

# Village of Lac La Belle

This Smart Growth Plan Adopted on October 20,, 2010

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## **INTRODUCTION**

The Village of Lac La Belle adopted a Master Plan on June 8, 2006, which was to be a comprehensive guide that elected officials and the residents of the Village of Lac La Belle could use to direct growth and redevelopment of the community. The Master Plan was a long-range policy document including community goals and objectives, land use policies, transportation policies, and recommendations for municipal services and facilities based on projected development of the community. The plan noted that depending upon the changing local and regional conditions, there may be a need to update the plan from time to time. The plan was intended to be a “living document” which was to be amended, as needed, to accurately reflect the Village policies.

In 1999, the Wisconsin Legislature enacted a comprehensive planning law known as Smart Growth, which is set forth in Section 66.1001 of the Wisconsin Statutes. This comprehensive planning law required that comprehensive plans be completed and adopted by local governing bodies in order for a county, city, village, or town to enforce its zoning, subdivision, or official mapping ordinances. What follows is a Smart Growth Plan to comply with the law that is consistent with the Village Master Plan.

## **CHAPTER 1 COMMUNITY BACKGROUND INFORMATION**

### **A. GENERAL DESCRIPTION**

The Village of Lac La Belle is an attractive residential community of gracious homes located in the “lake country” in western Waukesha County. The Village originated as a community of estate and large summer homes owned by wealthy families from the Milwaukee, Chicago, St. Louis and other metropolitan areas. The community is centered around Lake La Belle, which remains one of the clearest and most beautiful lakes in the region. Today, most of the large homes are occupied on a year-round basis. Lake La Belle continues to be the focal point of the community.

The Village is bordered on all sides by the Lake and the Town of Oconomowoc. The City of Oconomowoc is across the Lake but not tangent to the Village at any point. The Village of Lac La Belle is located approximately six miles north of Interstate Highway 94 on the shore of Lake La Belle. It is surrounded by the HWY 16/67 bypass and agricultural acreage inside the bypass around the City of Oconomowoc, Lake La Belle, and the Village. Because of the improvements of Highway 16/67 and the I-94 corridor, the residents of the Village of Lac La Belle have reduced their commuting time to Waukesha and Milwaukee.

The predominant feature of the Village is Lac La Belle is its exposure along approximately three miles of shoreline to Lake La Belle, an 1100-acre natural lake. The lake is fed and drained by the Oconomowoc River. The lake receives water from the chain of lakes on the Oconomowoc River. It is downstream from Fowler Lake. The water quality in the lake is classified by the U.S. Geological Survey as very good to better. One of the primary objectives of the 1996 Master Plan was to assure that land uses within the drainage area remain relatively low density and that the type and quality of development activity in the drainage basin protects the water quality of Lake La Belle.

Unlike most incorporated municipalities, the Village of Lac La Belle has no central business district and relatively little commercial development. The limited commercial uses involve the Rolling Hills Country Club and Olin Sang Ruby Union Institute; both of which were annexed in the last decade. The annexation of those properties was seen as defensive in nature and an effort to control future growth. The Village planning over the last two decades has been for lower density and higher quality. Its intent has been to remain a “sleepy little hamlet” as it has been referred to by the Mayor of the City of Oconomowoc.

## **SMART GROWTH REQUIREMENTS**

In October 1999, the Wisconsin Legislature adopted new legislation for comprehensive planning. The intent was to require local municipalities to complete a comprehensive plan, taking into consideration the effects of such a plan on the surrounding communities, and adopt the resulting plan by Ordinance. These regulations will affect the implementation of the Village's Plan and the elements listed in the legislation were used as part of the discussion and direction from the Village Plan Commission.

The 1999 legislation outlined nine major elements for consideration and inclusion in any future Comprehensive Plan, prior to 2010. The following nine elements are the basis of the 1999 Smart Growth description of a Comprehensive Plan:

1. **Issues and Opportunities Element:** Background information on the local government and a statement of overall objectives, policies, goals and programs to guide future development and redevelopment over the next 20 years. This element shall include information on population, household, employment, demographic trends, age, education and income.
2. **Housing Element:** A compilation of objectives, policies, goals, maps and programs of the local government to provide adequate housing supply that meets existing forecasted housing demand in the area.
3. **Transportation Element:** A compilation of objectives, policies, goals, maps and programs to guide the future development of transportation modes, including highways, transit, bicycles, walking, railroads, systems for the disabled, air, trucking and water transportation. The plan should also show the local goals of the County, regional and State transportation plans.
4. **Utility and Community Facility Element:** A compilation of objectives, policies, goals, maps and programs to guide future development of utility systems and community facilities, such as sanitary sewer, water supply, storm water management, solid waste disposal, recycling, telecommunications, cemeteries, healthcare and child care facilities, police, fire, libraries, schools and other public facilities. This section will also include a forecast of expansion or rehabilitation projects for various systems and utilities.

5. Agricultural, Natural and Cultural Resources Element: A compilation of objectives, policies, goals, maps and programs for the conservation and the effective management of natural resources, historic and cultural resources, community design and recreational resources.
6. Economic Development Element: A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention, expansion, and focus of the economic base and quality employment opportunities in the local market area. Access categories or types of businesses and industries desired by the community, its strengths and weaknesses, and evaluate contaminated sites for future development.
7. Intergovernmental Cooperation Element: A compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent communities, for siting and building public facilities and sharing public services.
8. Land Use Element: A compilation of objectives, policies, goals, maps and programs to guide the future development and redevelopment of public and private property. This section contains projections on future residential agricultural, commercial, and industrial land uses including assumptions of net densities. This section also contains a series of maps that show current and future land uses, agricultural soil types, floodplains, wetlands, public utility service districts, and community facility areas.
9. Implementation Element: A compilation of programs and specific actions to be completed in a stated sequence, including any changes to the local codes and ordinances. This section describes how each of the other elements will be integrated and made consistent with other elements, and shows a measurable scale for achieving these standards. A process for review, update and amendment must be noted with complete review no less than every 10 years.

A Public Participation Plan was adopted by the Village Board of Trustees on March 17, 2010 which encouraged interaction and involvement from the citizens of the community through open discussions, communication and dissemination of information between the citizens and the Plan Commission. Public participation in the comprehensive plan meetings was at the discretion of the Plan Commission Chairman. Special meetings when needed were scheduled throughout the planning process as determined by the Village Plan Commission and a final public hearing was held. The Public Participation Plan required that the Plan be available for review in its entirety at least 30 days prior to the public informational meeting and public hearing.

The Village held a kickoff meeting to update its plan to be Smart Growth compliant on March 17, 2010, during the normal monthly meeting. The content of the kickoff meeting included a discussion of the Comprehensive Planning Law, the nine elements and other factors of the law that are required to be completed. Also discussed was the fact that the Village could not make land use decisions, such as zoning, land divisions, or have an official map, if it does not adopt a comprehensive plan in accordance with the new law adopted in October of 1999.

The comprehensive planning law requires that all of the elements must be consistent. It further requires that the plan be adopted by Ordinance and the plan must be adopted in its entirety. Also explained were the goals and objectives of the existing Master Plan for the Village Lac La Belle adopted on June 8, 2006, which included a discussion of maintaining the recreational attributes and water quality in the lake, encouraging low density single-family residential homes, maintaining the environmental quality of the Village, maintaining the existing Country Club and Olin Sang Ruby Union Institute areas, prohibiting pyramiding onto Lake La Belle, prohibiting multiple owner residences, improving water quality, preserving the woodlands, wetlands and shoreline areas, maintaining the sewer system for water quality, discouraging non-local traffic, increasing recreational pedestrian and bicycle traffic, maintaining existing structures and open spaces, promoting the rural appearance, enhancing the amount and quality of trees in the Village, promoting underground utilities, discouraging incompatible land uses in adjacent communities and coordinate joint planning with adjacent communities with no additional commercial uses adjacent to the Village.

It is anticipated the Village Board of Trustees will adopt the plan by ordinance at the October 20, 2010 meeting. The Village administrator was made aware of issues which the Village has addressed since the adoption of the 2006 Master Plan, including the following:

- > Traffic issues , including the deteriorating bridge on the west side of the Village in the 500 block
- > Review of extraterritorial plats and land uses
- > Control on the redevelopment of the commercial areas on the north side of the Village
- > Architectural control standards
- > Shore land buffers
- > Tree cutting issues
- > Signage Ordinance
- > Retention of single-family residential use of all homes
- > Updating of the Village's current list of legal nonconforming structures in the Village

## **CHAPTER 2 TRENDS, ISSUES AND OPPORTUNITIES**

### **INTRODUCTION**

Information regarding existing conditions and historic trends with respect to the demographic and economic base, the natural environment, and the man-made environment is essential to the comprehensive planning process. An extensive database has been developed by the SEWRPC pertaining to these and other aspects of the Southeastern Wisconsin Region, who update the database periodically. A major inventory update effort was carried out by SEWRPC in the early 2000's in support of the preparation of new land use and transportation plans and other elements of the comprehensive plan for the Region, including Waukesha County and its municipalities. This chapter presents a summary of the results of that inventory update pertaining to the population and demographics of the Village and the surrounding municipalities in the northwestern part of Waukesha County.

Much of the demographic data in this chapter is from the U.S. Bureau of the Census. This data is collected every ten years and is derived from both short and long form questionnaires. The short form provides a complete count of all persons living in the United States along with over 300 tables with counts and cross tabulations of race, ethnicity, and gender and age data. The long form is sent to one out of every six households in the United States. It provides sample data for topics related to education, housing, income, and other social and economic issues.

### **DEMOGRAPHIC AND ECONOMIC BASE**

#### **Waukesha County Community Population Trends**

Between 1970 and 1980 the majority of the County's growth in population occurred in cities and towns. In fact, 46 percent took place in cities, 44 percent in towns, and only 10 percent in villages. Between 1990 and 2000 the growth in cities remained the same (46 percent) with a more even distribution of growth between villages (31 percent) and towns (23 percent). In 2005, an estimated 20 percent of the total Waukesha County population lived in towns (75,626 people), 24 percent resided in villages (91,157 people) and 56 percent were residents of cities (210,565).

#### **Components of Population Change**

Population change can be attributed to natural increase and net migration. Natural increase is the balance between births and deaths in an area over a given period of time; it can be measured directly from historical records on the number of births and deaths for an area. Net migration is the balance between migration to and from an area over a given period of time. As a practical matter, net migration is often determined as a derived number, obtained by subtracting natural increases from total population change for the time period concerned. Of the total population increase of 56,052 persons in the County between 1990 and 2000, 18,582 can be

attributed to natural increase; the balance of 37,470 persons can be attributed to net in-migration.

In reviewing the municipalities in the northwestern portion of the County, consisting of the Towns of Oconomowoc and Summit, the cities of Delafield and Oconomowoc and the Village of Oconomowoc Lake and the Village of Lac La Belle, the population growth from 1970 to 2000, we find that all of the communities grew except the Village of Oconomowoc Lake, which had a decrease in population from 599 persons in 1970 to 564 persons in the 2000 census. The Town of Oconomowoc grew 24%, the Town of Summit grew 31.2%, the Village of Lac La Belle 44.9%, the City of Delafield grew 103.3% and the City of Oconomowoc grew 41.6%. The population changes are illustrated in Table 1, (Population Growth for the Northwest Portion of Waukesha County: 1970 - 2005).

**TABLE 1  
POPULATION GROWTH FOR THE NORTHWEST PORTION OF  
WAUKESHA COUNTY: 1970 - 2005**

Community	1970	1980	1990	2000	Projections 2005
Town of Oconomowoc	6,010	7,340	7,323	7,451	7,882
Town of Summit	3,809	4,050	4,003	4,999	5,178
Village of Oconomowoc Lake	599	524	493	564	637
Village of Lac La Belle	227	289	258	329	338
City of Delafield	3,182	4,083	5,347	6,472	6,876
City of Oconomowoc	8,741	9,909	10,993	12,382	13,459
Waukesha County	231,335	280,203	304,715	360,767	377,348

Source: United States Bureau of the Census and the Wisconsin Department of Administration.

**Racial Composition**

Almost 96 percent of residents in Waukesha County were white in 2000. However, the population of Waukesha County continues to grow more diverse. Between 1990 and 2000 the Hispanic population in the county nearly doubled from 5,448 to 9,503. The City of Waukesha experienced the largest growth in the number of Hispanics. Several neighborhood block groups within the City of Waukesha recorded populations that were over 25 percent Hispanic. Asians with nearly 5,400 people made up the third largest racial group within Waukesha County.

The 1990 census indicated that in the Village of Lac La Belle, there were 258- whites, and 1-Hispanic. The 2000 census indicated 328 white and 1- Other.

## Household Trends

In addition to population, the number of households, or occupied housing units, is of importance in 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. A household includes all persons who occupy a “housing unit”--defined by the Census Bureau as a house, an apartment, a mobile home, a group of rooms, or a single-room that is occupied, or intended for occupancy, as separate living quarters.

According to the 2000-year census, the Village of Lac La Belle had 127 owner occupied residences, which was 97.6% of the households and 3 rental units, which is 2.4% of the households. The owner occupied residences are approximately 21.2% above the Waukesha County average and 21.2% below said average for rental units.

**TABLE 2  
OWNER VS. RENTER OCCUPIED UNITS IN THE NORTHWEST  
PORTION OF WAUKESHA COUNTY MUNICIPALITIES: 2000**

Community	Owner Occupied	Percent	Renter Occupied	Percent
Town of Oconomowoc	2,765	90.8	280	9.2
Town of Summit	1,747	91.8	157	8.2
Village of Lac La Belle	127	97.6	3	2.4
Village of Oconomowoc Lake	185	88.9	23	11.1
City of Delafield	1,694	66.4	859	33.6
City of Oconomowoc	3,102	62.4	1,866	37.6
Waukesha County	103,373	76.4	31,856	23.6

Source: U.S Bureau of the Census and the Wisconsin Department of Administration

## Household Size

In 2000, the average household size in Waukesha County ranged from 2.05 in the Village of Butler to 3.26 in the Village of Merton. This figure continues to decline slightly in Waukesha County communities. From 1990 to 2000, the average household size declined in Waukesha County from 2.83 to 2.63. According to the 2000 census, the average household size in the Village of Lac La Belle was 2.53 persons. This trend to decrease is occurring on a regional, state and national scale as families continue to become smaller. A growing population with a decreasing household size has implications for development of housing stock, demand for future water and sanitary sewage system capacity, land use, and other utilities and community facilities.

**TABLE 3  
AVERAGE HOUSEHOLD SIZE IN THE NORTHWEST PORTION OF  
WAUKESHA COUNTY: 2000**

Community	Average Household Size
Town of Oconomowoc	2.69
Town of Summit	2.76
Village of Lac La Belle	2.53
Village of Oconomowoc Lake	2.71
City of Delafield	2.52
City of Oconomowoc	2.40

Source: U.S. Bureau of the Census

In evaluating the communities in the northwest part of Waukesha County including the Village of Oconomowoc Lake, it appears that the communities with the most types of rental units have a lower person per household occupancy, such as the City of Oconomowoc and the City of Delafield, whereby housing existing in Towns or in Villages which typically do not have large amounts of rental units is slightly higher.

**Median Age**

Waukesha County's median age is increasing. The median age in 1970 for the county was 27. The median age increased to 34 in 1990 and in 2000 reached 38.1. The median age in 2000 for the Village of Lac La Belle was 43.9, whereas the County average was 38.1.

**Age Composition**

The 45 to 64 and 65 and over age groups will continue to grow in number reflecting the aging of "baby boomers" (people born from 1946 through 1964). The population aged 25 to 44 will begin to decrease as baby boomers grow older and smaller numbers of individuals born in the 1970s move into this age group. This changing age composition will have implications for school districts, housing, labor, and transportation. In reviewing the age statistics from the 1990 and 2000 census for the Village of Lac La Belle, there is a significant increase in the amount of people in the 45 to 64 age group, consistent with the trend for the County.

