0.1
	Surface Water	1,012	5.2
	Nonurban Subtotal	13,413	69.6
	Town Total	19,285	100.0

Note: Table A-4 is an update to Appendix A-4, Table 1, in the 2009 Walworth County Comprehensive Plan.

^a Includes streets, railways, and other transportation, communication, and utility uses.

Source: Walworth County, Town of Geneva, and SEWRPC

Map A.5 Land Use Plan for the Town of Lafayette: 2050



Note: Map A.5 is an update to Appendix A-5, Map 2, in the 2009 Walworth County Comprehensive Plan.

Table A.5
Planned Land Use in the Town of LaFayette: 2050

Land Use Category		Acres	Percent of Unincorporated Area
Urban	Urban Density Residential (Less than 5.0 acres per dwelling)	600	2.7
	Commercial	84	0.4
	Industrial	63	0.3
	Governmental and Institutional	42	0.2
	Transportation, Communication, Utilities ^a	187	0.9
	Recreational	1,042	4.8
	Commercial/Recreational	286	1.3
	Urban Subtotal	2,304	10.5
Nonurban	Prime Agricultural (minimum parcel size: 35 acres)	12,850	58.7
	Other Agricultural, Rural Residential, and Other Open Land: 5 to 34 acres per dwelling	1,612	7.4
	Agricultural Related Manufacturing, Warehousing, and Marketing	7	__ ^b
	Extractive	421	1.9
	Environmental Corridors and Isolated Natural Resource Areas:		
	Primary Environmental Corridor	3,375	15.4
	Secondary Environmental Corridor	553	2.5
	Isolated Natural Resource Area	662	3.0
	WDNR/WisDOT Lands Outside Environmental Corridor	7	__ ^b
	Other Open Land to Be Preserved	22	0.1
	Surface Water	68	0.3
	Nonurban Subtotal	19,577	89.5
	Town Total	21,881	100.0

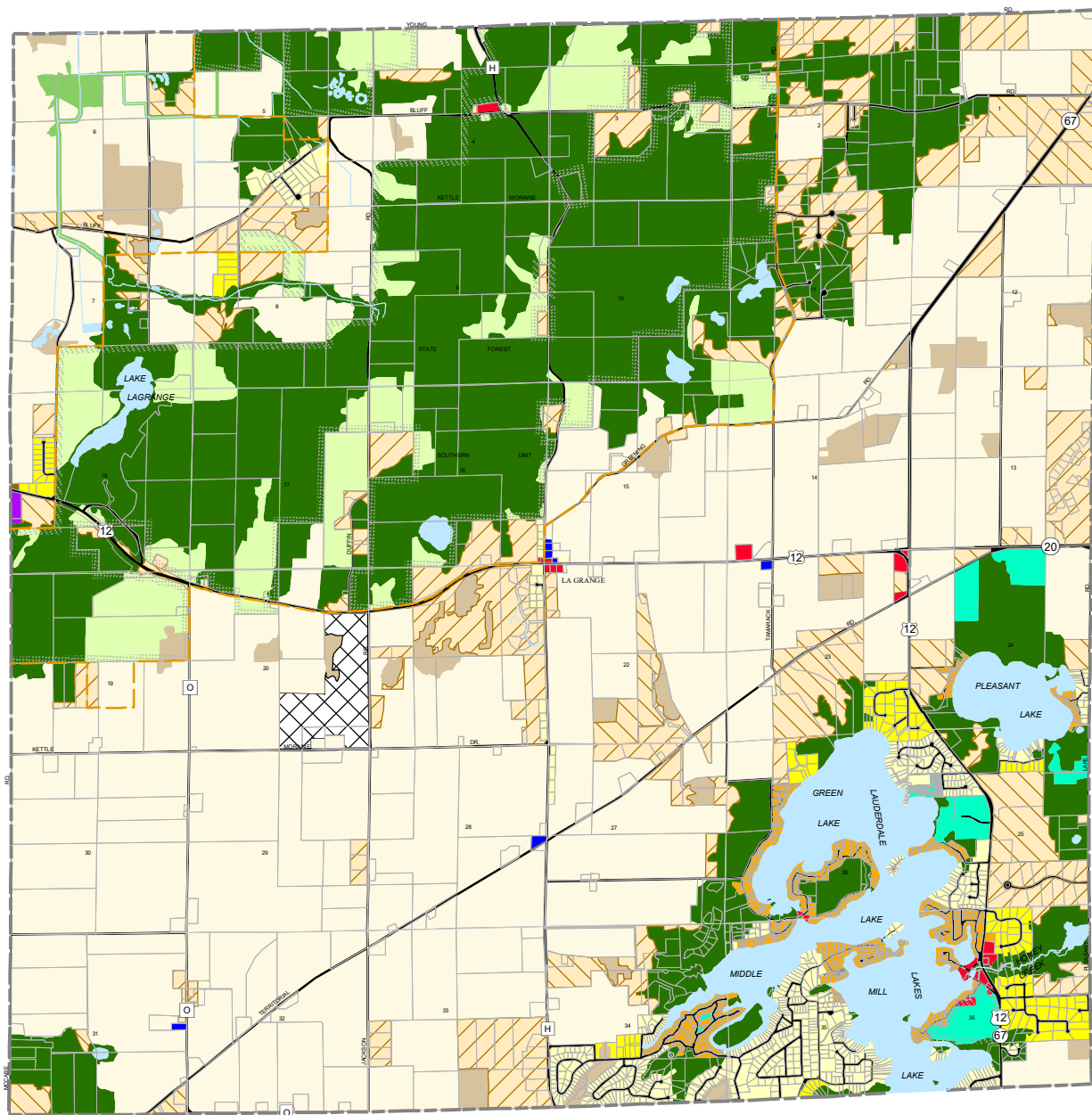
Note: Table A-5 is an update to Appendix A-5, Table 1, in the 2009 Walworth County Comprehensive Plan.

^a Includes streets, railways, and other transportation, communication, and utility uses.

^b Less than 0.1 percent.

Source: Walworth County, Town of LaFayette, and SEWRPC

Map A.6 Land Use Plan for the Town of LaGrange: 2050



- | | | |
|---|---|--|
| SUBURBAN DENSITY RESIDENTIAL
(1.5 TO 4.9 ACRES PER DWELLING) | STREETS AND HIGHWAYS | DNR LANDS OUTSIDE ENVIRONMENTAL CORRIDORS |
| LOW DENSITY RESIDENTIAL
(19,00 SQUARE FEET TO 1.4 ACRES PER DWELLING) | EXTRACTIVE | SURFACE WATER |
| MEDIUM DENSITY RESIDENTIAL
(6,200 TO 18,999 SQUARE FEET PER DWELLING) | PRIME AGRICULTURAL
(MINIMUM PARCEL SIZE 35 ACRES) | WISCONSIN DEPARTMENT OF NATURAL RESOURCES PROJECT BOUNDARY |
| COMMERCIAL | OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OTHER OPEN LAND
(5 TO 19 ACRES PER DWELLING) | |
| GOVERNMENTAL AND INSTITUTIONAL | OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OTHER OPEN LAND
(20 TO 34 ACRES PER DWELLING) | |
| RECREATIONAL | PRIMARY ENVIRONMENTAL CORRIDOR | |
| TRANSPORTATION, COMMUNICATION, AND UTILITIES | SECONDARY ENVIRONMENTAL CORRIDOR | |
| AGRICULTURAL RELATED MANUFACTURING, WAREHOUSING, AND MARKETING | ISOLATED NATURAL RESOURCE AREA | |



0 1 2 3 Miles

Source: Town of LaGrange,
Walworth County, and SEWRPC

Note: Map A.6 is an update to Appendix A-6, Map 2, in the 2009 Walworth County Comprehensive Plan.