**TABLE 4  
VILLAGE OF Lac La Belle POPULATION BY AGE GROUP:  
1990 AND 2000**

	1990	2000
Less than 5 years	13	22
5 to 24 years	76	68
25 to 44 years	70	81
45 to 64 years	78	122
65 and Older	21	36

Source: U.S. Bureau of the Census

**TABLE 5  
NORTHWEST WAUKESHA COUNTY COMMUNITIES:  
POPULATION BY AGE GROUP AND MEDIAN AGE: 2000**

	<b>Under 5</b>	<b>5 to 14</b>	<b>15 to 24</b>	<b>25 to 44</b>	<b>45 to 64</b>	<b>65 and Over</b>	<b>Median Age</b>
Town of Oconomowoc	402	1,136	817	2,188	2,175	733	39.7
Town of Summit	286	762	569	1,411	1,421	532	39.6
Village of Lac La Belle	22	44	24	81	122	36	43.9
Village of Oconomowoc Lake	21	92	53	122	<b>212</b>	64	44.5
City of Delafield	430	991	669	1,931	1,752	699	38.7
City of Oconomowoc	781	1,716	1,757	2,253	2,686	2,092	38.0
Waukesha County	23,096	54,805	41,587	107,439	90,406	43,434	38.1

Source: U.S. Bureau of the Census

**Household Income**

Waukesha County has a substantially higher median household income than adjacent counties. The median household income was \$62,839 in 2000 for Waukesha County. These figures were over 60 percent higher than the median household income in adjacent Milwaukee County. The median household income in Waukesha County communities ranged from \$33,883 in the Village of Butler to over \$160,000 in the Village of Chenequa.

The year 2000 census indicates the Village of Lac La Belle had an average household income of \$96,712, which is substantially higher than the other communities in the northwest portion of Waukesha County.

**TABLE 6  
HOUSEHOLD INCOMES FOR THE NORTHWEST  
WAUKESHA COUNTY COMMUNITIES**

<b>County</b>	<b>Median Household Income</b>
Town of Oconomowoc	\$68,676
Town of Summit	\$76,859
Village of Lac La Belle	\$96,712
Village of Oconomowoc Lake	\$112,760
City of Delafield	\$71,995
City of Oconomowoc	\$51,250
Waukesha County	\$62,839

Source: U.S. Bureau of the Census

## **Employment Trends**

Waukesha County has continued to enhance its economy through new job creation. Waukesha County experienced a 43 percent growth in employment from 1990 to 2000 resulting in a net addition of 81,100 jobs. It should be noted that Milwaukee County has nearly three times as many jobs as Waukesha; however, it recorded only a two percent increase in jobs during the 1990s.

Waukesha County like the rest of Wisconsin has experienced a decline in manufacturing as a percent of total employment. Despite this fact, Waukesha County is still above the national average in manufacturing employment. Approximately 21 percent of all jobs in Waukesha County are in manufacturing. Nationally, only about 12 percent of all jobs are in manufacturing. Service employment has increased significantly over the last decade and now is the most important sector for jobs in the county accounting for 28 percent of all jobs within Waukesha County.

The U.S. Census Bureau information does not designate the types of jobs available in the Village of Lac La Belle only what type of jobs the residents of the Village are employed in. According to the 2000 census the population of the Village over 16 years of age, 76 or 46.1% are management or professional and related occupations with eight or 4.8% in service occupations and 57 or 34.5% in sales or office occupations. A total of 131 or 79.4% of the residents over 16 years of age in the Village are private wage and salaried workers, with an additional 12.1 or 20 persons being governmental workers and 14 persons or 8.5% being self-employed in not incorporated business.

The major types of industries that the residents of the Village are employed in are educational, health and social services 45 persons or 27.3%; manufacturing, 22 persons or 13.3%; construction 15 or 9.1%; professional and administrative, 9 persons or 5.5 %; wholesale trade 12 persons or 7.3 %; retail trade, 24 persons or 14.5%;and finance, 9 persons or 5.5%.

**TABLE 7  
WAUKESHA COUNTY EMPLOYMENT INDUSTRY TRENDS: 1990-2000**

<b>Waukesha County</b>	<b>1990</b>	<b>2000</b>	<b>1990-2000 Number Change in Employment</b>	<b>2000 Percent of Total Employment</b>
Agriculture	1,191	1,011	-180	1%
Construction	12,679	18,462	5,783	7%
Manufacturing	44,871	56,754	11,883	21%
Transportation, Communication and Utilities	8,185	9,516	2,434	4%
Wholesale Trade	16,128	22,508	6,380	8%
Retail Trade	31,054	43,132	12,078	16%
Finance, Insurance and Real Estate	13,131	22,340	9,209	8%
Services	46,293	76,265	29,979	28%
Government and Government Enterprises	13,994	17,059	3,065	7%
Other	2,135	3,749	1,614	1%

Notes: Services include Business, Repair, and Personal, Entertainment, Recreation, Health, Education, Accommodation and Food, Social, and Professional services. Government and Government Enterprises includes all non-military government agencies and enterprises, regardless of SIC code. Other includes agricultural services, forestry, commercial fishing, mining, and unclassified jobs.

Source: U.S Bureau of Economic Analysis and SEWRPC

### **Educational Attainment**

Waukesha County has the third highest percentage of people with associate, bachelors, graduate, and professional degrees in Wisconsin. Over 41 percent of people 25 years of age and older have an associate, bachelors, graduate, or professional degree within Waukesha County. Within Waukesha County municipalities, this figure ranges from 18 percent in the Village of Butler to 70 percent in the Village of Chenequa. In the State of Wisconsin, 31 percent of residents age 25 and over have earned associates, bachelors, graduate, or professional degrees.

In the Village of Lac La Belle, 56.7% of residents age 25 and over have earned an associate, bachelors, graduate or professional degree. This is approximately 50% higher than the average for Waukesha County and substantially higher than other communities in the northwest portion of Waukesha County.

**TABLE 8**

**RESIDENTS OF AGE 25 AND OVER WITH ASSOCIATES, BACHELOR'S, GRADUATE, OR PROFESSIONAL DEGREES BY COMMUNITY IN THE NORTHWEST PORTION OF WAUKESHA COUNTY: 2000**

<b>Community</b>	<b>Number</b>	<b>Percent</b>
Town of Oconomowoc	1,957	38.8
Town of Summit	1,355	40.2
Village of Lac La Belle	135	56.7
Village of Oconomowoc Lake	244	61.6
City of Delafield	1976	45.1
City of Oconomowoc	2707	38.5

Source: U.S. Bureau of the Census

The 2000 census indicates a population of 329 for the Village of Lac La Belle. The average household size is currently estimated by the census to be 2.81 which is above the national average of 2.59. The Villages family size is 2.88 while the national average is 3.14. Assuming that development densities in the Village will remain relatively low and that none of the major tracts of lands are subdivided, the population is likely to remain relatively stable at near 350 persons.

The 2000 census indicates the median age for the Village is 43.9. The 1990 census indicates there were 134 males and 124 females, with the 2000 census indicating 157 males and 172 females.

**Community Goals and Objectives**

In discussions with the Village Board and Plan Commission and as reinforced at the kickoff meeting for Smart Growth, it is the consensus of the governing body and the Plan Commission that the community goals and objectives which were based on public input received from the community and which were set forth in the original Master Plan adopted in June 8, 2006 remain today the consensus of the residents of the Village Lac la Belle. These goals, with updates to reflect subsequent developments and considerations, are set forth below.

**A. General Goals**

1. Maintain and enhance the water quality and recreational quality of Lake La Belle.
2. Maintain and enhance the Village as primarily an area of high recreational quality and low density, with owner-occupied residential homes.

3. Maintain and enhance the quality of the natural environment of the Village.

#### **B. Residential Development of the Village**

1. Residential development of the Village should be at densities as low as feasible, consistent with other public policy considerations.
2. The Village should continue to permit only low density detached single-family residential development in the Village and encourage these residences to be owner-occupied, except within the existing non-residentially zoned areas.
3. Minimum lot sizes should be maintained at no less than those provided under current zoning ordinances, and minimum lot sizes should be increased (densities decreased) where appropriate in the furtherance of the goals of the Village.
4. Continue the prohibition of land divisions and other practices or devices, such as “pyramiding”, resulting in access to Lake La Belle or any waterway connected therewith to more than one (1) family for the minimum required water frontage of each lot or tract of land, as provided by Village zoning ordinances.
5. Continue the prohibition of ownership and occupancy of single-family residences by more than one family or group of unrelated individuals.
6. Update the existing inventory of legal non-conforming structures in the Village.

#### **C. Environmental Quality Goals**

1. Maintain the water and recreational quality of Lake La Belle and the tributaries and adjoining lakes, which flow into Lake La Belle.
2. Implement necessary measures to protect and improve the water quality of Lake La Belle and its tributaries. For purposes of implementing this goal, the minimum acceptable water quality base level is the quality level identified in the initial U.S.G.S. evaluation of water quality in Lake La Belle.
3. Study the feasibility of developing an emergency response plan in the event of an upstream hazardous waste spillage or other environmental threat to Lake La Belle.

4. Maintain the minimum access necessary to accommodate public access to the lake during all seasons consistent with maintaining the high recreational quality of the lake for all persons utilizing the lake.
5. Preserve the natural quality of the shoreland and promote vegetative shore land buffers.
6. Protect wetlands, woodlands, upland and lowland conservancies and wildlife habitats.
7. Discourage unnecessary tree cutting in the Village and promote managed forestry in order to retain the vegetative quality of the existing wooded areas in the Village.
8. Control and eradicate trees which have become diseased by infestations.

**D. Public Services and Facilities Goals and Objectives**

1. The Village should provide an adequate, yet minimum, level of public services and facilities necessary to protect health, safety, and welfare.
2. The Village should continue to study alternatives and maintain options for the provision of a sanitary sewer in the event of septic system failures.
3. The Village should not permit or provide non-sewered sanitary service.
4. Gain greater influence over the policies and expenditures of other governmental and regulatory bodies affecting the Village.
5. The Village should continue the current recycling program.

**E. Transportation Goals and Objectives**

1. To the maximum extent practicable, eliminate and discourage non-local traffic from using residential streets in the Village as a shortcut route.
2. Support promoting the use of the newly constructed Hwy 67 bypass around the Village to relieve traffic on Village streets.

3. Encourage new streets serving new development areas to connect directly to existing county trunk highways or other designated collectors and arterial streets.
4. Maintain reduced speeds on local streets for pedestrian and vehicle safety.
5. Increase recreational, pedestrian and bicycle safety on Village streets.

**F. Aesthetics and Appearance**

1. Require property owners to keep all structures in a well maintained, safe and attractive condition.
2. Require property owners to maintain vacant or unused land in a condition free from litter and debris.
3. The Village should maintain a low-density rural appearance.
4. The Village should enhance the amount and quality of trees and other vegetation along public right-of-ways in the Village, consistent with public safety.
5. The Village should enhance the appearance of properties adjacent to the Highway 16/67 bypass and discourage high intensity (led) signage and lighting.
6. Encourage underground utilities.

**G. Extraterritorial Issues**

1. Encourage beautification along the county trunk highways and other “entrances” into the Village.
2. Discourage development in areas adjacent to the Village which are incompatible with or are of a distinctly different character than adjoining land within the Village.
3. Coordinate planning and development with adjoining units of government.
4. Use Extra-Territorial Zoning review to monitor development which will or could have an impact on the natural resources of the Village.
5. Maintain the current ETZ as green space/buffer around the Village.

## H. **Commercial Development, Goals and Objectives**

1. The Village should discourage commercial development in all areas within or abutting the Village Limits.
2. The type and quality of commercial development on the Highway 16/67 bypass corridor should be controlled so that it does not adversely affect the adjoining residential and agricultural uses.
3. Closely monitor development and pursue such actions as reasonable and necessary to effectively mitigate any adverse impacts from development on: traffic, public safety, lake water quality, property values and the rural "lake country" residential ambience within the Village.

## **CHAPTER 3 AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES**

### **INTRODUCTION**

This chapter represents an inventory and analysis of the agricultural, natural and cultural resource base of the Village of Lac La Belle. Included is descriptive information pertaining to topography, soils, groundwater resources, surface-water resources, wetlands, woodlands, natural areas, environmental corridors, historic and cultural resources and agricultural lands. Class I, II, and III Soils are shown in the 2006 Master Plan on the map labeled Agricultural Soils. Other characteristics referred to in this chapter are also included on maps in the 2006 Master Plan which should accompany this document.

The natural resource base of the Village is one of the most important factors influencing the type of development in the Village. It is the natural resource base which makes the Village an attractive location for residential development. The natural resource base has great economic as well as recreational and aesthetic value. In order to preserve and protect this important asset, future development in the Village must be regulated to ensure the ability of the natural resource base to support various forms of rural development without deterioration or destruction of the underlying and sustainability of the natural resource base.

The natural resources in the Village are susceptible to irreversible damage through inappropriate land use, transportation, and public facility development, where a considerable portion of the population resides in close proximity to Lake La Belle, which is an environmentally sensitive inland lake and waterway. Without sufficient understanding and recognition of the character and importance of the various elements of the natural resources in the Village, alteration of the natural environment proceeds at the risk of excessive costs in terms of both monetary expenditures and environmental degradation. A sound and meaningful planning effort must therefore acknowledge that natural resources are limited, and that urban development should be consistent with the sound management of the natural resources so that serious and costly environmental problems can be avoided.

The Village owns approximately 90 acres of open land and it has formed an ETZ with the Town of Oconomowoc covering more than one hundred acres. There are ten undeveloped lots in the Village of one acre or less. It should be noted there are approximately 150 acres of designated wetlands within the Village on public and private land which has been designated as conservancy so all of the open lands may not be developed. Of the 130 improved properties in the Village, 101 either have frontage on Lake La Belle or have some kind of deeded access. The goals and objectives for the environmental areas were laid out in numerous Board of Trustee meetings and Plan commission meetings and as follows:

- Maintain the water quality, water levels and recreational quality of Lake La Belle and the tributaries and adjoining lakes, which flow into Lake La Belle. This requires cooperation with upstream municipalities monitoring dam operation on upstream lakes.
- Implement the necessary measures to protect and improve the water quality of Lake La Belle and its tributaries.
- Study the feasibility and develop an emergency response plan in the event of an upstream hazardous waste spillage or other environmental threat to Lake La Belle.
- Maintain minimum public access, the legal minimum for lake access during all seasons, consistent with maintaining the high recreation quality for all persons utilizing the lake.
- Preserve the natural quality of the shore-land.
- Protect wetlands, woodlands and wildlife habitat.

## **SURFACE WATERS**

The physical characteristics of Lake La Belle and its watershed are important factors in any evaluation of existing and likely future water quality conditions and lake uses, including recreational uses. Lake La Belle is a 1164-acre through-flow lake located within the City and Town of Oconomowoc and the Village of Lac La Belle, all in Waukesha County. Lake La Belle is the last lake in a chain of six major lakes along the Oconomowoc River system within the Southeastern Wisconsin region. The Oconomowoc River is the principal inflow and outflow to Lake La Belle.

Lake La Belle has a maximum depth of 45 feet and a mean depth of about 11 feet. About 38 percent of the lake has a water depth of less than 5 feet, 28 percent has a water depth between 5 and 10 feet, 12 percent has a water depth of between 10 and 20 feet, and 22 percent has a water depth of more than 20 feet. The Lake is 2.6 miles long and 1.2 miles wide at its widest point. The major axis of the Lake lies in a northwesterly-southeasterly direction. The Lake contains two islands connected to the shore by roadways. The shore length is 11.2 miles, and the Lake shoreline is irregular and about twice as long as that of a circular lake of the same area.

The shoreline of Lake La Belle is mostly developed for residential use. Three significant wetland areas occur along the Lake's shoreline: one near the northwestern shoreline, another near the western shoreline, and the last near the eastern shoreline of the lake. A public beach, boat ramp, and picnic area are located at the southeastern end of the lake. A seasonal camp, beach area and retreat (Olin Sang Ruby Union Institute) on the northwestern end of the Lake.

For many years, the Lake has experienced various management problems, including water quality-related use limitations, concerns over aesthetic degradation and runoff. The drainage area, that is directly tributary to the lake lies within the civil divisions of the Town and City of Oconomowoc, and the Village of Lac La Belle in Waukesha County, with total drainage area extending to the northeast through Waukesha County into Washington County. The Lake lies within a glacial valley fed and drained by the Oconomowoc River. Lake levels are currently controlled by a fixed crest outlet structure built in 1936. The damn spillage can be moderated by adding or removing planks from the structure. Maintaining lake levels requires daily monitoring, the results of which are reported to the three municipalities adjoining the Lake. Results of monitoring the damn levels at upstream Okauchee and Oconomowoc Lakes is also reported daily to help coordinate our efforts.

## **GROUNDWATER RESOURCES**

Groundwater is a vital natural resource in this part of Waukesha County, which not only sustains lake levels and wetlands and provides the perennial base flow of the streams, but also is a major source of water supplies. In general, Waukesha County has an adequate supply of groundwater to support its growing population, agriculture, commerce, and a viable, diverse industry. However, overproduction and water shortages may occur in areas of concentrated development and intensive water demand, especially in the sandstone aquifer and in selected areas served by the shallow aquifers. The amount, recharge, movement, and discharge of the groundwater are controlled by several factors, including precipitation, topography, drainage, land use and soil limitations. The attached 2006 Master Plan includes a map titled Groundwater Contamination Potential which delineates the risks to groundwater within the Village.

In 2002, the SEWRPC published Technical Report 37 entitled Groundwater Resources of Southeastern Wisconsin which provided baseline information regarding groundwater availability and use in southeastern Wisconsin.

## **Groundwater Aquifers**

Groundwater occurs within three major aquifers that underlie the County. From the land's surface downward, they are: 1) the sandstone and gravel deposits in the glacial drift; 2) the shallow dolomite strata in the underlying bedrock; and 3) the deeper sandstone, dolomite, siltstone and shale strata. Because of their proximity to the land's surface and hydraulic interconnection, the first two aquifers are commonly referred to collectively as the "shallow aquifer," while the latter is referred to as the deep aquifer. Within most of the County, the shallow and deep aquifers are separated by the Maquoketa shale, which forms a relatively impermeable barrier between the two aquifers. This shale layer is absent in the northwesterly portion of Waukesha County in which the Village of Lac La Belle is located.

All residential homes and commercial users in the Village are serviced by private water supplies.

The shallow aquifer is in areas permeable with little or no impermeable material overlying it.

- The Wisconsin DNR recommends that private water supply wells be tested yearly for bacteria and nitrates.

The Village is also aware that in January 2005, the SEWRPC announced that it would initiate the conduct of a regional water supply study for the Southeastern Wisconsin Region. This study will lead to the preparation and adoption of a regional water supply system plan. The preparation of the regional water supply plan represents the third, and final, element of the SEWRPC regional water supply management program. The first two elements comprise the development of basic groundwater inventories and the development of a groundwater model for the Southeastern Wisconsin Region.

It is anticipated that the regional water supply will address the following major components:

- Development of water supply service areas and a forecast demand for water use.
- Development of recommendations for water conservation efforts to reduce water demand.
- Evaluation of alternative sources of supply, culminating in identification of recommended sources of supply for each surface area and in recommendations for development of the basic infrastructure required to deliver that supply.

- Identification of groundwater recharge areas to be protected from incompatible development.
- Specification of any new institutional structures found necessary to carry out the plan recommendations.
- Identification of any constraints to development levels in sub areas of the Region that may emanate from water supply sustainability concerns.

The study will be based upon a design year of 2035.

## **FLOODPLAINS**

The floodplains of a river or stream are the wide, gently sloping areas contiguous with and usually lying on both sides. Streams and rivers occupy their channels most of the time. However, during even minor flood events, stream discharges increase beyond the capacity of the channel to accommodate the entire flow, especially where urban development increases runoff or alters the stream channel. The periodic flow of a river onto its floodlands is a recurring phenomenon and, in the absence of costly flood control measures, will occur regardless of the extent of urban development in floodplains.

For planning and regulatory purposes, floodplains are normally defined as the areas, excluding the channel, subject to inundation by the 100-year recurrence interval flood event. This is the event that would be reached or exceeded in severity on the average of once every 100 years. It should be noted that the 100-year recurrence interval floodplain contains within its boundaries the areas inundated by floods of less severe but more frequent reoccurrence such as every 5, 25 or 50 years. Floodplains are not suited to urban development because of flood hazards, high water tables and inadequate soils. These areas are, however, generally suitable locations for park and open space areas. Floodplains also provide storage for floodwaters and thereby decrease downstream flood discharges and stages. The Floodplains for the Village are laid out on the map titled General Floodplains in the 2006 Master Plan (attached).

Through working with the Army Corp of Engineers and more accurate measuring techniques, the Village has removed some 17 houses from the Army Corp of Engineers floodplain designation. Some houses in isolated locations still remain in the floodplain.

## **SOILS**

Soil properties exert a strong influence on the manner in which land is used, since they affect the costs and feasibility of building site development, installation of onsite sewage disposal systems and provisions for public facilities. In the case of productive agricultural lands and potential mineral extraction areas, soils are a valuable and irreplaceable resource. A need, therefore, exists in any planning program to examine not only how land and soils are currently used, but also how they can best be used and managed. Soil suitability interpretations for specific types of urban and rural land uses are therefore important aids to physical development planning and for determining the best use of soils within an area.

In 1963, to assess the significance of the diverse soils found in Southeastern Wisconsin, the SEWRPC negotiated a cooperative agreement with the U. S. Department of Agriculture, Soil Conservation Service (SCS), now known as the Natural Resources Conservation Service (NRCS), under which detailed operational soil surveys were completed for the entire County. The results of the soil surveys have been published in SEWRPC Planning Report No. 8 Soils of Southeastern Wisconsin and subsequently updated by the NRCS, 2003. These soil surveys have resulted in the mapping of the soils within the area including the Village of Lac La Belle. At the same time, the surveys have provided definitive data on the physical, chemical, and biological properties of the soils and, more importantly, have provided interpretations of the soil properties for planning, engineering, agricultural and resource conservation purposes.

## **SUITABILITY FOR AGRICULTURE**

In order to lend uniformity to the identification of productive farmlands throughout the nation, the U. S. Department of Agriculture, Soil Conservation Service, established a soil classification system under which soils are categorized relative to their agricultural productivity. The two most highly productive soils are categorized as either National prime farmland or as farmland of statewide significance. National prime farmland is defined as land that is well suited for the production of food, feed, forage, fiber, and oilseed crops, with the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when properly treated and managed. Farmland of statewide significance includes land in addition to National prime farmland, which is of statewide importance for the production of food, feed, fiber, forage and oilseed crops.

Class I and Class II soils for agricultural productivity are generally considered prime in this area of Waukesha County, along with Class III soils being soils of statewide significance, which are also considered good for agricultural purposes. Class I, Class II, and Class III Soils are shown on a map labeled Agricultural Soils in the attached 2006 Master plan.

The Village had approximately 57 acres of land farmed within its limits as recently as 1995. Presently no arable land is farmed within the Village. The Village for purposes of maintaining stream and water quality acquired the land and has opted for green-space and wetland preservation.

## **TOPOGRAPHY**

The Village of Lac La Belle has modest elevation changes of approximately 70 feet or less above the level of the Lake. Generally the elevation of the lake and river system range from about 851.5 to 852.2 feet above mean sea level (msl). The highest elevation in the Village is on the northeast shore of Lake La Belle. The Village for the most part is a narrow band of developed land along the lake to a depth of one home-site often not more than 150 yards wide.

The Village also includes a golf course, retreat and undeveloped green space comprising several hundred acres to provide a buffer strip beyond the home-sites. This green space includes primary environmental corridor, wetlands, and conservancy. These buffer development and corridors are shown on maps included in the 2006 Master Plan. Slopes greater than 12% are indicated in red on a map titled Natural Resource Limitations for Development in the 2006 Master Plan.

## **ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS**

The most important elements of the natural resource base of this area of Waukesha County, including the best remaining woodlands, wetlands, prairies, wildlife habitat, surface water and associated shore-lands and flood-lands, and related features, including existing park and open space sites, scenic views, and natural areas and critical species habitat sites, occur in linear patterns in the landscape, termed "environmental corridors." The most important of these have been identified as primary environmental corridors.

The Waukesha County Development Plan on map 29 lists a natural area site of local significance. The map indicates the location of the Lac La Belle Lowlands (33 acres) just outside the Village limits on land owned by the Village. The site is listed in the Natural Areas and Critical Species Habitat Sites in Waukesha County (table 40) of the Waukesha County Development Plan.

The Village has designated its wetland and most of its primary environmental corridor as Conservancy. It has a policy supported by ordinance of zero tolerance for any physical disruption or disturbance in the Conservancy. The entire Conservancy has been surveyed and indentified with GPS survey techniques to preserve its

boundaries from incursion in perpetuity. The Conservancy is the blue area of the map titled Major Wetlands and Woodlands in the 2006 Master Plan.

The current Village Master Plan and zoning regulations preserve the primary environmental corridors in essentially natural, open space uses. The preservation of these corridors is considered essential to the overall environmental quality of the Village and the maintenance of its unique cultural and natural heritage and natural beauty. Because these corridors are generally poorly suited for urban development owing to soil limitations, steep or flooding potential, their preservation will also help to avoid the creation of new environmental and developmental problems.

While the Village's 2006 Master Plan recommends the protection of environmental corridors and isolated natural resource areas, it recognizes that certain development may be accommodated in such areas without jeopardizing their overall integrity. The plan recognizes that certain transportation and utility uses may of necessity have to be located within such areas and that limited residential and recreational uses may be accommodated in such areas. The policy of the Village is that residential development in environmental corridors should generally be limited to upland environmental corridors at an overall density of no more than one dwelling unit per five acres.

## **Wetlands**

Wetlands perform an important set of natural functions, which make them particularly valuable resources lending to overall environmental health and diversity. Some wetlands provide seasonal groundwater recharge or discharge. Those wetlands that provide groundwater discharge often provide base flow to surface waters. Wetlands contribute to the maintenance of good water quality, except during unusual periods of high runoff following prolonged drought, by serving as traps, which retain nutrients and sediments, thereby preventing them from reaching streams and lakes. They act to retain water during dry periods and hold it during flooding events, thus keeping the water table high and relatively stable. They provide essential breeding, nesting, resting, and feeding grounds and predator escape cover for many forms of fish and wildlife. These attributes have the net effect of improving general environmental health; providing recreational, research, and educational opportunities; maintaining opportunities for hunting and fishing; and adding to the aesthetics of an area.

Wetlands pose severe limitations for urban development. In general, these limitations are related to the high water table, and the high compressibility and instability, low bearing capacity, and high shrink-swell potential of wetland soils. These limitations may result in flooding, wet basements, unstable foundations, failing pavements and failing sewer and water lines. Moreover, there are significant and costly onsite preparation and maintenance costs associated with the development of

wetland soils, particularly in connection with roads, foundations, and public utilities. The map titled Major Wetlands and Woodlands in the 2006 Master Plan designates the areas of wetlands in the Village of Lac La Belle. The Village has adopted a comprehensive shore-land and wetland zoning ordinance.

## **Woodlands**

Woodlands have both economic and ecological value and can serve a variety of uses providing multiple benefits. Located primarily on ridges and slopes and along streams and lakeshores, woodlands provide an attractive natural resource, accentuating the beauty of the lakes, streams and the topography of the Village. In addition to contributing to clean air and water, woodlands contribute to the maintenance of a diversity of plant and animal life and provide for important recreational opportunities.

Under balanced use and sustained yield management, woodlands can, in many cases, serve scenic, wildlife, educational, recreational, environmental protection, and forest production benefits simultaneously. The Wetland/Conservancy maps of the Village are the location of most of our forested areas. Olin Sang Ruby Union Institute which owns several hundred acres in the Village has also invested large sums of money transplanting semi-mature pine trees in an effort to forest on their land. Many of these areas are also contained within the primary environmental corridor.

The Village has occasionally retained a professional arborist to monitor potential threats to woodlands within its boundaries. The Village has conducted remediation of identified infestations such as; oak wilt and gypsy moth.

## **Rare and Endangered Species**

There are no state or federal parks or state natural areas in the Village. The WDNR and environmental advocacy groups monitor and assist in protecting individual threatened and endangered species. Conservation efforts have changed to be more proactive by focusing on and concentrating on entire habitats or ecosystems surrounding specific species.

The Village continues to promote improving the chances of these threatened and endangered species for surviving and growing by its land use regulations. In particular the Village's designation of the wetlands as conservancy provides a well defined protected area which is more easily defensible.

## CLIMATE

Its mid-continental location gives Waukesha County a continental climate that spans four seasons, one season succeeding the other, through varying time periods of unsteady transition. Summers, generally the months of June, July and August, are relatively warm, with occasional periods of hot, humid weather and sporadic periods of cool weather. The cold winter, accentuated by prevailing frigid northwesterly winds, generally spans the months of December, January and February, but may in some years include parts of November and March. Autumn and Spring in the County are transitional times of the year between the dominant seasons and usually periods of widely varying weather conditions. Temperatures are extremely varied, and long periods of precipitation are common in Autumn and Spring. Some of the more pronounced weather events include tornadoes and major snowmelt occurrences.

Air temperatures within Waukesha County are subject to extreme seasonal variation. Data on temperature observations in the County, recorded at the City of Waukesha, indicate variations in temperature from a low in January with a mean daily temperature of 18.7 degrees to a high in July with a mean daily temperature of 71.8 degrees. The growing season, which is defined as the number of days between the last freeze in the spring and the first freeze in the fall, averages about 155 days in Waukesha County. Precipitation in Waukesha County, in the form of rain, sleet, hail, and snow, ranges from gentle showers to destructive thunderstorms. The more pronounced weather events can cause major property and crop damage, inundation of poorly drained areas, and lake and stream flooding. Daily precipitation data from observations recorded at the City of Waukesha record that the total average annual precipitation observed is slightly more than 32 inches, expressed as water equivalent. Monthly averages range from a low of 1.2 inches in February to a high of 3.70 inches in June. Snowfall and sleet averages approximately 41 inches annually, with January receiving the most snow and sleet, at about 11 inches.

Prevailing winds in Waukesha County are generally northwesterly in the late fall and winter, northeasterly in the spring, and southwesterly in the summer and early fall. Wind velocities are less than 5 miles per hour (mph) for about 15 percent of the year, between 5 and 15 mph for about 60 percent of the year, and more than 15 mph for about 25 percent of the year.

## **AIR QUALITY**

The Clean Air Act requires the U.S. Environmental Protection Agency (EPA) to set national ambient air quality standards (NAAQS) for six criteria pollutants (carbon monoxide, lead, nitrogen dioxide, particulate matter, ozone, and sulfur oxides) which are considered harmful to public health and the environment. Areas not meeting the NAAQS for one or all of the criteria pollutants are designated as nonattainment areas by the EPA. In areas where observed pollutant levels exceed the established NAAQS and which are designated as “nonattainment” areas by the EPA, growth and development patterns may be constrained. For example, major sources of pollutants seeking to locate or expand in a designated nonattainment area, or close enough to impact upon it, must apply emission control technologies. In addition, new or expanding industries may be required to obtain a greater than one-for-one reduction in emissions from other sources in the nonattainment area so as to provide a net improvement in ambient air quality. Nonattainment area designation may therefore create an economic disincentive for industry with significant emission levels to locating or expanding within or near the boundaries of such as area. In order to eliminate this disincentive and relieve the potential constraint on development, it is necessary to demonstrate compliance with the NAAQS and petition EPA for re-designation of the nonattainment areas.