Table A.6
Planned Land Use in the Town of LaGrange: 2050

Land Use Category		Acres	Percent of Unincorporated Area
Urban	Suburban Density Residential (1.5 to 4.9 acres per dwelling)	249	1.1
	Low Density Residential (19,000 square feet to 1.4 acres per dwelling)	558	2.4
	Medium Density Residential (6,200 square feet to 18,999 square feet per dwelling)	267	1.2
	Commercial	35	0.2
	Governmental and Institutional	9	-- ^b
	Transportation, Communication, Utilities ^a	700	3.1
	Recreational	170	0.7
	Urban Subtotal	1,988	8.7
Nonurban	Prime Agricultural (minimum parcel size: 35 acres)	9,693	42.4
	Other Agricultural, Rural Residential, and Other Open Land:		
	5 to 19 acres per dwelling	1,615	7.1
	20 to 34 acres per dwelling	824	3.6
	Agricultural Related Manufacturing, Warehousing, and Marketing	1	-- ^b
	Extractive	146	0.6
	Environmental Corridors and Isolated Natural Resource Areas:		
	Primary Environmental Corridor	5,860	25.6
	Secondary Environmental Corridor	78	0.3
	Isolated Natural Resource Area	523	2.3
	WDNR/WisDOT Lands Outside Environmental Corridor	1,092	4.8
	Surface Water	1,043	4.6
	Nonurban Subtotal	20,875	91.3
Town Total		22,863	100.0

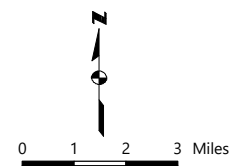
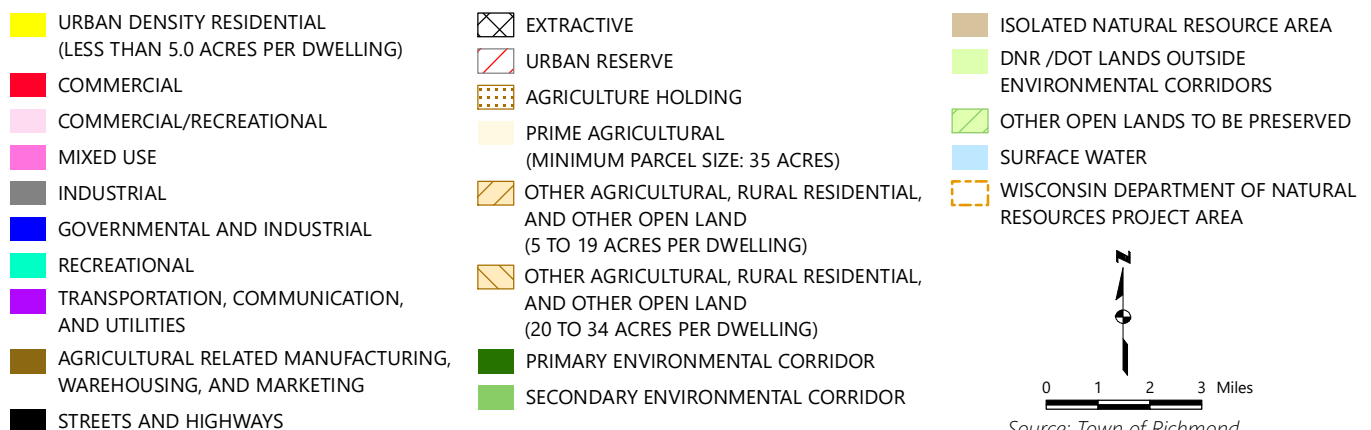
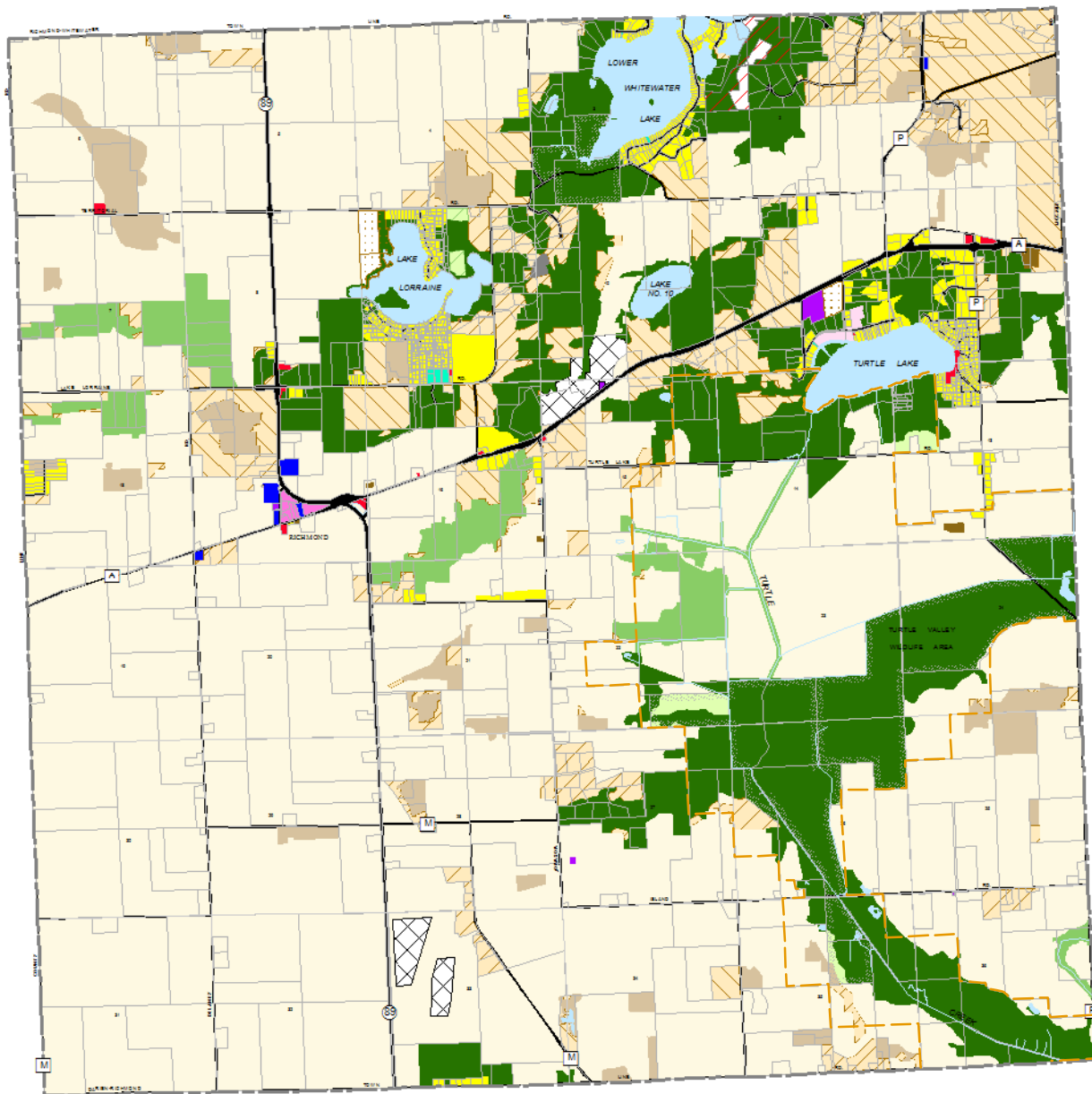
Note: Table A-6 is an update to Appendix A-6, Table 1, in the 2009 Walworth County Comprehensive Plan.

^a Includes streets, railways, and other transportation, communication, and utility uses.

^b Less than 0.1 percent.

Source: Walworth County, Town of LaGrange, and SEWRPC

Map A.7 Land Use Plan for the Town of Richmond: 2050



Source: Town of Richmond,
Walworth County, and SEWRPC

Note: Map A.7 is an update to Appendix A-7, Map 2, in the 2009 Walworth County Comprehensive Plan.

Table A.7
Planned Land Use in the Town of Richmond: 2050

Land Use Category		Acres	Percent of Unincorporated Area
Urban	Urban Density Residential (Less than 5.0 acres per dwelling)	492	2.1
	Commercial	17	0.1
	Industrial	6	-- ^b
	Governmental and Institutional	18	0.1
	Transportation, Communication, Utilities ^a	628	2.7
	Recreational	7	-- ^b
	Commercial/Recreational	13	0.1
	Mixed-Use	12	0.1
	Urban Reserve	22	
Urban Subtotal		1,215	5.3
Nonurban	Prime Agricultural (minimum parcel size: 35 acres)	14,281	62.0
	Other Agricultural, Rural Residential, and Other Open Land:		
	5 to 19 acres per dwelling	1,010	4.4
	20 to 34 acres per dwelling	1,016	4.4
	Agricultural Related Manufacturing, Warehousing, and Marketing	11	-- ^b
	Agriculture Holding	38	0.2
	Extractive	129	0.6
	Environmental Corridors and Isolated Natural Resource Areas:		
	Primary Environmental Corridor	3,454	15.0
	Secondary Environmental Corridor	594	2.6
	Isolated Natural Resource Area	663	2.9
	WDNR/WisDOT Lands Outside Environmental Corridor	54	0.2
	Other Open Land to Be Preserved	13	0.1
	Surface Water	554	2.4
Nonurban Subtotal		21,817	94.7
Town Total		23,032	100.0

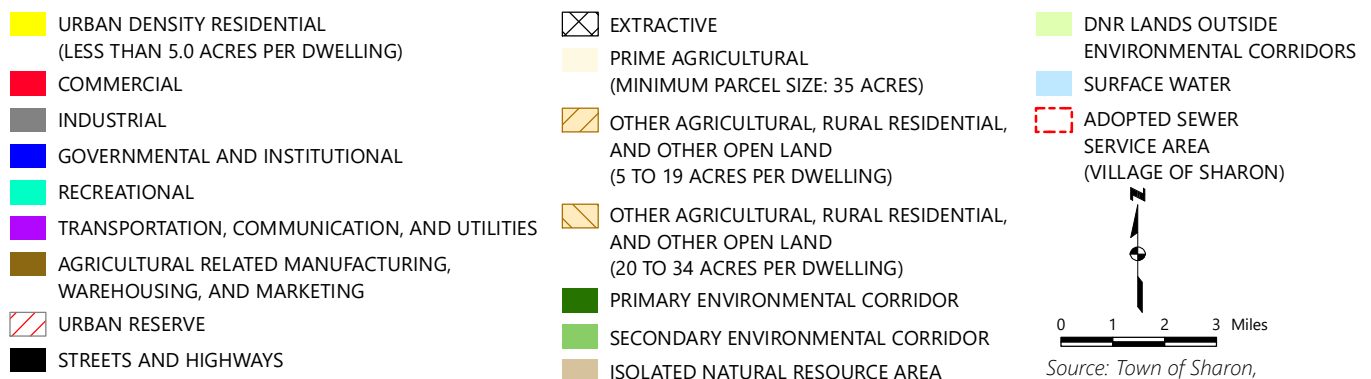
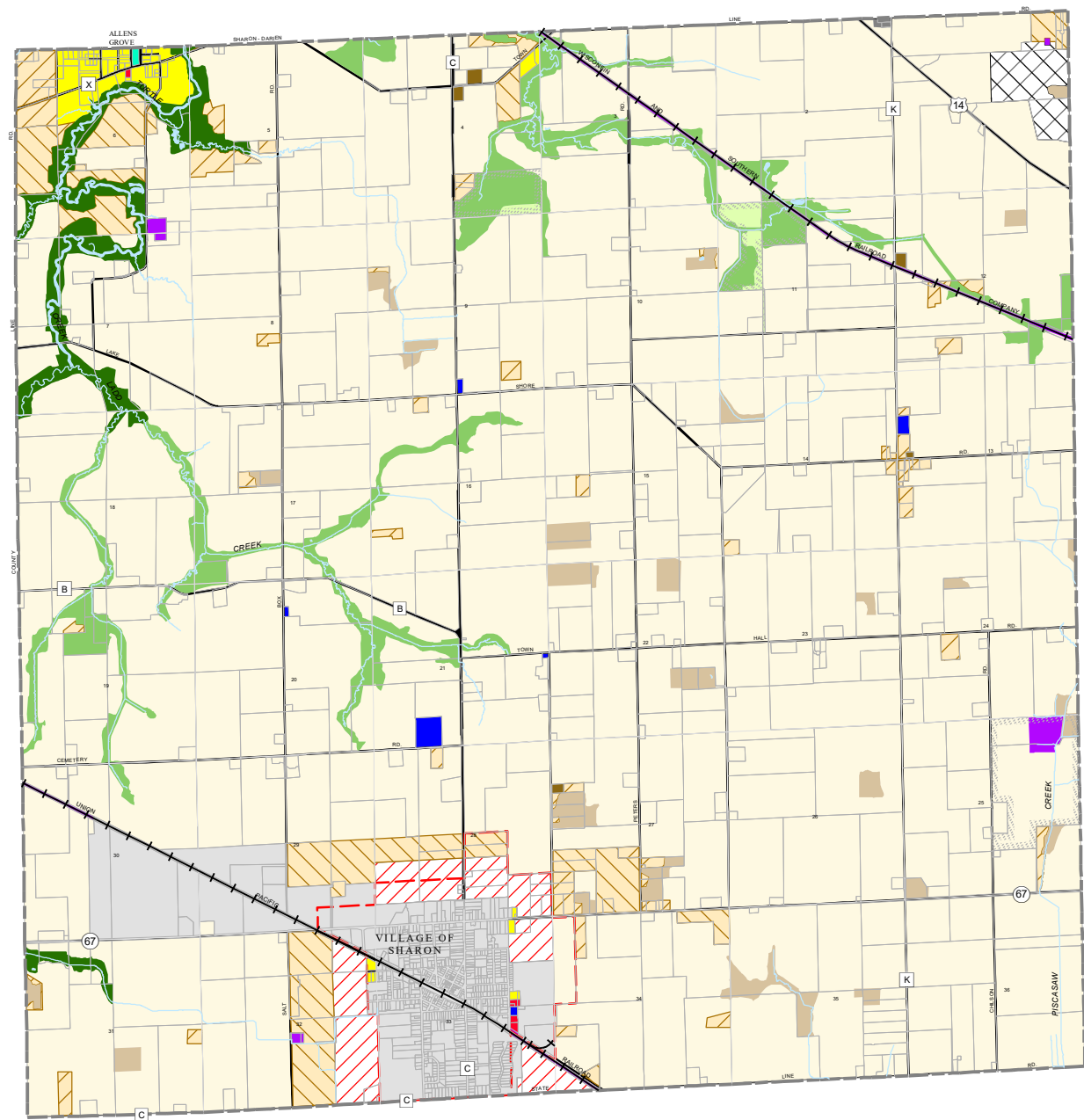
Note: Table A-7 is an update to Appendix A-7, Table 1, in the 2009 Walworth County Comprehensive Plan.