The Southeastern Wisconsin Region currently meets all but the ozone NAAQS, and the EPA has designated a single six-county ozone nonattainment area within the Region which is made up of Kenosha, Milwaukee, Ozaukee, Racine, Washington, and Waukesha Counties. Ozone is formed when precursor pollutants, such as volatile organic compounds and nitrogen oxides, react in the presence of sunlight. The ozone air quality problem within the Region is a complex problem because ozone is meteorologically dependant. In addition, the ozone problem in the Region is believed to be attributable in large part to precursor emissions, which are generated in the large urban areas located to the south and southeast and carried by prevailing winds into the Region. The ozone problem thus remains largely beyond the control of the Region and State and can be effectively addressed only through a multi-state abatement effort. Over the past decade, the combination of local controls and offsets implemented within and external to the Region, along with national vehicle emissions control requirements have resulted in a significant improvement in ambient air quality within the Region as well as nationally, and projections of future emissions indicate a continued decline in emissions and a continued improvement in air quality.

The Village is not concerned about the emissions from any site currently within its borders.

## **CULTURAL RESOURCES**

Historic sites often have important recreational, educational, and cultural value. A variety of inventories and surveys of sites that possess architectural, cultural and archaeological value have been conducted by the Wisconsin Historical Society and by various units and agencies of government in Waukesha County. Certain sites of known historic significance in Waukesha County are listed on the National Register of Historic Places, which are indicated in Table 39 of the Waukesha County Development Plan. According to that Table, there are no such known sites of historic significance in the Village. It is important to note that the potential exists for the identification of sites of historical significance which either are eligible for listing on the National Register or which are potentially eligible for listing but would require additional evaluation. In 2005, there were 44 eligible historic sites in Waukesha County that have not been listed on the National Register.

The evaluation done of archeological sites in Waukesha County, does not list any in the Village of Lac La Belle. However, during the construction of the sewer the Village was encouraged to avoid potential Indian burial mounds in the location and construction of its sewer. In the area in front of Olin Sang Ruby Institute the Village was urged to locate the sewer under the road (an area already disturbed) to avoid the front lawn area. Indian pottery and artifacts were found in front of Olin Sang Ruby. With its proximity to a very sandy area of the lake (beach), it was postulated that it may have been the site of an Indian village at some point in the past.

## **PARK AND OPEN SPACE**

The Village has adopted a shoreland and wetland ordinance that preserves wetlands and those areas adjacent to Lake La Belle. and the Oconomowoc River. It has adopted zoning regulations which preserve the environmental corridors and isolated natural areas.

The Village supports the concept of major parks within the County within four miles of every resident in the County but believes that because of the Village's current population and the projected population, that Lake La Belle and the City of Oconomowoc's public boat launch plus open space areas in the residential neighborhoods, taken together, provide more than adequate open spaces and uses for its residents.

The Village supports the groundwater objective by continuing its local groundwater monitoring program and by its requirement of large lot densities for new development which was implemented as part of the current Master Plan.

The Village supports the implementation recommendations of the updated County Development Plan and has implemented many of these measures as suggested in the current Master Plan such as prohibiting development and regulating the environmental corridors.

## **CHAPTER 4 UTILITIES AND COMMUNITY FACILITIES**

The Village of Lac La Belle provides general governmental, zoning, building inspection, street maintenance and snow plowing, lake patrol and police services. Because of the low population and the low density, the Village has not needed to provide the “urban service” of public water, but has provided sanitary sewer and some storm water management services.

While the municipal services provided by the Village are somewhat limited to general government, street maintenance, public safety and sanitation, residents benefit from a wide variety of metropolitan services provided jointly with adjoining jurisdictions such as fire protection, inter-municipal agreements and park use (at a fee).

### **GENERAL GOVERNMENT**

The Village provides general governmental services including administration, municipal finance, zoning administration and building inspection. The Village is governed by an elected Board of Trustees and Village President. Elected officials serve for nominal compensation. Standing commissions and boards include the Board of Zoning Appeals, Plan Commission and Board of Review.

The Village has an administrator who also serves as the finance/budget director, Sewer commissioner, Police commissioner, Zoning commissioner, Public Works commissioner, Road commissioner, and Village planner.

The Village has a combined Clerk/Treasurer.

Retained contractors include a separate Traffic attorney and general Village attorney as well as a Village engineer, Village assessor, Building inspector, and a Public accounting firm. The Village also contracts with Roger Jones for sewer maintenance work. The Village also has a small road staff for roadside maintenance and snow removal.

### **Law Enforcement**

The Village is served by an eight-person police department. The department's personnel include a part-time police chief, and seven part-time officers. Equipment includes one squad car equipped with radio and computer communication equipment and a plow truck equipped with a radio.

## **Fire Protection**

Fire protection is provided by the City of Oconomowoc and by an inter-municipal agreement with the surrounding municipalities of Ixonia, Town of Oconomowoc, and Ashippun.

## **Lake Patrol**

Currently, the Village Police Department provides a lake patrol during the months of May through September. The Department currently has one 19 ft. patrol boat with a 130hp motor. It is docked near the mouth of the creek at the west end of the Village.

## **Emergency Medical**

Emergency medical services are provided by the City of Oconomowoc Fire Department. First responders are provided by the City of Oconomowoc and the surrounding fire departments.

## **Street Maintenance and Snowplowing**

The Village owns and operates one street maintenance truck. The truck is equipped with snowplowing equipment. In addition, snow plowing and repair services are contracted from independent contractors as needed. The Village's current plowing policy is to plow all public and assist on private roads as contracted.

## **Sanitary Sewer Service**

The Village provides Sanitary Sewer Service to the entire Village. The system was built in the late eighties at a cost of almost two million dollars. It has been substantially up-graded over the past several years with new manholes and valve stations as well as new and rebuilt pumps. The Village water pumped from private wells has a high sulfur content.

The capacity of the sewer system was required to be designed for a much larger area than just the Village. Consequently, when the effluent in these over sized pipes sits too long, an anaerobic reaction takes place creating sulfuric acid. The Village has instituted a drip system of a solution to combat the corrosive effects of this problem.

## **Public Water Utility Service**

The Village provides no public water service directly.

## **School District**

All of the Village of Lac La Belle is in the Oconomowoc School District. Depending on the address locations, elementary students may attend either the Greenland or Meadowview Grade Schools. Grade seven (7) through grade eight (8) attend Native Hill Middle School, and grades nine (9) through grade twelve (12) attend Oconomowoc High School.

## **Private Utilities**

The Village of Lac La Belle is provided with electrical power by a municipal electric power utility operated by the City of Oconomowoc. Electric power service is available upon demand throughout the Village, and, accordingly, the availability of electric power does not constitute a constraint on the location and intensity of development in the Village. There are no electric power generation facilities located within the Village.

Natural gas service is provided within the Village by WE Energies. The Village of Lac La Belle currently contracts with Veolia Environmental Services for their solid waste and recycling program.

## **Other Governmental Sites**

The Village of Lac La Belle currently has no parks. It has a conservancy which extends for most of the village (see map). There are no longer any cemeteries in the Village.

In addition to the use of buildings at Olin Sang Ruby Union Institute on a cooperative as needed basis, the Village has a 30X60 foot storage building on one acre of land off of Skislid road. The building is used to store the snow plow and police car as well as other police and road equipment.

## **GOALS AND OBJECTIVES FOR PUBLIC SERVICES AND FACILITIES**

The objectives and policies for public services and facilities, some of which have been addressed by the Village as of the writing of this document are as follows:

1. The Village should provide an adequate, yet minimum, level of public services and facilities necessary to protect health, safety, and welfare.
2. The Village should continue to study alternatives and maintain options for the provision of improved sanitary sewer.
3. The Village should gain greater influence over the policies and expenditures of governmental and regulatory bodies affecting the Village.
4. The Village should provide a recycle program.

As noted previously in this Chapter, the Village of Lac La Belle currently contracts with Veolia Environmental Services for their recycling program.

Generally, it is the expressed goal of the Village to maintain an adequate, yet minimum level of Village services consistent with its low density and rural development patterns. In reviewing the municipal services provided by the Village, which include general government, law enforcement, fire protection, emergency medical services, road maintenance and snow plowing, it is not anticipated that there will be any substantial changes necessary in the level of services based upon future anticipated growth in the Village.

## **CHAPTER 5 LAND USE**

### **Existing Land Use**

A long range Land Use Plan must be based upon careful consideration of the existing land use patterns and physical characteristics of the land and the long term needs of the community in order to be sound and realistic. The Village of Lac La Belle is entirely single family residential except for the conservancy and two institutional users. The institutional users are the Olin Sang Ruby Union Institute (a retreat on approximately 200 acres used for young Jewish children) and Rollings Hills Golf Course (approximately 120 acres). There is no other retail or commercial use except for a bar and small concession stand at the golf course. Occasionally both Rolling Hills and Olin Sang Ruby rent space for banquets or other large gatherings.

### **Urban Land Uses**

Urban land uses by definition include those areas where houses or other buildings have been constructed in relatively close proximity, or where a closely spaced network of minor streets have been constructed, thereby indicating a concentration of residential, commercial and industrial, governmental or institutional uses.

Residential use is included in the urban land use definition. In communities where lakes are wholly contained within their borders the surface area of the lake is usually counted as a non-urban category of land use. There is no true measurement of the portion of Lake La Belle within the Village's borders. However any measure of this non-urban category when combined with the Village's other green-space (conservancy, golf course and O.S.R.U.I.), would mean that the majority of the Village is clearly non-urban.

In keeping with the hamlet approach favored by the city on which the Village is dependent for fire and sewage-treatment, the Village has not sought to develop any commercial property that might compete with the City of Oconomowoc. Further the Village has not actively tried to expand beyond its current borders.

### **Land Values and Demand**

In 1986 the Village of Lac La Belle had an equalized value of less than \$9,000,000.00. In 2006 the Village of Lac La Belle had an equalized value of more than \$142,000,000.00 with additions of land of only minor value thru annexation. This speaks well for the management and planning of the Village as well as good economic fortune.

The average lake-front property is currently valued at approximately \$1,000,000.00.

## **Current Village Ordinances Regulating Land Use**

As previously mentioned Lac La Belle's current Master Plan (attached) delineates the Village's extensive use of zoning for wetland, shoreland, and Primary environmental corridor to restrict development both on and off the lake. The protection of wetland in particular equates to the protection of water quality which means property value and tax base in the Village of Lac La Belle.

The Village of Lac La Belle currently has a Subdivision Control Ordinance, Chapter 7 of its Zoning Code, which regulates divisions of land, both in the Village and in extraterritorial areas. The definition of a subdivision is consistent with Chapter 236 of the Wisconsin State Statutes, which allows numerous lots to be created by Certified Survey Map. The current definition of subdivision is consistent with Chapter 236 which defines a subdivision as, "Any parcel which is divided, which creates more than four lots less than 1½ acres." Since the remaining undeveloped and un-platted land in the Village is owned by the Village, it is anticipated that any future land divisions in the Village will probably be by Certified Survey Maps. The current Subdivision Control Ordinance does allow the Village to regulate land divisions in the extraterritorial areas, as long as they are consistent with and promote agricultural uses and are compatible with existing land uses and traffic and do not create detrimental effects on adjacent land uses.

The current zoning ordinance in the Village of Lac La Belle contains nine residential categories.

The R-I zoning district requires an eighty-five foot set-back from the center of the road, with a side yard set-back of a combination of 30 feet; not less than 12 on a side. The rear yard set-back is 40 feet and the height restriction is 35 feet. Minimum lot size is 20,000 sq. ft. and 75 ft of lake frontage is required.

R-I-A is consistent with R-1 but further requires a lot size of 30,000 sq. ft and 100ft. in width.

R-II is consistent with R-I but requires a 90 ft. front yard set-back.

R-III is consistent with R-I, but has the height and area restrictions of R-II

R-IV is consistent with R-I, but requires a lot size of 30,000 sq. ft. and a minimum width of 100 ft.

R-V is consistent with R-I, but requires a lot size of 30,000 sq. ft. and 100 ft. of both lot width and lake frontage.

R-VI is consistent with R-V, but has a 100 ft. front yard set-back.

R-VII has use consistent with R-IV and height and area restrictions requiring five acres and a width of 200 ft.

R-III is consistent with R-I except as follows:

- Height limited to 35 ft.

- Side yard must be a combination of at least 40 ft. not less than 20 on a side,

- Rear yard must be at least 40 ft. (100ft from water) with 30,000 sq ft required.

## **CHAPTER 6 TRANSPORTATION**

### **1. Regional Highway Access**

The Village of Lac La Belle is exceptionally well served by regional arterial highways linking the Village to Milwaukee and Madison and other employment centers. Most of the Village is located within two miles of an on ramp onto the S.T.H. 16/67 bypass which then gives them access to Interstate 94 at the S.T.H.67 interchange. The Village residents actually have the option of two access points to the bypass at either end of the Village.

### **2. Local Systems**

The local street system consists of Lac La Belle Drive, which is maintained by the Village. Access to the Village is via S.T.H 16 on the West and S.T.H. 67 on the East. The Village can be accessed on Saeger Avenue at its mid-point. Part of Saeger Avenue is in the Village and is maintained by the Village.

The Village enforces a 15 MPH speed limit on Lac La Belle Drive where it is near the Lake. Lac La Belle Drive is a dead end at three points and carries almost exclusively local traffic.

Typical street widths of Village streets are 20 feet of pavement. None of the streets have sidewalks, and very limited curbs and gutters. None of the Village streets are designed to carry significant traffic volumes. A deteriorating bridge on the west end of the Village may not warrant replacing and ultimately require a dead end.

### **3. Private Roads**

Some of the residences in the Village are served by private roads, which are privately constructed and maintained. The Village currently provides limited snow plowing service to both private drives and private roads.

There are five goals and objectives regarding the transportation system. Those are listed as follows:

1. To the maximum extent practicable, eliminate and discourage non-local traffic from using residential streets in the Village as a shortcut route.
2. Support the construction of bypasses and other arterials outside the Village, which would relieve traffic on Village streets.
3. Encourage new streets serving new development areas in the Village to connect directly to existing county trunk highways or other designated collectors and arterials.
4. Maintain reduced speeds on local streets for pedestrian and vehicle safety.

5. Increase recreational, pedestrian and bicycle safety on Village streets.

## **JURISDICTIONAL CLASSIFICATIONS**

The Jurisdictional Highway System Plan for Waukesha County 2020 identifies Highway 16 and the Oconomowoc Bypass (S.T.H. 67) as Type I State Trunk Highways - Freeways.

Lac La Belle Drive is a local sub-collector or local access street under Village jurisdiction.

## **FUNCTIONAL CLASSIFICATIONS AND STANDARDS FOR LOCAL RESIDENTIAL STREETS WITHOUT CURB AND GUTTERS**

<u>Street Type</u>	<u>ROW Width</u>	<u>Pavement Width</u>	<u>Shoulder Width</u>	<u>General Function</u>
Collector	40' to 50'	36'	5' – 6'	Two moving lanes On-street parking
Sub-collector	30' to 40'	26'	5' – 6'	Two moving lanes Limited parking
Local access (cul de Sacs, Short loops)	24' to 30'	20'	4'	Two moving lanes Emergency parking
Local access	20' to 28'	18'	4'	One moving lane Emergency parking

## **RECOMMENDED TRANSPORTATION POLICIES**

1. Maintain development patterns, which enable the Village to keep low traffic volumes on local residential access streets

It is an expressed goal of the Village to maintain all of the existing local streets as low volume local access and sub-collector streets serving primarily abutting properties. The intent of the Village's Master Plan is to preserve low-density development throughout the Village. The Village does not intend to accept new subdivisions, which would require significant upgrades of any of the local streets. Any new large-scale development within or adjoining the Village should access directly onto the State Highway or the County Trunk Highway system.

2. Discourage Non-local through Traffic

The Village has sought to reduce the volume of traffic on Lac La Belle Drive, with the addition of traffic control boulevards with narrow lanes on either side and other techniques. The completion of the Oconomowoc Bypass (S.T.H. 16/67) and the dead ending of East Lac La Belle Drive has reduced the non-local through traffic which previously used the Village of Lac La Belle as a thorough fare.