^a Includes streets, railways, and other transportation, communication, and utility uses.

^b Less than 0.1 percent.

Source: Walworth County, Town of Richmond, and SEWRPC

Map A.8 Land Use Plan for the Town of Sharon: 2050



Note: Map A.8 is an update to Appendix A-8, Map 2, in the 2009 Walworth County Comprehensive Plan.

Source: Town of Sharon,
Walworth County, and SEWRPC

Table A.8
Planned Land Use in the Town of Sharon: 2050

Land Use Category		Acres	Percent of Unincorporated Area
Urban	Urban Density Residential (Less than 5.0 acres per dwelling)	137	0.6
	Commercial	5	-- ^b
	Industrial	3	-- ^b
	Governmental and Institutional	25	0.1
	Transportation, Communication, Utilities ^a	601	2.7
	Recreational	2	-- ^b
	Urban Reserve	355	1.6
Urban Subtotal		1,128	5.1
Nonurban	Prime Agricultural (minimum parcel size: 35 acres)	18,440	82.9
	Other Agricultural, Rural Residential, and Other Open Land:		
	5 to 19 acres per dwelling	335	1.5
	20 to 34 acres per dwelling	609	2.7
	Agricultural Related Manufacturing, Warehousing, and Marketing	14	0.1
	Extractive	113	0.5
	Environmental Corridors and Isolated Natural Resource Areas:		
	Primary Environmental Corridor	337	1.5
	Secondary Environmental Corridor	845	3.8
	Isolated Natural Resource Area	338	1.5
	WDNR/WisDOT Lands Outside Environmental Corridor	42	0.2
	Surface Water	34	0.2
	Nonurban Subtotal	21,107	94.9
Town Total		22,235	100.0

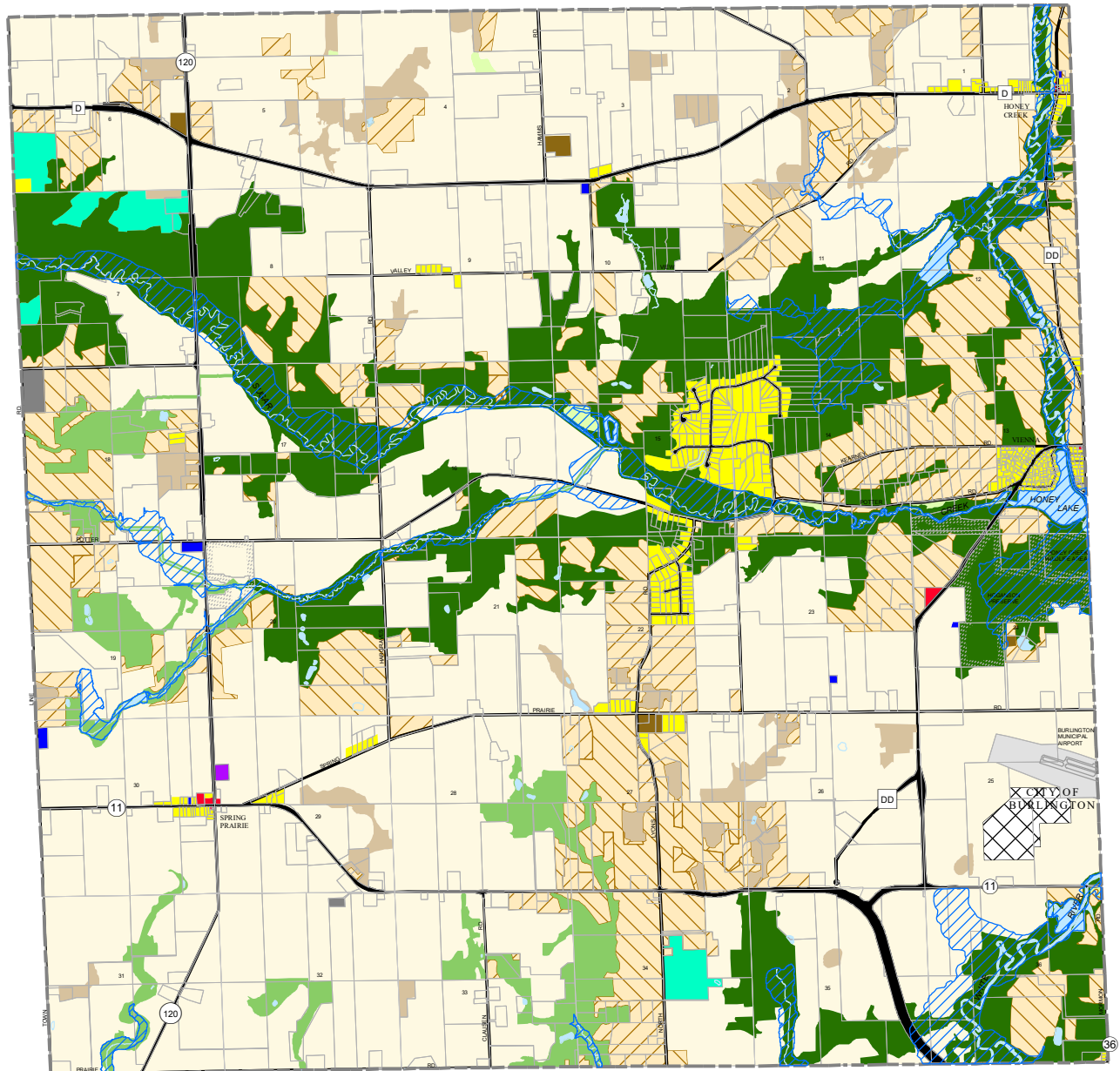
Note: Table A-8 is an update to Appendix A-8, Table 1, in the 2009 Walworth County Comprehensive Plan.

^a Includes streets, railways, and other transportation, communication, and utility uses.

^b Less than 0.1 percent.

Source: Walworth County, Town of Sharon, and SEWRPC

Map A.9 Land Use Plan for the Town of Spring Prairie: 2050



URBAN DENSITY RESIDENTIAL
(LESS THAN 5.0 ACRES PER DWELLING)

COMMERCIAL

INDUSTRIAL

GOVERNMENTAL AND INSTITUTIONAL

RECREATIONAL

**TRANSPORTATION, COMMUNICATION,
AND UTILITIES**

**AGRICULTURAL RELATED MANUFACTURING,
WAREHOUSING, AND MARKETING**

STREETS AND HIGHWAYS

EXTRACTIVE

PRIME AGRICULTURAL
(MINIMUM PARCEL SIZE: 35 ACRES)

**OTHER AGRICULTURAL, RURAL RESIDENTIAL,
AND OTHER OPEN LAND**
(5 TO 19 ACRES PER DWELLING)

**OTHER AGRICULTURAL, RURAL RESIDENTIAL,
AND OTHER OPEN LAND**
(20 TO 34 ACRES PER DWELLING)

PRIMARY ENVIRONMENTAL CORRIDOR

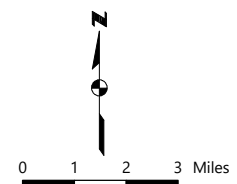
SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

**DNR LANDS OUTSIDE
ENVIRONMENTAL CORRIDORS**

SURFACE WATER

FEMA FLOODPLAIN: 2014



Source: Town of Spring Prairie,
Walworth County, and SEWRPC

Note: Map A.9 is an update to Appendix A-9, Map 2, in the 2009 Walworth County Comprehensive Plan.

Table A.9
Planned Land Use in the Town of Spring Prairie: 2050

Land Use Category		Acres	Percent of Unincorporated Area
Urban	Urban Density Residential (Less than 5.0 acres per dwelling)	458	2.0
	Commercial	9	-- ^b
	Industrial	21	0.1
	Governmental and Institutional	14	0.1
	Transportation, Communication, Utilities ^a	622	2.7
	Recreational	175	0.8
	Urban Subtotal	1,299	5.7
Nonurban	Prime Agricultural (minimum parcel size: 35 acres)	11,971	52.2
	Other Agricultural, Rural Residential, and Other Open Land:		
	5 to 19 acres per dwelling	1,212	5.3
	20 to 34 acres per dwelling	2,610	11.4
	Agricultural Related Manufacturing, Warehousing, and Marketing	28	0.1
	Extractive	91	0.4
	Environmental Corridors and Isolated Natural Resource Areas:		
	Primary Environmental Corridor	4,107	17.9
	Secondary Environmental Corridor	792	3.5
	Isolated Natural Resource Area	622	2.7
	Other Open Land to be Preserved	41	0.2
	Surface Water	152	0.7
	Nonurban Subtotal	21,626	94.3
Town Total		22,925	100.0

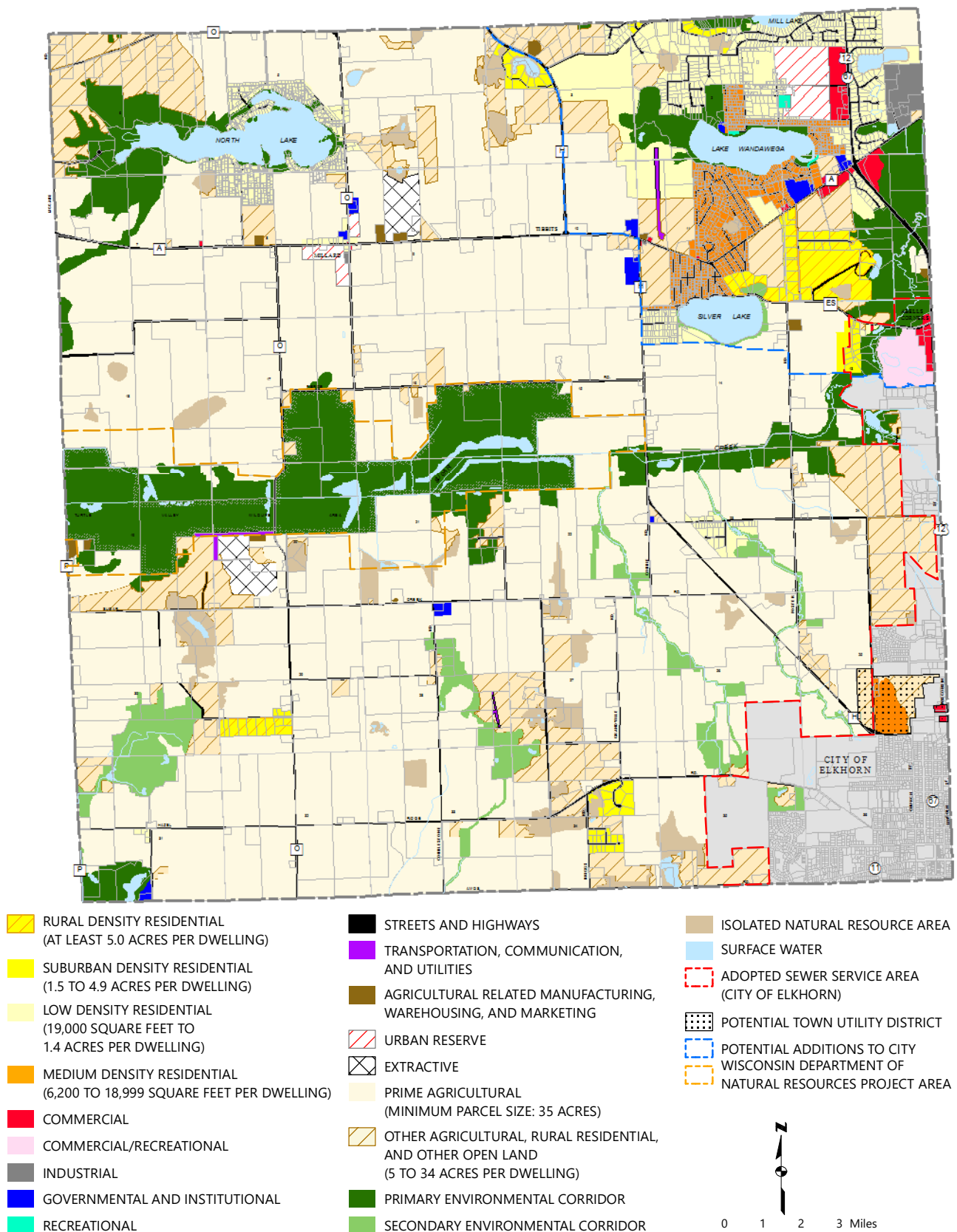
Note: Table A-9 is an update to Appendix A-9, Table 1, in the 2009 Walworth County Comprehensive Plan.

^a Includes streets, railways, and other transportation, communication, and utility uses.

^b Less than 0.1 percent.

Source: Walworth County, Town of Spring Prairie, and SEWRPC

Map A.10
Land Use Plan for the Town of Sugar Creek: 2050



Note: Map A.10 is an update to Appendix A-10, Map 2, in the 2009 Walworth County Comprehensive Plan.

Source: Town of Sugar Creek, Walworth County, and SEWRPC

Table A.10
Planned Land Use in the Town of Sugar Creek: 2050

Land Use Category		Acres	Percent of Unincorporated Area
Urban	Suburban Density Residential (1.5 to 4.9 acres per dwelling)	137	0.6
	Low Density Residential (19,000 square feet to 1.4 acres per dwelling)	1,017	4.7
	Medium Density Residential (6,200 square feet to 18,999 square feet per dwelling)	357	1.7
	Commercial	96	0.4
	Industrial	63	0.3
	Governmental and Institutional	59	0.3
	Transportation, Communication, Utilities ^a	672	3.1
	Recreational	6	-- ^b
	Commercial/ Recreational	73	0.3
	Urban Reserve	139	0.6
	Urban Subtotal	2,619	12.1
Nonurban	Prime Agricultural (minimum parcel size: 35 acres)	11,921	55.2
	Other Agricultural, Rural Residential, and Other Open Land: 5 to 34 acres per dwelling	2,326	10.8
	Rural Density Residential (At least 5.0 acres per dwelling)	231	1.1
	Agricultural Related Manufacturing, Warehousing, and Marketing	36	0.2
	Extractive	138	0.6
	Environmental Corridors and Isolated Natural Resource Areas:		
	Primary Environmental Corridor	2,568	11.9
	Secondary Environmental Corridor	554	2.6
	Isolated Natural Resource Area	570	2.6
	Surface Water	640	3.0
	Nonurban Subtotal	18,984	87.9
Town Total		21,603	100.0