## **BICYCLE AND PEDESTRIAN TRAFFIC**

The Bicycle-Way System Plan for Waukesha County 2020 prepared by SEWRPC designates bicycle ways for Waukesha County on existing utility or natural resource corridors and public street and highway right-of-ways.

The Village has hosted run-walk marathons through the Village that make use of scenic Lac La Belle Drive. The Village has instituted specific ordinances for crowd control while hosting events such as this. The Village generally encourages biking and hiking along the lake, where it has limited automobile traffic to 15 mph to accommodate foot and bike traffic.

## **PUBLIC TRANSPORTATION**

The Village of Lac La Belle has an overall density not exceeding one residential unit for every one-half to five acres when consideration is given to its proximity around the lake and therefore it is not reasonable or necessary to provide any public transportation system to its residents.

The nearby area, in general, is serviced by two bus routes which provide regional services. A local transit service is provided along S.T.H. 67 by Wisconsin Coachline and regional service is provided by Badger Bus between Milwaukee and Madison. There is a Park and Ride on S.T.H. 67 and the Oconomowoc by-pass.

## **RAILWAYS**

Waukesha County is serviced by five railroad companies over a total of 107 miles of line. The CP Rail System formerly known as the Soo Line with 26 miles of track passes through the City of Oconomowoc, providing freight service over an east-west line traversing the County from the Village of Elm Grove to the City of Oconomowoc. Intercity rail passenger service is provided by Amtrak from Chicago to Minneapolis over this line, but the nearest stops are Columbus and Milwaukee.

## **AIRPORTS**

There are no airports in the Village. Residents are serviced by Waukesha County Crites Field, which is classified as a General Utility Stage II airport, which means it is intended to serve all single engine, virtually all twin engine piston and turboprop aircraft, and most business and corporate jets. Mitchell International Airport is located in Milwaukee County approximately 40 miles away and provides the residents with a number of commercial carriers.

## **THE 2035 REGIONAL TRANSPORTATION SYSTEM PLAN FOR SOUTHEASTERN WISCONSIN**

The Southeastern Wisconsin Regional Plan Commission has recently updated the 2020 Regional Transportation Plan to the year 2035 and has asked that all counties and local communities in the Region endorse the “2035 Regional Transportation System Plan for Southeastern Wisconsin”.

This document updates the previously adopted 2020 Plan for Southeastern Wisconsin. The updated Plan contains recommendations on public transit, bicycle and pedestrian trails, and the Arterial Street and Highway System in Southeastern Wisconsin. The Plan is intended to promote convenience, efficiency, and safe access while having minimum environmental impact on the natural resources in the region.

The public transportation element categorizes the Oconomowoc area as in the “Rapid Transit Area” The Plan promotes easy access by automobiles to Transit Stations which are proposed at Park and Ride facilities to be located at Hwy. 16 and HWY. 67.

The High-Speed Rail is planned to provide transport between Milwaukee and Madison and ultimately Chicago and Mineapolis. Originally a station was planned for the City of Oconomowoc. This is now in doubt.

The bicycle and pedestrian element promotes the resurfacing and reconstruction of approximately 3300 miles of existing arterial streets and highways in the region.

The plan discusses specific travel demand management measures which include, “cash out of employee paid parking” which means that instead of employers paying for parking for people in the region, the employees’ salaries should be increased with the hope that they would take mass transit and pocket the money. The plan promotes additional motor fuel taxes and increased vehicle registration fees.

Currently 100% of the cost of the state highway construction is paid for by these fees and 20% to 25% of the county and municipal streets construction costs. The plan further goes on to note that with the accommodation of more fuel efficient vehicles and alternative fuels this may render the fuel tax obsolete.

The adopted plan map for “ Functional Improvements to the Arterial Streets and Highways” for the Region indicates that I-94 east of Hwy. 67 will be improved to six lanes and a new interchange will be constructed at the intersection of I-94 and C.T.H. “P” to accommodate the Pabst Farms development. The County has withheld its contribution and put this on hold pending development of the Pabst Farms. Other improvements in the area include expanding C.T.H.”P” north to four lanes, and improvements to the County system also include the re-surfacing and reconstruction, but only to provide the same capacity.

The plan states that the bicycle and pedestrian recommendations of the 2035 Plan be incorporated into existing local plans.

## **CHAPTER 7 HOUSING ELEMENT**

Wisconsin's planning law requires that a local plan include a housing element. The planning process necessitates that local government analyze the impact of the policies and regulations of the local government on the development of various types of housing. The analysis is intended to take into account the current and projected housing needs of the community. The analysis should result in policies, which provide opportunities for development for the types and amounts of housing expected to be needed over a twenty-year planning period. The housing element is to discuss the objectives, policies, goals, maps and programs the local unit of government has available to provide an adequate housing supply which meets the existing and forecasted housing demand in the local governmental unit. The Village should assess the age, structural type, value and occupancy characteristics of the existing housing stock and identify specific policies that promote the development of housing for residents and provide a range of housing choices which meet the perceived needs. The Village should analyze the availability of land for development or redevelopment, and how to maintain or rehabilitate the Village's existing housing stock.

As noted in the Land Use Chapter, there are currently only three parcels; the golf course (120 acres), Olin Sang Ruby (200 acres) and the "farm" (57 acres owned by the Village) that are un-platted and undeveloped land in the Village. These parcels could be used for future development. Based upon an analysis of the existing zoning, only if an existing owner requested rezoning for a parcel they own would a development even be possible. Given the Village's long standing commitment to wetland and green space, it does not seem likely that rezoning would be granted.

The current affordable housing standard average in southeastern Wisconsin for an improved property is \$208,500. It is not feasible to provide affordable housing within the Village Lac La Belle given the limited amount of land and current land values.

The 2000 census indicated that there were 131 housing units, 115 of which were owner occupied, and four were rented. Presumably the remainder were seasonal or vacant. Only 3.1 percent were rented compared to a state wide average of 28.3 percent. The median value of a home in the Village in 2000 was \$479,600.00 compared to \$109,900.00 State wide.

The median year a structure in the Village was initially built is 1945 according to the 2000 census. The average value for lakefront property in the Village is approximately \$1,000,000.00.

In analyzing the age of the existing residential structures in the Village, 38.2% of the living units were built before 1939.

## AGE OF RESIDENTIAL STRUCTURES

<b>Year Structure was Built</b>	<b>Number</b>	<b>Percent</b>
1939 or sooner	31	23.7%
1940 to 1959	18	13.7%
1960 to 1979	29	22.1%
1980 to 1989	3	2.3%
1990 to 2000	50	38.2%

According to the 2000 census, the median number of rooms in the single-family living units in the Village was 8.0 rooms, with 55 units having nine or more rooms or 42.0% of the living units and 9.9% of the single family units having five or fewer rooms.

The tenure in the 119 occupied living units in the Village according to the 2000 census is as follows:

## TENURE OF OCCUPIED LIVING UNITS

<b>Years of Tenure</b>	<b>Number</b>	<b>Percent</b>
1999 to March 2000	24	20.2%
1995 to 1998	34	28.6%
1990 to 1994	25	21.0%
1980 to 1989	12	10.0%
1970 to 1979	15	12.6%
1969 or earlier	9	7.6%

Seventy percent (69.8%) of the persons moving into the living units in the Village occupied those units after 1990 or less than ten years.

In analyzing the value of the 113 owner occupied living units in the Village of Lac La Belle according to the 2000 census, the median value was \$483,300.00.

## VALUE OF OWNER OCCUPIED UNITS

Value	Number of Units	Percentage
Less than \$100,000	-0-	-0-
Between \$100,000 and \$199,999	11	9.7%
Between \$200,000 and \$299,999	7	6.2%
Greater than \$300,000		
Between \$300,000 and \$499,999	43	38.0%
Between \$500,000 and \$999,999	36	31.9%
Over \$1,000,000	16	14.2%

### Rentals

With only four specified rental units in the Village of Lac La Belle it is hard to glean any particular trend or insight. Rentals in the Village tend to be seasonal or vacation rentals

The reported vacancy rates are higher in the Village than the Waukesha County average, which is 4%, and the State of Wisconsin, average which is 11.4%. Most of the higher vacancy rate can be attributed to the seasonal nature of some of the Village's living units.

The Median rental reported in the 2000 census was \$950.00/month.

### Housing Supply and Demand

As part of this housing element, the Village should analyze the various types of data to determine how the housing supply matches the demand. This analysis is important because it identifies the issues that the housing elements will need to address. This analysis can help set priorities for the elements such as rehabilitating existing housing stock, adding rental housing for older persons and persons with special needs. The plan should focus not only on the present situation, but also on future trends and issues, which will guide the community housing policy and action over the next 20 years.

The first part of the analysis should be future housing production needs. As noted previously, it is projected over 20 years that there is the potential for development on only three or four currently platted lots. It is unlikely any of the un-platted land currently zoned as green-space or institutional will be rezoned. The 2000 census indicated there was a 2.1% vacancy rate, which is determined according to HUD by

the number of housing units vacant and available divided by the total number of housing units. This is important in determining whether the housing supply is adequate to meet the demand. Some vacancies are necessary for a healthy housing market. According to HUD, an overall vacancy rate of roughly 3% is considered best. This rate allows consumers adequate choices for owner occupied housing at an acceptable rate of 1.5%, while for rental housing is 5%. As part of the Smart Growth law, communities are to do an analysis for housing affordability.

There are a number of different approaches to analyzing housing affordability. The approach approved by the U.S. Department of Housing and Urban Development for consolidated plans is to look at the median income for a community and determine how many units are available to various low and moderate households. Extremely low income households are those with incomes below 30% of the area median household income, very low is defined as an income between 30% and 50% of the area median household income and low income households are those with incomes between 50% and 80% of the affordable median household income. Moderate income households have incomes between 80% and 95% of the area median household income. HUD defines affordability as paying no more than 30% of the household's income for housing.

This affordability standard does not say that households are not able to pay more than that amount. Households may choose to pay more to get the housing they need or want. According to HUD's standards, people should have the choice of having decent and safe housing for no more than 30% of their household income. HUD annually publishes a table for all counties and for entitlement jurisdictions that lists median household income and incomes of 30%, 50% and 80% of the median income for households of different sizes. It defines those categories as extremely low - 30% or lower, very low - 50% and below and 80% and below. Households between 80% and 100% are categorized as moderate income households. Many federal and state housing funding programs are tied to those definitions.

To learn whether this is an adequate supply of affordable housing, the number of households within the various income categories must first be determined. In order to determine if there is an adequate supply of housing affordable to households of various income categories, the incomes in various categories must be converted to an affordable monthly housing payment.

For example, assuming the annual income for a household in the 50% median income for a certain area is \$24,000, the first step is to divide the \$24,000 monthly income by 12, and this yields \$2,000. The next step is to multiply the monthly income by 0.3 or 30%, to determine the monthly amount the household can afford for housing, this yields \$600. The next step is to determine how many units are affordable in the community at monthly costs of \$600 or less. To determine if the supply is adequate, compare the number of units available with the number of households with incomes in that category. This a very rough measure since most of the households in the category will have a range of incomes with \$24,000 being the

maximum.

Another issue to consider is the availability of housing for employees of new or growing industries. Is there an adequate housing supply at prices affordable for employees with these industries? Is there affordable priced housing convenient to the facility or will workers need to commute from elsewhere? According to HUD, and based upon the 80% criteria for the Metropolitan Milwaukee median income for a family of four is \$53,750 of annual income. For a family of two it is \$43,300. In using the housing affordability analysis, with the household income for the Village of Lac La Belle according to the 2000 census median income of \$96,712.00 and using the 30% rule, the average household can afford to spend \$2,417.80 monthly on housing. This is well above the average for Waukesha County, which has a median household income of \$62,839, of which 30% would be \$1,571.

In reviewing the Village of Lac La Belle's residential property assessed values, fewer than half a dozen properties or 5% of the Village's residential structures are considered affordable housing based upon the \$208,500 figure. It should be noted this is a reduction in the number of structures based upon the structure values in the 2000 census, which listed more properties which were owner occupied having a value of less than \$200,000. The median property value, according to the 2000 census was \$479,600.00 which greatly exceeds the Waukesha County median value then of \$96,300.

As part of this analysis, the Village is to consider the availability of housing for employees of new or growing industries. Other than the golf course and a few home occupations there is virtually no commercial activity in the Village of Lac La Belle.

### **Government Activity in Housing**

An inventory of government sponsored housing and housing related programs is necessary in order to understand and assess the potential role of government in helping the private sector to meet the housing needs in the Village of Lac La Belle and Waukesha County, in particular. There is an array of local, state and federal housing programs, which are diverse and deal with a full range of housing and housing related issues. The types of housing programs described herein generally fit into the following categories:

1. Programs of local housing agencies and organizations, which are designed to expand opportunities for more affordable housing, provide one-time rental or home buyers assistance, and encourage housing rehabilitation.
2. Programs, which provide subsidies or incentives for developers to construct or rehabilitate housing affordability by, lower income households.
3. Programs, which provide direct subsidies to income to qualified households.

In Waukesha County, there are a number of local housing programs receiving

funding from state and federal sources. None of these programs currently exist in the Village of Lac La Belle. Local organizations have been formed in Waukesha County to address housing issues since the late 1980's. At the local level, there is the Community Housing Initiative, Inc., Waukesha County Homebuyer Program and the Waukesha County Lenders Consortium. At the state level, there is the Wisconsin Department of Administration Division of Housing, Housing Cost Reduction Initiative, Wisconsin Housing Economic Development Authority (WHEDA), Low Income Housing Tax Credit Program, Multi-Family Tax Exempt Rental Housing Program, Taxable Bond Fix Rate Financing Program and Housing Grant Program. At the federal level, there is the U.S. Department of Housing Urban Development (HUD), Section 8 Low Income Rental Assistance Program, Section 8 Low Income Rental Assistance Program Individual Rental Projects, Low Income Public Housing, Community Development Block Grant Program, Home Investment Partnership Act Program, United States Department of Agricultural Farmers Home Administration, Section 502 Rural Housing Subsidy Program, and the Section 516 Rental Housing Program formed to promote increased lending for the purpose of expanding home ownership and workforce development in Waukesha County.

Further, since it is the belief of the Village of Lac La Belle that it has only a limited amount of land and it is projected over the next 20 years to have the potential of up to only five new residential living units, it is not realistic to plan for affordable housing, or housing for the disabled in the Village of Lac La Belle.

### **Development Cost Estimates**

The overall cost of constructing and occupying housing is determined by a number of component costs, including the costs of the land, the land development materials and labor, fees and permits, the developer and builder profit margins and financing. For purposes of this analysis, it is assumed that such component costs are competitively determined by market forces and are as a practical matter as low as can be expected. One of the issues in developing affordable housing is the cost estimate. It is assumed that all housing would be provided with basic public infrastructure facilities, including public sanitary sewer, a public water supply, storm water management, paved streets with curb and gutter, sidewalks and street lighting. It is further assumed that in order to provide housing at the lowest reasonable costs, lot sizes for single and two-family housing units would not exceed 7,200 sq. ft. in area and multi-family housing would be provided at a density of 14.5 units per acre or approximately 3,000 sq. ft. of site area per dwelling unit.

The Village of Lac La Belle simply does not have these services or infrastructure available, except for sanitary sewer. Annexation of undeveloped land would be miles away from any public services or public transportation.

Further, annexation of additional lands which do not have Lake La Belle water frontage is contrary to the goals of the Village, unless required to protect lake quality.

## Setting Goals and Actions

The residential development goals of the Village of Lac La Belle do not encourage dense multi-family or single family development and based upon the current land values, home values and the lack of public services, it is unrealistic to plan for any affordable housing within the Village. The Village is a bedroom community with ostensibly no commercial development, and the established goals for residential development in the Village are as follows:

- Density as low as feasible, consistent with other public policy considerations.
- Only low density detached single-family residential uses, to be owner occupied.
- Minimum lot sizes of one half, to five acres per dwelling unit.
- Prohibiting pyramiding onto Lake La Belle.
- Prohibit ownership and occupancy of single-family residences by more than one family or group.
- To promote more intense, denser development is contrary to other goals and objectives of the Village such as its environmental quality goals which are intended to protect and improve the water quality of Lake La Belle and its tributaries.
- Preserve the natural quality of the shore-land, promote vegetative buffers, and protect wetlands, woodlands and upland and lowland conservancies.
- Discourage unnecessary tree cutting and retain the vegetative quality of existing wooded areas in the Village.
- To provide adequate, yet the minimal levels of public services and facilities necessary to protect health, safety, and welfare.
- To maintain the low-density rural appearance.

## Smart Growth Requirements

Section 66.1001(1)(b) of the Wisconsin State Statutes states that the housing element of the Comprehensive Plan must identify specific policies and programs that do three things:

1. Promote the development of housing for residents of the local government unit and provide a range of housing choices that meet the needs of persons of all income levels, all age groups and persons with special needs.
2. Promote the availability of land for the development or redevelopment of low income and moderate income housing.
3. Maintain or rehabilitate the local governmental units existing housing stock.

According to the 2000 census profile of selected economic characteristics for the residents of the Village of Lac La Belle, 2.7% of families or 1.8% of the population were below the poverty line, including 2.5% of those under 18 and none of those age 65 or older.

The profile of select social characteristics in the 2000 census provides statistics for disabled persons and non-institutionalized population. According to those statistics, there were 24 people (five years old or older) 7.7% of the Village population with a disability. This compares with 19.3% nationally.

If the Village decides to provide for the development of single family affordable housing, it should complete an inventory of those parcels to determine if they are buildable, and whether they can meet the appropriate zoning standards, have any physical constraints because of wetlands or floodplains, and whether they can potentially accommodate on-site sewage disposal systems which meet the Waukesha County Ordinance Regulating Onsite Sewerage Disposal Systems. (The Waukesha County Code of Ordinances does not allow the construction of new residential structures on holding tanks unless sewer is expected in two years).

In regards to maintaining or rehabilitating the local governmental units' existing housing stock, the Village currently has as part of its goals and objectives to keep existing structures updated, and the seasonal cottages which currently exist in the Village are being torn down and reconstructed with new year-round residential structures. Typically, these structures are on the lake and would not be considered affordable housing. It should be noted the land values of the vacant parcels in the Village would make it impractical to construct affordable housing.

The Smart Growth Law (1999 Wisconsin Act 9), stated that beginning in 2005, aid could be provided to cities, towns and villages for each new housing unit sold or rented on lots less than ¼ acre in size. Aid would also be given for new housing units having a value of no more than 80% of the median sale price for new homes in the County where the community is located. However, the specific components of the program, including the amount of the aid had not yet been developed. Because of the existing zoning categories, the Village does not plan to provide any housing on lots less than ¼ acre in size with on-site sewage disposal system and private wells.

With the Village's existing zoning categories typically allowing new development on lots of one half to five acres, the current zoning regulations do not encourage the densities and lot sizes necessary in order to provide a full range of housing to its residents. Smaller lot sizes and increased densities can be linked to other community planning objectives. For example:

1. Preservation of farmland, open space and environmentally sensitive areas by reducing the overall amount of land needed for housing.
2. Improving the viability of mass transit and providing opportunities for persons to live near their jobs.
3. Use existing infrastructure more efficiently with more compact development, thus reducing service costs and saving tax dollars.

It has been determined by the Village that none of these would pertain to the Village of Lac La Belle as stated in previous chapters. There is currently no land farmed in the Village and most of the environmentally sensitive areas are already protected through land use regulations. The Village does not provide mass transit facilities for residents to commute to their jobs on public transportation. According to the 2000 census, residents of the Village commuted an average of approximately 22 miles (34.6 minutes) per day to their jobs. Also, the Village has chosen to provide minimal infrastructure as necessary.

The major goal of the Village is to have low density, single-family, owner occupied residences on large lots because of the unavailability of municipal services and to protect the environmental quality of the Village of Lac La Belle. None of the changes to the existing zoning and subdivision ordinance standards suggested in the Smart Growth documents such as reducing setbacks, narrower streets, clustering development, lot design, density bonuses, zero lot line or mixed use development are consistent with the aforementioned goals.

## **CHAPTER 8 ECONOMIC DEVELOPMENT**

Economic development is vital for communities in Waukesha County. With optimum paying jobs and growing businesses, the communities in Waukesha County and the Region will be able to maintain and expand their quality of life. In order to maintain the highest quality of life for its residents, communities in Waukesha County must work together to sustain the County and Regional economy. The communities need to work together to foster job growth and new business development. The communities in Waukesha County need to determine the future demand for land, which an updated County Plan must designate based upon the future population, household and employment levels. Future population, household, and employment levels must therefore, be forecasted with land use and supporting facility plans being designed to accommodate forecast conditions. Included in the following is descriptive information pertaining to measures of economic activity and employment projections. The Village of Lac La Belle has no land for new development of additional commercial or industrial use.

### **Waukesha County Economic Development strengths, concerns and weaknesses**

As part of the update of the Waukesha County Development Plan, the Economic Development Subcommittee has analyzed the strengths, concerns and weaknesses of Waukesha County's economic development.

The economic strengths include local entrepreneurship fostering business growth, the Milwaukee-Waukesha Metropolitan Statistical Area (MSA) having a 1.5 million person population, businesses wanting to establish equity by owning commercial or industrial land rather than renting, employees superior work ethic, Waukesha County's growing tax base, a variety of recreational activities such as local, county, state parks, lakes, and natural areas to attract employers and employees and an increasing population, innovative business leaders and quality education, both public and private.

Issues which the Economic Development Subcommittee considered as weaknesses were:

- The median price of a home has increased in the last decade faster than the median income
- How to generate enough income to maintain municipal and county services
- Health costs
- Regional and countywide cooperation
- Individual development plans which compliment each other
- Increased transportation costs
- The rising population and its impact on local school districts

- Cyclical over-development of office space
- The need for additional technology development
- The need to continue to increase the number of people with college and technical degrees
- The need to maintain and expand our transportation infrastructure
- A declining water supply
- An aging workforce
- Lack of ethnic diversity of the population

Besides the Economic Development Subcommittee of the Waukesha County Development Plan, other issues arose when the Waukesha County Economic Development Corporation (WCEDC) completed 24 listening sessions with businesses in early 2000. The businesses which attended the listening sessions accounted for 80 percent of the payroll in the County. Those businesses prioritized 12 major issues based on the impact each issue was thought to have on the County's economy. Those findings are things that Waukesha County and the local communities should take into account in creating the preparation of their individual Land Use Plans, such as:

- Infrastructure limitations
- Labor force issues
- Resource allocation across educational units
- Multiple layers of government
- The government's and citizen's lack of understanding of business issues
- Insufficient resources for new businesses
- The high cost of health insurance
- Image problems for attracting new business, entrepreneurs, young workers and visitors
- The loss of corporate headquarters with high paying jobs
- Excessive governmental regulations
- The lack of area businesses investing in new technology to make them competitive globally
- Unresolved regional issues caused by fragmented and short-term governmental and business planning

### **Workforce Analysis**

In order to plan for future economic growth and development it is essential to understand the current workforce demographics. Workforce data that is often analyzed includes income, educational attainment, labor availability, and employer information.

## **Median Household Income**

The Waukesha County median household income was \$62,839 in 2000. This is the second highest county median household income in the state and fifty-first highest in the nation. A total of 84,720 county residents making up over 21 percent of the population were considered low to moderate household income by the U.S. Department of Housing and Urban Development (HUD). In the Village of Lac La Belle, the median household income was \$96,712.00, according to the 2000 census and the median family income in the Village was \$100,000.00.

In 2004, Waukesha County ranked third in Wisconsin in average adjusted gross income behind Milwaukee and Dane counties. In 2004, Waukesha County residents generated 12 billion dollars in individual adjusted gross income. The average adjusted gross income per return filed individually or jointly ranged from \$32,824.00 in the Village of Butler to \$592,030 in the Village of Oconomowoc Lake.

## **Per Capita Personal Income**

Per capita personal income is defined as a location's total personal income divided by its total resident population. This measure is one of the most widely used measures of a location's economic health. According to the U.S. Bureau of Economic Analysis, per capita personal income in Ozaukee County was \$50,543 and per capita income in Waukesha County was \$43,455 in 2004. Other adjacent counties such as Dodge, Jefferson, Milwaukee, Racine, Kenosha, Washington and Walworth counties in the southeastern part of the state have a much lower per capita personal incomes when compared to Waukesha County.

According to the 2000 Census, the per capita income for residents in the Village of Lac La Belle was \$46,749.00, with a per capita income for males of \$89,119.00 and females of \$39,375.00. As part of the update of the Waukesha County Development Plan, the County analyzed the per capita incomes in the counties around Waukesha County and other selected U.S. Metropolitan Statistical Areas (MSA). From a regional and national perspective, looking at MSA of similar population size or larger, the Milwaukee-Waukesha MSA ranks lower in per capita income. Per capita income is higher not only in MSA's within the Midwest, but also in MSA's with similar populations in other regions of the United States.

## **Educational Attainment**

Waukesha County has a highly educated population and has the third highest percentage of people with associate, bachelors, graduate, and professional degrees in Wisconsin. Educational institutions which offer associates or bachelor degrees at locations in Waukesha County include:

- Cardinal Stritch University
- Carroll College
- The Keller Graduate School of Management
- Ottawa University
- The University of Phoenix
- The University of Wisconsin-Waukesha
- Upper Iowa University
- Waukesha County Technical College

In addition, the University of Wisconsin-Whitewater and the University of Wisconsin-Milwaukee provide Master of Business Administration (MBA) Degree programs at UW-Waukesha. The University of Phoenix and the Keller Graduate School of Management also offer graduate degrees at locations within the county. It is important for higher education institutions and businesses to continue to develop and maintain relationships that integrate constant changing concepts, innovation and technology into core business functions so Waukesha County and its municipalities can continue to grow in a rapidly changing global economy.

In analyzing the educational attainment of the residents of the Village of Lac La Belle, 98.3% graduated from high school, 56.7% obtained bachelor's degrees.

## **Workforce Demographics and Labor Availability**

In 2005, Waukesha County had 205,012 people employed in its workforce, with an average unemployment rate of 3.9 percent. As stated above, Waukesha County has a highly educated workforce with an outstanding work ethic that produces high quality goods and services. Countywide, one of the biggest concerns is that the workforce is growing older and the Village of Lac La Belle is no exception as 48.9% of the population is over 45 years of age. The median age in the Village of Lac La Belle is 43.9 years, whereas the median age countywide is 38.1.

## **Large Employers**

The largest employers in Waukesha County are doing business in the health services, medical product innovation, retail, wholesale, government, education and communication sectors. Collectively these types of businesses employ approximately 30,030 workers making up 11 percent of the total workforce in Waukesha County. In 2002, the County had 12,579 businesses. Ninety three percent of those businesses had less than 50 employees. The Village of Lac La Belle has no significant employment commercial enterprise. The Village of Lac La Belle has no land available for new commercial businesses. Waukesha County's total share of the regional employment in the seven county Southeastern Wisconsin Region has grown from three percent in 1950 to 22 percent in 2000. In 2000, Waukesha County had over 270,000 jobs, an increase of over 80,000 jobs since 1990.

## **Employment and Wages**

In 2004, the average annual wage paid to workers employed in Waukesha County was under \$40,000 per year, which is below the \$46,749.00 per capita income of the 2000 Census for residents of the Village of Lac La Belle. It is vital to the future economic growth of the County and region to continue to focus on creating jobs in the higher paying sectors, since manufacturing jobs will likely continue to decline.

## **Industry Analysis**

Waukesha County has experienced significant employment growth between 1990 and 2000 in finance, insurance, and real estate, services, construction, wholesale trade and retail trade. For planning and economic development purposes, it is important to analyze and understand what industry sectors have the greatest potential for future job growth. Generally, in Waukesha County the services type industries which include business, repair, personal, entertainment, recreation, health, education, accommodation, food and social and professional services made up 28% of the total employment opportunities in Waukesha County, which was a 39% change increase from 1990 to 2000.

The only type of industry which decreased between 1990 and 2000 was the agricultural industry, which is 1% of the total employment and had a 15% decrease in the ten year period. Other industry trends included manufacturing which is 21% of the total employment in Waukesha County and increased 21% in the 10 year period, retail trade which is 16% of the total employment and increased 28% and construction which is 7%, but increased 31% between 1990 and 2000. This is relevant for the Village of Lac La Belle and the County but to reiterate, the Village has no significant employment from commercial enterprises.

## **Agriculture**

Although agriculture is still a viable economic sector in Waukesha County, the type of agricultural opportunities has shifted from dairy farming to specialty crop production, orchards, greenhouses, and plant and tree nurseries. According to the 2000 Census, no one in the Village of Lac La Belle is involved in agricultural employment.

## **Commercial and Industrial Uses**

In 2000, Waukesha County had 55,451,190 sq. ft. of space in manufacturing and another 871,189 sq. ft. projected for future manufacturing development. In addition, there was 86,334,846 sq. ft. being used for wholesale and storage and 100,970,824 sq. ft. was in commercial uses within the County. In the Village of Lac La Belle there is only one for profit commercial establishment which supports three or fewer full time jobs. The golf course has grounds-keepers and an attendant/mgr.

## **Master Plan**

The Master Plan for the Village reflects the following;

- The Village should discourage commercial development in all areas within the Village limits.
- The Village should closely monitor development in general, and pursue such actions as reasonable and necessary to effectively mitigate any adverse impacts from development on: traffic, public safety, lake water quality, property values and the “rural/lake country” residential ambience within the Village.

## **Current Business Uses**

Other than home occupation and a non-profit children’s retreat, the only commercial enterprise in the Village of Lac La Belle is Rolling Hills Golf Course. It Employs an attendant, grounds crew and a part-time bartender.

## **Commercial Property Values**

In analyzing the property tax roll of the commercial properties in the Village of Lac La Belle (other than the property owned by utility companies and a portion of the Olin Sang Ruby Union Institute property that is taxable), the only taxable commercial property is the Rolling Hills Golf Course. It is assessed at \$3,200,000.00. The Golf Course is the second oldest course in the State of Wisconsin. The clubhouse was renovated in 2002.

## **Recommended Business District Improvements**

The intent of the Village is to maintain the Rolling Hills Golf Course as a buffer between itself and whatever is ultimately developed in the Town of Oconomowoc. The Village has assisted the Golf course in maintaining the creek that runs through it and will continue to monitor the creek's impact on the Lake in the future. The Village hopes to assist the Golf course in any way it can in the future.

## **Expansion of Business District**

It is not anticipated that the Village of Lac La Belle will expand its business district. There is a limited amount of land available in the Village. It is the intention of the Village to remain "hamlet" (bedroom community) for the City of Oconomowoc.

Successful implementation of effective commercial redevelopment programs will require coordination among the various private businesses in the area. A joint extraterritorial committee, consisting of representatives from the Village, City of Oconomowoc and the Town of Oconomowoc may ultimately be useful.

## **Overall Employment Projections**

Employment projections are important to analyze when planning for future economic development. Planners, businesses, and local governments should understand the amount of projected employment growth as well as in what occupations this growth will occur.

The State of Wisconsin Comprehensive Planning Law requires that plans project employment growth for twenty-year planning periods. As part of the update to the Waukesha County Development Plan, the County analyzed SEWRPC's Technical Report No. 10 (4th Edition), *The Economy of Southeastern Wisconsin, July 2004*. That data shows employment sector projections based on a regional scale, not a countywide scale, and it is based on past industry trends and future regional, state and national trends. The aging of the population may result in moderate employment growth of the Region. Another significant statistic for this area is the fact that projections show a continuing decline in manufacturing jobs over the next 30 years, which is a concern in Waukesha County as manufacturing jobs provided the third highest average wage for workers. That planning report projected low, intermediate and high projections through 2035 and the County, as part of their plan is using the intermediate projection as the best estimate of job growth, which shows that Waukesha County will gain 76,400 new jobs by 2035, which is 50 percent of total regional gain. Due to its growth, Waukesha County will increase to 28.2 percent of the regional employment share in 2035. The growth of the 76,400 additional jobs is actually less than the job growth that occurred between 1990 and 2000. A sector analysis was conducted for the region, which shows that the greatest growth in employment will occur in services, especially business, health and social services.