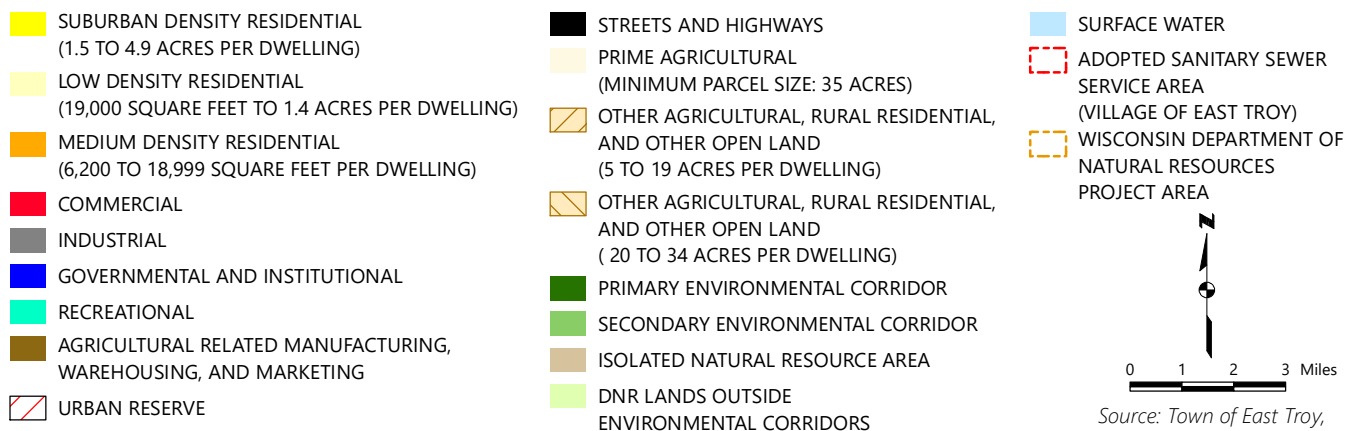
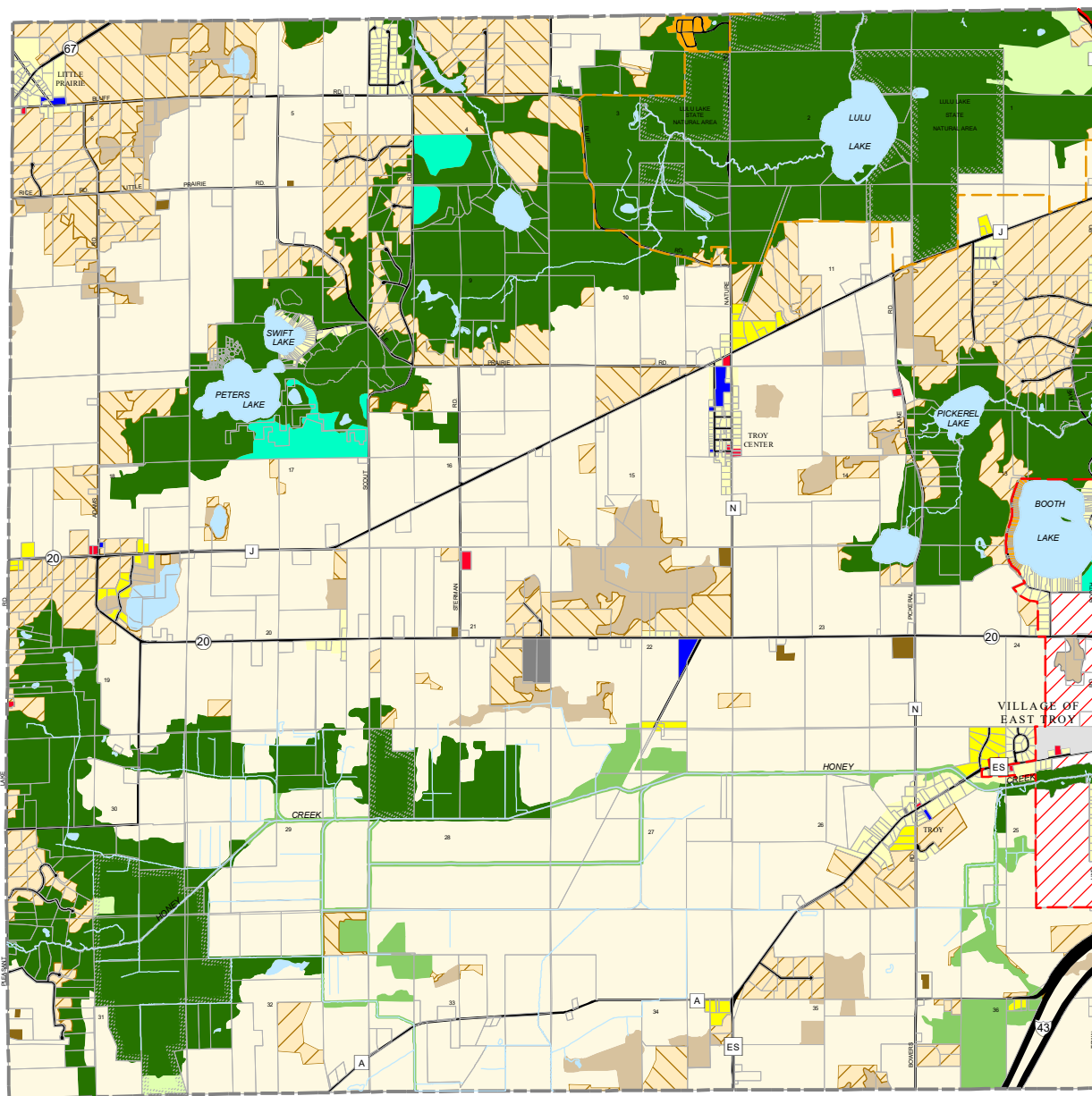
Note: Table A-10 is an update to Appendix A-10, Table 1, in the 2009 Walworth County Comprehensive Plan.

^a Includes streets, railways, and other transportation, communication, and utility uses.

^b Less than 0.1 percent.

Source: Walworth County, Town of Sugar Creek, and SEWRPC

Map A.11 Land Use Plan for the Town of Troy: 2050



Note: Map A.11 is an update to Appendix A-11, Map 2, in the 2009 Walworth County Comprehensive Plan.