Printing and publishing is a strong employment sector within Waukesha County and will remain stable with the intermediate projection for the region showing a job creation by 2035 of 24,700 jobs.

It is projected that the fabricated metal products sector will decline as these types of industries will move overseas where it is possible to reduce labor costs and remain competitive. It is anticipated that the region will have a reduction from 25,600 jobs in 2000 to 11,600 jobs by 2035, which is a decrease of 55 percent.

Similarly, industrial machinery and equipment manufacturing will be reduced from 48,000 jobs in 2000 to 24,900 jobs in 2035, which is a decrease of 48 percent.

It is anticipated that the electronic and electrical equipment sector will decrease from 27,000 jobs in 2000, to 15,300 jobs in 2035, which is a 43 percent decrease and overall manufacturing will decline in the region by ten percent from 99,200 jobs in 2000 to 89,400 jobs in 2035.

The SEWRPC report estimates the construction industry in the intermediate projection, will have an increase from 53,800 jobs in 2000 to 57,100 in 2035, which is a six percent increase.

Retail trade is anticipated to grow six percent from 2000 to 2035 and wholesale trade is projected in the intermediate projections to remain about the same between 2000 and 2035.

Industries which will grow will be business type services, such as computer programming, data processing, security systems, building maintenance and cleaning and engineering and accounting firms. Under the intermediate projection, business services employment will increase to 164,600 jobs in 2035. This is a 60 percent increase over the 2000 level, which is above the 35 percent increase projected for health services from 2000 to 2035.

Social service type jobs such as child day-care facilities and residential care facilities for the elderly and others will continue to have significant growth. It is anticipated that in the region these jobs will increase a total of 81 percent. Other services, such as laundry, dry cleaning, automotive repair, lodging, recreational services, engineering and accounting are anticipated to increase by 35 percent, finance, insurance and real estate to increase 11 percent, governmental enterprises to increase one percent and agricultural industries to decrease 20 percent.

## **Local, County, Regional, and State Programs and Initiatives and Organizations**

The Comprehensive Planning Law encourages cooperation among state, government, local government units, and economic development organizations and initiatives. As part of the update to the Waukesha County Development Plan, they analyzed a number of economic development initiatives, which typically are used in the larger communities in Waukesha County, such as the City of Brookfield, the City of Muskego, the City of New Berlin, the City of Oconomowoc and the City of Waukesha. The closest one of these initiatives is the City of Oconomowoc Downtown Plan, which is the historic center of the community for retail services, government and recreation. The City of Oconomowoc developed a downtown revitalization plan in 2003 with 10 goals, which address such things as:

- A multi-use activity center
  - Public access
  - Efficient automobile circulation
  - Preserving the historical character
  - Utilizing the lakes and lake frontages
  - Coordinating business mix between Oconomowoc and the Pabst Farms Development
  - Improving connections between downtown and community destinations
  - Building partnerships between the state, local government and private sector
- Of the initiatives in Waukesha County, this one is closest to the Village of Lac La Belle as many of its residents will shop in this area.

One of the programs that is used for communities to promote tax base expansion is the Tax Incremental Financing (TIF) Program, which was authorized by the Wisconsin Legislature in 1975. TIF is aimed at eliminating blight, rehabilitating declining property values, and promoting industry and mixed-use development. When a TIF is created the aggregate equalized value of the taxable and certain community-owned property is established by the Department of Revenue. This is called the Tax Incremental Base. The municipality then installs the necessary public improvements, and when the properties develop the property taxes grow. Many of the larger communities in Waukesha County have used this program in order to upgrade certain areas within their communities. Also, a number of smaller villages in Waukesha County have used this process to upgrade community development, such as the Villages of Butler, Elm Grove, Hartland, North Prairie, Pewaukee and Sussex.

### **Waukesha County Programs and Initiatives**

The Waukesha County Development Plan indicates that there are a number of programs and initiatives such as the Waukesha County Economic Development Corporation, (WCEDC), Waukesha County Action Network, Waukesha County Community Block Grant Program, Southeastern Wisconsin Regional Planning Commission and the Milwaukee 7. The Milwaukee 7 is made up of seven counties

in southeastern Wisconsin, which are focusing on a regional strategy plan for economic development.

### **State and Federal Programs and Initiatives**

The Wisconsin Department of Commerce has a broad range of financial assistance programs to help businesses undertake economic development. The Waukesha County Department of Workforce Development is a state agency in charge of building and strengthening Wisconsin's work force, which offers a wide variety of employment programs and services, accessible to the state's 78 Job Centers. The closest workforce development center in Waukesha County, which citizens of the Village of Lac La Belle would use, is located in the City of Pewaukee on the Waukesha County Technical College campus.

The Wisconsin Housing and Economic Development Authority offer innovative products and services in partnership to link Wisconsin residents and communities with affordable housing and economic development opportunities. These funds typically will have favorable finance terms to start-up, acquire or expand small businesses.

Other state programs include Forward Wisconsin, Wisconsin Main Street Program, Wisconsin Economic Development Association, U.S. Small Business Administration and the U.S. Department of Housing and Urban Development (HUD).

### **Implementation Recommendations**

Waukesha County is updating the Waukesha County Development Plan, which sets forth standards for future economic development in the County. Those County standards address such things as how to enhance the viability of existing industrial, office and retail centers and how to guide the placement of new industrial, retail and office uses.

Those standards include the accessibility to available public services such as water, sewer, storm water and power, access to the arterial street and highway system, adequate on-street and off-street parking, properly controlled ingress and egress points, site design and service by a transit system, and being located in close proximity to, medium- and high-density development areas.

The Village of Lac La Belle has already complied with some of those standards. The Village has built a sewer system with capacity well beyond its own needs. This excess capacity in the pipe may represent a valuable and marketable commodity in the future.

Although the Village supports the County's efforts in these types of programs, they do not apply to the limited amount of acreage in the Village of Lac La Belle.

## CHAPTER 9 INTERGOVERNMENTAL COOPERATION ELEMENT

As part of Wisconsin's Comprehensive Planning Law, one of the elements is the Intergovernmental Cooperation Element, which is intended to be a compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The element is to analyze the relationship of the local governmental unit to school districts and adjacent local governmental units and the region. The element should incorporate any plans or agreements which have been previously adopted by the local communities. The element should identify existing or potential conflicts between the local governmental unit and other governmental units that are identified and describe processes to resolve those conflicts. This element creates an opportunity for the Village of Lac La Belle to coordinate with other communities and governmental units to promote consistency between plans. Although the Comprehensive Planning Law does require that the Village consider intergovernmental relationships and develop ways to resolve conflict, it does not require that they take part in any specific intergovernmental actions.

What is intergovernmental cooperation? In general terms, intergovernmental cooperation is an arrangement by which officials of two or more jurisdictions communicate visions and coordinate plans, policies and programs to address and resolve issues of mutual interest. It can be as simple as communicating and sharing information or it can involve entering into formal intergovernmental agreements and sharing resources, such as equipment, buildings, staff and revenue. It can even involve consolidating services, jurisdictions or transferring territory. Many issues cross jurisdictional boundaries affecting more than one community. Increased communication technologies and personal mobility mean that people, money and resources move across jurisdictions as quickly and freely as air and water. Frequently an action of one governmental unit impacts others, and increasingly we have come to realize that many vital issues are regional in nature.

Why is intergovernmental cooperation particularly critical in Wisconsin? Wisconsin ranks 13<sup>th</sup> nationwide in total number of governmental units and 3<sup>rd</sup> nationwide in governmental units per capita.\*\* Having so many governmental units allows for very local representation and means that Wisconsin residents have numerous opportunities to participate in local decision making. However, the sheer number of governmental units with overlapping decision making authority presents challenges. More governmental units can make communication, coordination and effective action more difficult, creating a greater potential for conflict. Instead of communicating ideas within one jurisdiction, communication needs to move across jurisdictional boundaries, and to resolve issues where there are multiple visions,

\*\* June 2002 "Intergovernmental Cooperation Guide to Preparing the Intergovernmental Cooperation Element of a Local Comprehensive Plan" prepared by the Wisconsin Department of Administration—Division of Housing and Intergovernmental Relations.

some of which may conflict. Because of the number of governmental units, this may mean unwanted and wasteful duplication of the delivery of community services. Cooperation between communities can avoid this.

The Village of Lac La Belle is involved in multiple agreements whereby they work with adjacent communities and Waukesha County in trying to resolve many of these issues and the need for services of their residents. The benefits of good intergovernmental cooperation are cost savings, addressing regional issues, early identification of issues, a reduction in possible litigation, consistency, predictability, understanding and trust. This success creates positive feelings between adjacent communities. The biggest beneficiary of intergovernmental cooperation is the citizens for whom the government was created in the first place. They may not understand or even care about the intricacies of the particular governmental issue, but all Village residents can appreciate the benefits, such as cost savings, vision of needed services, a healthy environment and a strong economy.

The Village's policy is to maintain its lake oriented residential character. In the past citizens were concerned that if non-lakefront territory were annexed or new non-lakefront development were to occur, the Village would lose its focus on the lake and its willingness to apply financial resources for protecting the lake environment. The standard was set by the Village that potential annexations should be limited to areas adjoining the existing Village limits which were within the direct drainage basin of Lake La Belle.

### **Cooperative Agreements between the Village of Lac La Belle and surrounding communities**

The Village of Lac La Belle attempted a border agreement with the Town of Oconomowoc recently. The main elements were:

- Control over Lac La Belle Drive for purposes of dead end establishment.
- Uniform assessments of lakefront property both in the Town and Village.
- High-water slow-no-wake rules.
- Self determination for lake residents in the Town

The negotiations ultimately broke down. However, the Village has been able to separately negotiate the first three item with the Town and the lakefront residents in the Town still have the right of self determination.

We have worked very closely with the Village of Oconomowoc Lake, the Town of Oconomowoc, and the City of Oconomowoc in regard to high-water slow-no-wake rules. There is now improved communication between these municipalities in regard to the reporting of lake levels on surrounding lakes and action taken by damn

operators to control flooding. We now have the ability to monitor actions taken by surrounding municipalities during periods of high water. The Village of Oconomowoc Lake has particularly helpful in these situations.

### **Fire Protection**

The Village currently contracts with the City of Oconomowoc Fire Department to furnish fire protection, lake rescue, and first responders. Through the City of Oconomowoc the Village has inter-municipal agreements with other surrounding fire departments to provide coverage.

The long range goal is to support the construction of a new additional fire-station on the 16/67 by-pass to provide the Village with better more timely coverage.

### **Emergency Medical**

An agreement was negotiated with the City of Oconomowoc Fire Department to provide emergency medical services to the residents of the Village of Lac La Belle by the City Fire Department. The medical services provided by the City of Oconomowoc ambulance are basic EMT services (Emergency Medical Technician). This service is supplemented by City of Delafield paramedics on a per call basis if requested by the Oconomowoc ambulance service. Both fire services provide "First Responder" services for all ambulance calls as part of the fire service agreements and contracts. This ambulance agreement continues as a yearly contract and is paid for on a per call basis.

### **Sanitary Sewer Service**

In 1985 the Village of Lac La Belle did a study to determine the feasibility of constructing a Sewer system for the Village. The system was completed in 1989. The effluent was piped through parts of Ixonia, the Town of Oconomowoc and the City of Oconomowoc. It required negotiating Inter-municipal agreements with the Blackhawk and Marylane Sanitary Districts in the Town of Oconomowoc, as well as Xonia Sanitary district #2, and the City of Oconomowoc (Sewage plant for treatment).

The cost to the Sanitary system was \$1,936,763.69. The Village undertook this project when it had a tax base of less than nine million dollars. A referendum on the project was required because it was more than five percent of the Village's tax base. The referendum was worded without any limit as to the amount to be spent for the sewer. The referendum passed overwhelmingly in 1988.

The Wisconsin Department of Natural Resources required the Village to build a system capable of handling an area vastly greater than the Village in anticipation of

future development. This has caused problems for the Village and downstream partners as well. There is naturally occurring sulfur in the area ground water. When the water is combined with the slow moving effluent in the pipe (because of the large pipe diameter) an anaerobic reaction occurs (sulfuric acid) which is caustic and corrodes mechanicals in the system. To combat this the Village has arrived at a cooperative cost sharing solution with Ixonia Sanitary District # 2 which partially treats the effluent with a drip system while it is still in the pipe. This cooperative agreement eliminates odors and saves both parties on costly mechanical repairs.

### **Public Water Utility Service**

The Village of Lac La Belle has no municipal water system. All potable water is supplied by private well owners.

### **School District**

The Village of Lac La Belle is in the Oconomowoc School District. This school district is made up of the Town of Oconomowoc, the Village of Oconomowoc Lake, the City of Oconomowoc, Ashippon and the majority of the Village of Summit. The School District has a total of approximately 4,200 students. The system provides primary and secondary education with grades K-12. Approximately 53% of the property tax bill for Village residents is for this School District. There are currently no joint programs or facilities with the school district and the Village does not currently contemplate that any joint program or facilities will be required in the foreseeable future.

### **Municipal Court**

The Lake Country Municipal Court was formed in 1988 as the first shared multi-jurisdictional municipal court in Wisconsin. It initially consisted of the following nine members: City of Oconomowoc, Towns of Merton, Oconomowoc and Summit, and Villages of Chenequa, Hartland, Lac La Belle, Nashotah and Oconomowoc Lake. The Village of Dousman joined in 1999, followed by the Town of Lisbon in 2001, the Village of Sussex in 2002, and the Town of Delafield in 2004. The court serves, to a large extent, the northern and western portions of Waukesha County, as well as the Town of Ixonia (2004) in Jefferson County and the Town of Erin (2005) in Washington County.

The court continues to grow both in the number of communities that are members and in the volume of citations which are processed through the court.

## **Village Owned Property**

The Village of Lac La Belle own two parcels of land; one known as the Farm (57 acres.) and the other known as the Mendel property (30 acres.) The Farm is a dog legged property between Pennsylvania Ave. and Saeger Ave. in the heart of the Village. The Mendel property meanders along a creek on West end of the Village.

## **Utility Services**

The Village is provided electric power from the utility operated by the City of Oconomowoc. WE Energies provides natural gas service to the Village. Time-Warner cable provides cable and phone service to the Village. Other hard line phone service is provided by a wide variety of companies via the AT&T service system.

## **Library Systems**

Village of Lac La Belle residents participate in the Waukesha County Federated Library System which was initiated in early 1980's. As part of this library system residents may use any library in the system, however the main library that Village residents use is in the City of Oconomowoc.

## **Waukesha County Dispatch Service**

The Village participates with 17 of the 37 municipalities in the Waukesha County Dispatch Service for police, fire and emergency medical services which service was formed in the early 2000's.

## **Potential Intergovernmental Conflicts**

The Village of Lac La Belle has in the past taken every opportunity to work with Waukesha County and adjacent communities in providing services for its residents, at significant cost savings, while addressing regional issues, early identification of issues, reductions in possible litigation, consistency, predictability, understanding, trust and creating positive feelings between adjacent communities. The Village remains concerned about the impact the Oconomowoc River watershed will have on Lake La Belle. For this reason, the Village was instrumental in organizing a meeting of upstream municipalities regarding Lake level and damn management reporting .

The Village may consider negotiating a boundary agreement with the Town of Oconomowoc to establish ultimate municipal boundaries and resolve any potential land use conflicts which may impact the water quality of Lake La Belle or impact the natural environment of the Village. This might include the management of the damn on Okauchee Lake. It might also include the acquisition of two low lying properties on Okauchee Lake, which flood easily and are why the Town of Oconomowoc resists allowing Okauchee Lake to go more than 9.5 inches over normal even when Lakes Oconomowoc and La Belle are at 20.0 inches over normal.