Table A.11
Planned Land Use in the Town of Troy: 2050

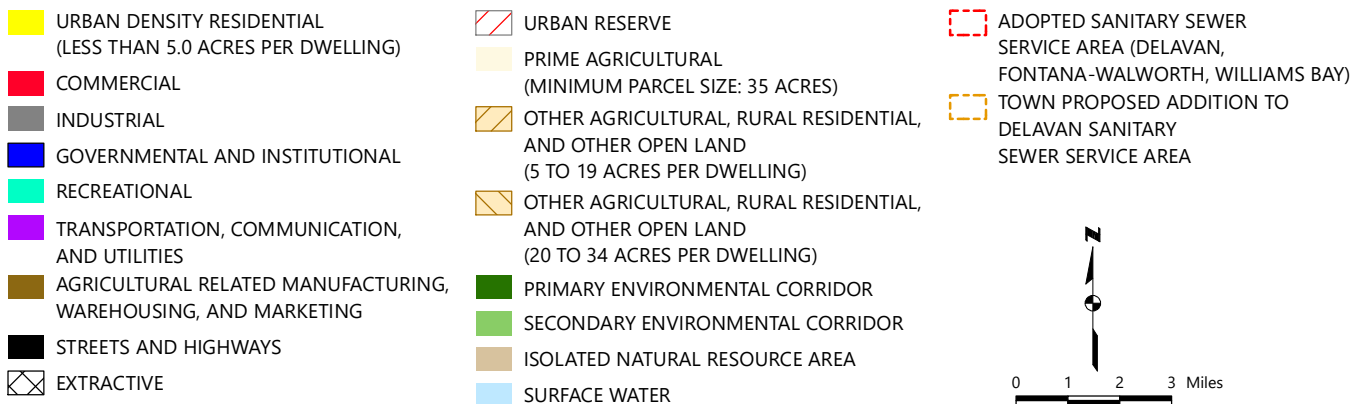
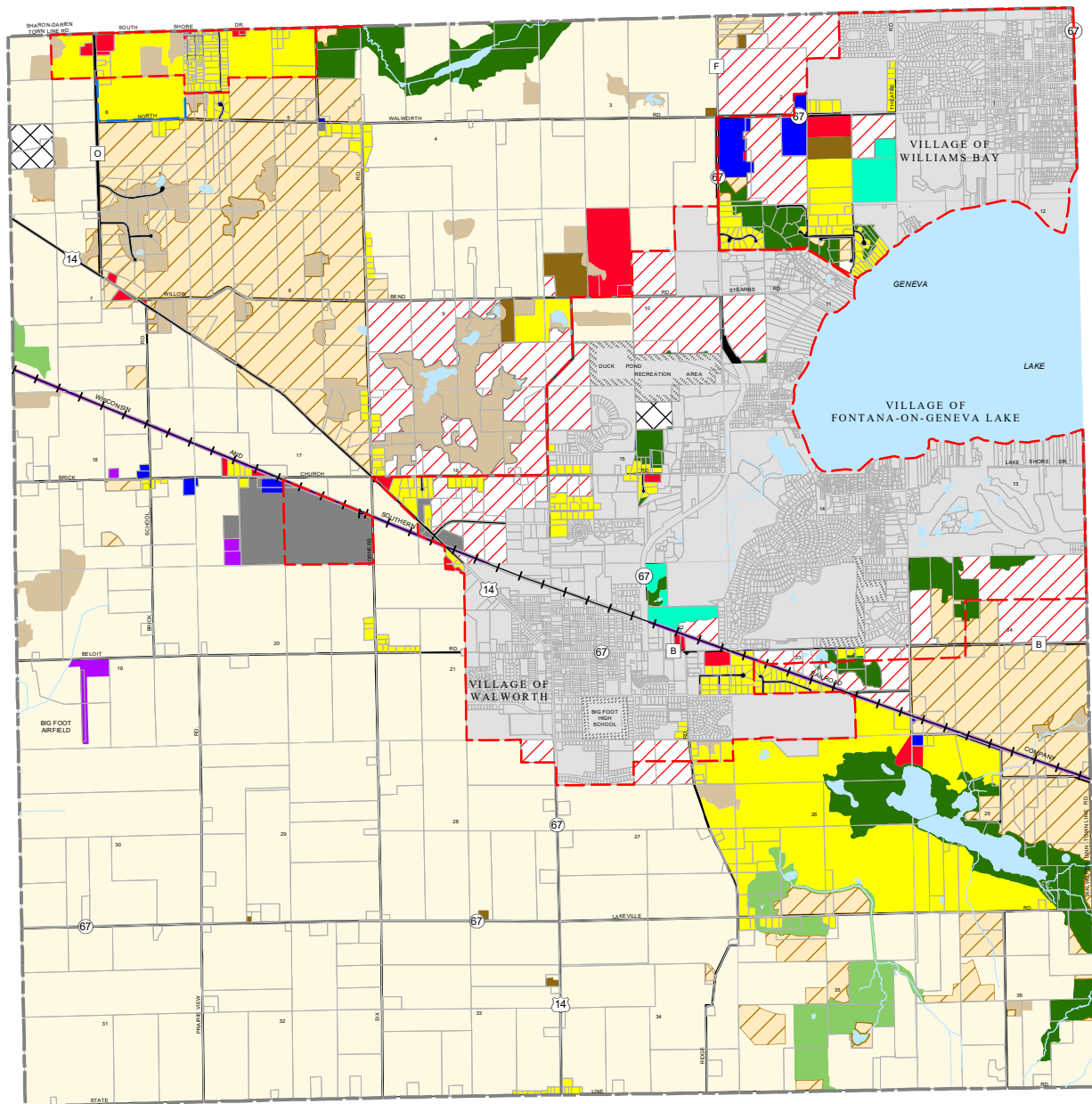
Land Use Category		Acres	Percent of Unincorporated Area
Urban	Suburban Density Residential (1.5 to 4.9 acres per dwelling)	104	0.5
	Low Density Residential (19,000 square feet to 1.4 acres per dwelling)	381	1.7
	Medium Density Residential (6,200 square feet to 18,999 square feet per dwelling)	28	0.1
	Commercial	13	0.1
	Industrial	24	0.1
	Governmental and Institutional	21	0.1
	Transportation, Communication, Utilities ^a	550	2.4
	Recreational	149	0.7
	Urban Reserve	249	1.1
	Urban Subtotal	1,519	6.7
Nonurban	Prime Agricultural (minimum parcel size: 35 acres)	11,319	49.8
	Other Agricultural, Rural Residential, and Other Open Land: 5 to 19 acres per dwelling	1,993	8.8
	20 to 34 acres per dwelling	973	4.3
	Agricultural Related Manufacturing, Warehousing, and Marketing	28	0.1
	Environmental Corridors and Isolated Natural Resource Areas: Primary Environmental Corridor	5,142	22.6
	Secondary Environmental Corridor	441	1.9
	Isolated Natural Resource Area	691	3.0
	WDNR/WisDOT Lands Outside Environmental Corridor	119	0.5
	Surface Water	504	2.2
	Nonurban Subtotal	21,210	93.3
Town Total		22,729	100.0

Note: Table A-11 is an update to Appendix A-11, Table 1, in the 2009 Walworth County Comprehensive Plan.

^a Includes streets, railways, and other transportation, communication, and utility uses.

Source: Walworth County, Town of Troy, and SEWRPC

Map A.12 Land Use Plan for the Town of Walworth: 2050



Note: Map A.12 is an update to Appendix A-12, Map 2, in the 2009 Walworth County Comprehensive Plan.

Source: Town of Walworth, Walworth County, and SEWRPC

Table A.12
Planned Land Use in the of Town of Walworth: 2050

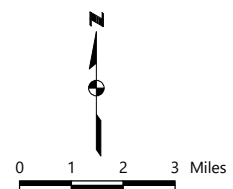
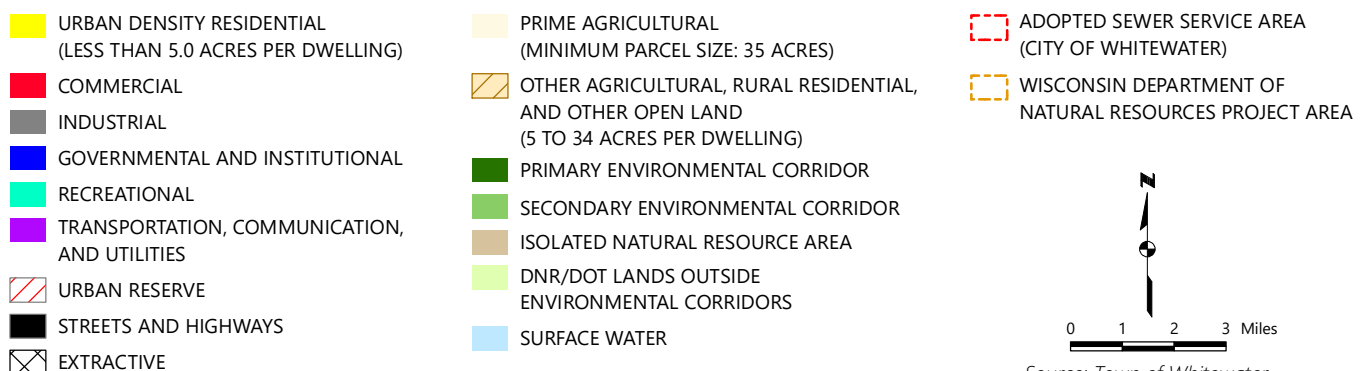
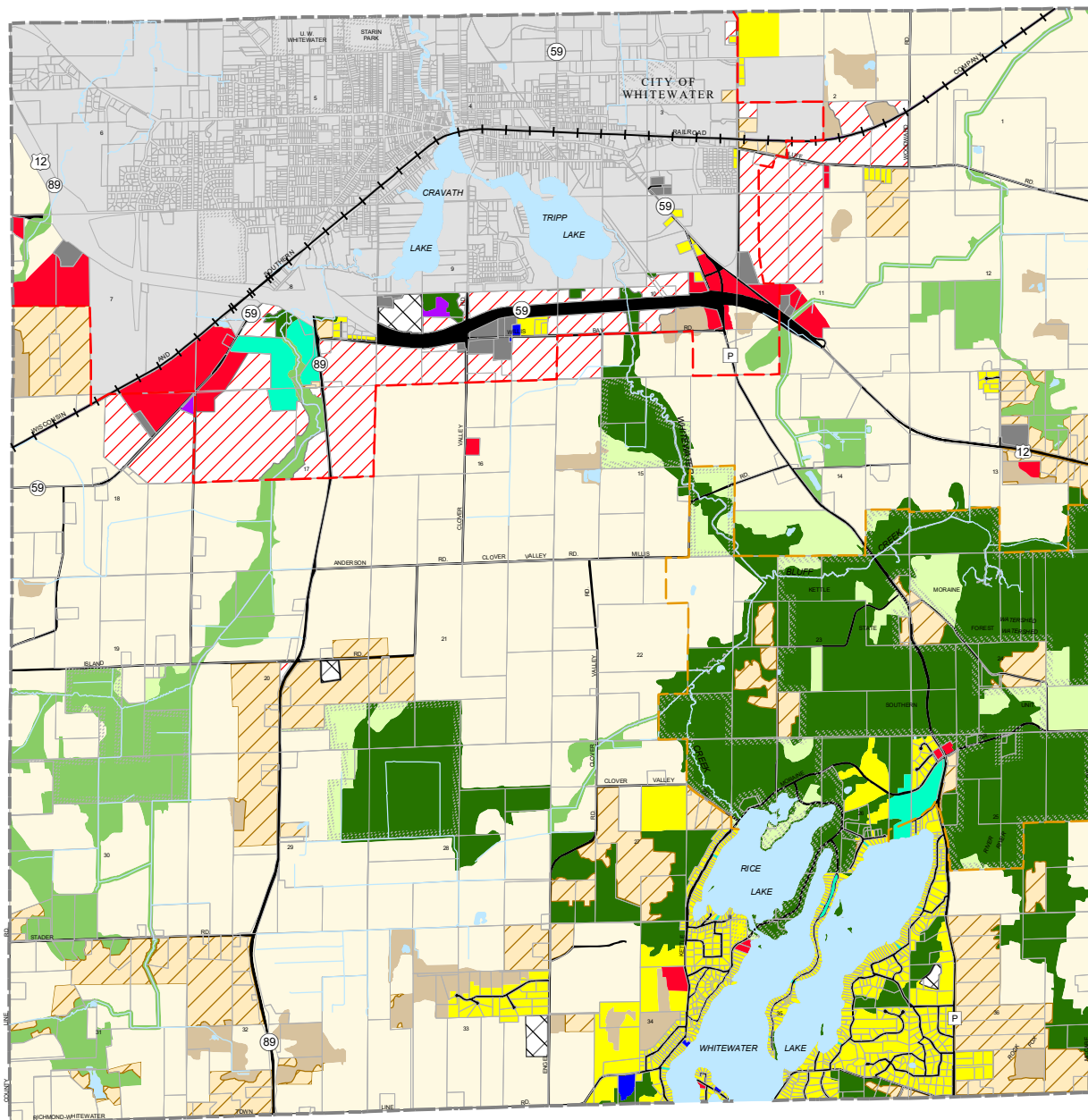
Land Use Category		Acres	Percent of Unincorporated Area
Urban	Urban Density Residential (Less than 5.0 acres per dwelling)	1,513	8.1
	Commercial	145	0.8
	Industrial	210	1.1
	Governmental and Institutional	84	0.5
	Transportation, Communication, Utilities ^a	573	3.1
	Recreational	83	0.4
	Urban Reserve	1,400	7.5
Urban Subtotal		4,008	21.5
Nonurban	Prime Agricultural (minimum parcel size: 35 acres)	10,267	55.2
	Other Agricultural, Rural Residential, and Other Open Land:		
	5 to 19 acres per dwelling	2,058	11.1
	20 to 34 acres per dwelling	10	0.1
	Agricultural Related Manufacturing, Warehousing, and Marketing	73	0.4
	Extractive	60	0.3
	Environmental Corridors and Isolated Natural Resource Areas:		
	Primary Environmental Corridor	648	3.5
	Secondary Environmental Corridor	226	1.2
	Isolated Natural Resource Area	686	3.7
	Surface Water	564	3.0
Nonurban Subtotal		14,592	78.5
Town Total		18,600	100.0

Note: Table A-12 is an update to Appendix A-12, Table 1, in the 2009 Walworth County Comprehensive Plan.

^a Includes streets, railways, and other transportation, communication, and utility uses.

Source: Walworth County, Town of Walworth, and SEWRPC

Map A.13 **Land Use Plan for the Unincorporated Areas of the Town of Whitewater: 2050**



Source: Town of Whitewater,
Walworth County, and SEWRPC

Note: Map A.13 is an update to Appendix A-13, Map 2, in the 2009 Walworth County Comprehensive Plan.

Table A.13
Planned Land Use in the Town of Whitewater: 2050

Land Use Category		Acres	Percent of Unincorporated Area
Urban	Urban Density Residential (Less than 5.0 acres per dwelling)	899	4.7
	Commercial	273	1.4
	Industrial	76	0.4
	Governmental and Institutional	10	0.1
	Transportation, Communication, Utilities ^a	655	3.5
	Recreational	112	0.6
	Urban Reserve	1,037	5.5
	Urban Subtotal	3,062	16.1
Nonurban	Prime Agricultural (minimum parcel size: 35 acres)	8,820	46.5
	Other Agricultural, Rural Residential, and Other Open Land: 5 to 34 acres per dwelling	1,502	7.9
	Extractive	59	0.3
	Environmental Corridors and Isolated Natural Resource Areas:		
	Primary Environmental Corridor	2,862	15.1
	Secondary Environmental Corridor	1,095	5.8
	Isolated Natural Resource Area	419	2.2
	WDNR/WisDOT Lands Outside Environmental Corridor	440	2.3
	Surface Water	711	3.7
	Nonurban Subtotal	15,908	83.9
Town Total		18,970	100.0

Note: Table A-13 is an update to Appendix A-13, Table 1, in the 2009 Walworth County Comprehensive Plan.

^a Includes streets, railways, and other transportation, communication, and utility uses.

Source: Walworth County, Town of Whitewater, and SEWRPC