The Village needs to monitor the traffic impact on the West end of the Village given the deteriorating condition of the bridge in that area.

## **Chapter 10**

### **THE PROPOSED PLAN AND ITS IMPLEMENTATION**

#### **Introduction**

The Village of Lac La Belle's Smart Growth Plan was developed to update its 2006 Master Plan and bring it into compliance with the Wisconsin Comprehensive Planning Law (s.66.1001). In developing the Smart Growth Plan, the Plan Commission reviewed the 2006 Master Plan by inventorying existing land uses, residential development patterns, soil limitations, transportation networks, presence of remaining open space areas, and the land available for development to discern how these would impact the future growth of the Village.

#### **The Village of Lac La Belle Smart Growth Plan**

The general goals of the various elements of this Smart Growth Plan are consistent and have the same vision for the Village as the original 2006 Master Plan, those being: that the Village is a "lake community" which believes in high water quality, preserving the natural resource base and large lot developments in any for the remaining undeveloped portion of the Village. It is not anticipated that the Village will expand its boundaries because it is reliant on the City of Oconomowoc for most its services and expansion will lead to destructive competition for growth and development. For the most part the Village has arrived at an equitable working relationship with the City of Oconomowoc. The Village has a minimal amount of developable land and does not anticipate significant growth in population. Further, off-lake development will only serve to dilute the voting constituency that currently supports water quality issues which can be expensive to address.

Nature is not making any new lake front property consequently, as growth occurs elsewhere, lake front property becomes ever more scarce on a relative basis, increasing value. The Village's growth is expected to come from the expansion of its old or existing housing stock as the underlying land value warrants increased investment.

#### **Environmental Corridors and Isolated Natural Areas**

This Smart Growth Plan locates any new development outside the lowland primary and secondary environmental corridors, which are comprised of wetlands and floodplains. This is intended to maintain a high level of environmental quality in the Village, protect the water quality of Lake La Belle. Development may be considered in upland secondary environmental corridors ( Farm) at five-acre densities, provided only minimal disturbance of these areas occurs and the Conservancy is not invaded. This will allow the Village to preserve scenic views, upland woods and the rural character.

## **Residential Development**

The general intent of the Smart Growth Plan (as was the intent of the Village's 2006 Master Plan) is to continue the policy of permitting only single family owner-occupied home development. It seeks to maintain low densities which are compatible with protecting the quality of Lake La Belle and the drainage basin which is directly tributary to the lake, and preserve the high quality of the residential environment. Policies which the Village should continue to promote, plus some newly discerned objectives, are as follows:

1. Maintain residential development densities at a level where urban services (i.e. public water utility, curb and gutter) will not be necessary in order to protect public health, safety, welfare and preserve the quality of the environment.
2. Require development of only single-family residences which are owner-occupied.
3. Maintain policy of zero tolerance for any incursion such dumping, cutting, or structures of any kind in the Conservancy.
4. Prohibit any principle residences, accessory structures or other improvements or development in wetlands or conservancy so as to protect and preserve their quality.
5. Protect and preserve significant woodlands, wildlife habitats, and limit development densities in such areas to no more than one dwelling unit per five acres.
6. Encourage preservation of trees to the greatest extent possible
7. Support the residents in their efforts to maintain the Bulk-headline for reasons of environment, property and esthetic value.

## **Commercial**

The Village will assist the Golf Course in whatever way possible to maintain it as a buffer and green space on the Villages' border.

## **Recreational**

The Village's reason for existence is the preservation and protection of the Lake front. This is important for recreational purposes and environmental reasons as well as property value.

## **Governmental and Institutional**

The two parcels the Village currently owns are intended for use as green and open space. Olin Sang Ruby Institute is to be maintained as a retreat as was agreed upon in the zoning negotiations after annexation.

## **Implementation**

Upon adoption of the new Master Plan, The Village of Lac La Belle is required and it is anticipated that it will take actions which will implement this plan. The implementation element of the Smart Growth Law gives decision makers, landowners and others a roadmap to move the plan to action.

Section 66.1001(3) of the Comprehensive Planning Law, addresses consistency between the plan and specific land use decisions. This section of the law states: "Beginning on January 1, 2010, if a local governmental unit engages in any of the following actions, those actions shall be consistent with the local governmental unit's comprehensive plan. Those actions include official mapping, local subdivision regulations, zoning regulations and shoreland and wetland regulations." The implementation element will bring together all of the goals pertaining to each of the required comprehensive planning elements and describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan. This section will provide Village officials and citizens with a better understanding of what is meant by "integrated and consistent". Within this element, the Plan Commission has revisited all of the goals and policies developed for the other plan elements. Ultimately, the completed implementation element will define programs, ordinance changes or other activities the Village should pursue in order to implement its plan.

The Village Plan Commission should monitor progress of the implementation of the plan while realizing it is an advisory body and is only responsible for the physical development of the community and thus their monitoring progress should be limited to that realm. If the Comprehensive Plan is embraced by the Village Board, monitoring progress can have a wider applicability. To accomplish the aforementioned and to satisfy this requirement the Village has created a checklist it can use to track its progress in the implementation of the plan. (See Exhibit "A") The Village Plan Commission on an annual basis should review the actions, tasks, and other recommendations that may have occurred over the course of the year. The Plan Commission and Village Administrator should work together in submitting a report to the Village Board, on an annual basis, listing the accomplishments of each element and work yet to be completed for the upcoming year. As a minimum

requirement the Plan Commission should create a checklist they can use to track progress. It may be as simple as listing or checking off the various actions listed to implement the elements as they have been accomplished. As part of the monitoring progress procedure of the Comprehensive Plan, the Plan Commission could adopt an annual procedure for going through the plan accounting for actions, tasks and other things that have occurred over the course of the year. The Plan Commission or the Village Administrator could decide how this task is to be undertaken. A short report listing the objectives and accomplishments of each element and work yet to be completed for the upcoming year should be submitted to the Village Board on an annual basis by the Village Administrator.

As part of the implementation element, the Village must incorporate provisions for amending and updating the Comprehensive Plan. As part of the strategy for amending and updating the plan, the Village should implement procedures for what triggers a change to the plan, which is a balancing act for stability of the plan vs. the need for change. Alternatives to be considered are a time-specific review amendment process, major/minor hybrid amendment process or an on demand review and amendment process.

What triggers a change? As the monitoring process for the plan is implemented, the Village may find that adjustments or revisions need to be made for things that were unforeseen, for conditions that have changed or for incorrect choices or errors that were made.

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

### **Time-Specific Review and Amendment Progress**

The Village plans to go through a Comprehensive Plan process at a minimum of every ten years, to see if amendments are required. The Village must be aware that under Section 66.1001(4) of the Statutes any change to the Comprehensive Plan must be adopted by ordinance and adhere to certain procedural requirements. Under 66.1001(4) of the Statutes, the procedures are the same for the initial plan adoption as for any subsequent amendments. The Village in the case of a Comprehensive Plan Map Amendment, should align the plan amendment process with the zoning amendment process so they run concurrently as the procedures are somewhat parallel as they require Plan Commission recommendation, the need for a public hearing and Village Board action. However, there may be differences in notice requirements.

## **Existing Land Use Regulations**

### **Introduction**

All land development and building activities in the Village of Lac La Belle are regulated by Zoning ordinances, Subdivision Control ordinances, Building Codes and Health Regulations. The Health Regulations are administered by the Waukesha County Environmental Health Division in regards to restaurant and food service facilities and animal welfare issues.

#### **A. Zoning Ordinance**

Chapter 8 of the Municipal Code contains the zoning regulations for the Village of Lac La Belle. The zoning regulations were most recently revised in August, 2010. It is the intent of those provisions to regulate and restrict the use of all structures, lands and waters and regulate and restrict lot coverage, population distribution, density and the size and location of all structures, so as to lessen congestion and promote the safety and efficiency of the streets and highways. Further, it is intended to prevent overcrowding, avoid undue population concentration, stabilize and protect property values, prevent and control water pollution, promote conservation of natural resources and preserve and promote the beauty of the community.

The Zoning Ordinance currently contains thirteen (13) zoning districts; nine(9) residential districts, one (1) Flood Plain, (1) Conservancy-Wetland overlay district, one (1) Institutional district, and one (1) Park and Public Lands. For those areas which were annexed to the Village after May 17, 1982, the Village must also administer the Waukesha County Shoreland and Floodland Protection Ordinance. That Ordinance would apply to all areas annexed after 1982 within 1,000 ft. of the lake, 300 ft. of any river or stream or the landward side of the floodplain.

#### **B. Zoning Map Amendments**

It is recommended that the Village Plan Commission review the primary environmental corridor designations, the location of the Conservancy corridor and the 100-year floodplain as adopted by FEMA.

The Plan commission may also want to determine the veracity of the zoning map as it delineates between zoning districts R-I-A and R-II in the vicinity of the Kometer and Clark properties

**C. Construction Site Erosion Control and Storm Water Management Ordinance**

The Plan commission may also want to consider amending the erosion control ordinance. It currently requires a \$400.00 fee and a professional landscape drawing for disturbances of as little as ten feet by ten feet within 25 feet of the shoreline.

**D. Building Codes**

Building Codes apply to all buildings constructed in the Village of Lac La Belle. These codes allow the Village of Lac La Belle to establish fees and require permits for any construction, additions, alterations or repairs. On site construction of single family dwellings are regulated by the Wisconsin Department of Commerce Administrative Code Chapter of COMM 21 through 25, otherwise known as the uniform dwelling code.

Signs are regulated under the provisions of Chapter 8.23 of the Zoning Ordinance of the Village of Lac La Belle's Municipal Code.

**E. Historic Preservation Ordinances**

The Village of Lac La Belle has no regulations regarding historic preservation, and there are no plans to create any regulations in the future because there are no designated historical preservation sites within the Village.

**F. Housing Codes**

Housing Codes in the Village of Lac La Belle are regulated by the Village zoning code.

**G. Sanitary Codes**

Sanitary systems in the Village of Lac La Belle are regulated under the Wisconsin Administrative Code for Sanitary Sewer Systems.

Well water testing is available through Waukesha County Department of Environmental Services for a fee.

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

The Waukesha County Division of Environmental Health inspects and licenses restaurant and retail food establishments and investigates all reports of food borne and water borne illness from licensed establishments in Waukesha County. The Environmental Health Division has administered the Waukesha County programs related to well safety and sanitation. The Waukesha County Humane Officers work with the law enforcement agencies to follow up on complaints of neglect and abuse of animals in the Village of Lac La Belle.

The Waukesha County Department of Health and Human Services provides social services and programs to Village residents. The Waukesha County Department of Senior Services provides meal programs to local residents, including services at 12 locations throughout the County. The program provides low cost nutrition meals meeting 1/3 of the recommended dietary allowance. The home delivery meal program provides meals delivered to frail and home bound older adults who are unable to provide their own meals. It is unknown if any residents of the Village of Lac La Belle participate in these social services.

## **I. Implementation Procedures**

After formal adoption of the Smart Growth Plan by the Village Plan Commission and the Village Board, a number of actions are necessary to achieve the objectives as outlined in the plan. After formal adoption, the Village Plan Commission and Village Board must come to the realization that the plan will require a commitment to the underlying objectives. The adoption of the plan is only the first step in a series of requirements necessary to achieve the objectives addressed in this document. The plan is intended to be used as a guide when making decisions concerning land development in the Village. The Plan Commission for the Village and Village Board of Trustees should evaluate the plan at set periods of time in order to confirm that the plan is reflecting conditions as they currently prevail in the Village of Lac La Belle. This re-evaluation is to be done in 10-year increments or more frequently if warranted by changing conditions.

It is recommended that the Plan Commission on an ongoing, regular basis review the impact of the run-off down the Golf Course creek to see what impact it may have on Village facilities and street traffic, public safety and lake water quality.

The Village Plan Commission shall implement the recommended Smart Growth Plan, which could require some changes in the zoning ordinances and subdivision and platting ordinances. The Plan Commission's recommendations should preserve the rural character by preserving and protecting the natural resource base, including the floodplains, environmental corridors and wetlands by continuing to regulate new residential development. If the Village ignores these basic recommendations, it could compromise the intent of the adopted plan.

## **J. Public Participation, Informational Meeting and Public Hearing**

The Village of Lac La Belle Plan Commission has met in open session to review the 2006 Master Plan and after a final review it was posted for public comment. After completion of the public comment process, the Plan Commission held an open house on October 17, 2010 to acquaint residents and landowners with the proposed plan and to solicit public reaction. Responses to written public comments and suggestions of the draft document were reviewed by the Village Plan Commission and addressed before additions, edits or other changes to the draft plan were recommended to the Village Board. A public hearing was held for formal review and comment on November 17, 2010. The Village Plan Commission reviewed and addressed the public comments before the Village Board authorized incorporation of any amendments to the draft plan.

## **K. Plan Adoption**

An important step in the plan implementation is the formal recommendation of the plan by the Village Plan Commission and the adoption of the plan pursuant to the state's enabling legislation. After adoption, the plan becomes an official guide intended to be used by the Village officials in making land use and development decisions and by the public in proposing specific developments, projects and proposals consistent with the plan. The Plan Commission formally recommended adoption of the plan on October 17, 2010 by a resolution adopted by a majority of the Plan Commission that includes a reference to maps and other descriptive materials that relate to one or more elements of the plan and the vote was recorded in the official minutes of the Plan Commission. The plan and the Plan Commission's resolution were then forwarded to the Village Board which adopted the plan on November 17, 2008 by ordinance approved by a majority of the entire Village Board.

Upon adoption of the Plan by the Village Board, the Plan should be submitted to Waukesha County and the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to be incorporated into the Waukesha County Development Plan and the 2035 Regional Land Use Plan.

Following Plan adoption and prior to the adoption of any zoning text or map amendments, confirmation should be received from Waukesha County that they concur with the Village's adopted plan and will support the implementation of the Villages objectives and goals. Upon adoption, the Village Clerk shall transmit one copy of the plan to adjacent communities for their reference and to all other entities to whom notice must be given under section 66.1001(4)(b) of the Wisconsin Statutes. Communication at this level often assists adjacent communities in planning buffers and transitions between land uses and can minimize external impacts the communities may have on one another.

**L. Zoning Text Amendments**

Of all of the devices presently available to implement the Smart Growth Plan perhaps the most important will be implementation of changes to the Zoning Ordinance. The Village of Lac La Belle in the implementation of and amendments to the 2006 Master Plan made a number of changes and created new districts for its Zoning Ordinance. It is anticipated that the Village will make minimal changes to the Zoning Ordinance to comply with its adopted Smart Growth Plan.

**M. Zoning Map Amendments**

Concurrently with the Zoning Ordinance text amendments, the Village Plan Commission should proceed in making any necessary amendments to the zoning district maps that may apply. The zoning district maps should represent an accommodation of existing land uses, which are compatible with the Smart Growth Plan with consideration being given to existing parcel sizes and uses. Substantial changes to the existing zoning maps are not contemplated at this time. Any such amendments to the zoning district maps should be intended to refine the existing maps in order to protect existing land uses until specific development proposals are brought forth which are consistent with the adopted plan.

**N. Park and Open Space Plans**

As part of the 2006 Master Plan, the Village has designated a park and open space element; the Village does support most of the concepts of the Waukesha County Development Plan, Park and Open Space Plan. It is felt by the Village that because of it being lake orientated and the projected population being less than 500 people, that there are more than adequate regional and local parks in adjacent communities.

**O. Capital Improvement Programs**

Use of the Village Capital Improvement Program should designate annual expenditures for public improvements, which is one of the best ways to manage and implement the Comprehensive Plan. A Capital Improvement Program is a multi-year schedule of public facility improvements which addresses such issues as upgrading roads, new roads, sewer and water, fire and police protection for a five or six year period. The Capital Improvement Plan generally consists of inventorying a group of facilities and evaluation of the condition of these facilities, the evaluation of those conditions based on acceptable industry standards, a repair or replacement schedule and the need for new facilities. At this time it is not anticipated that any of the existing Village facilities will require any substantial upgrade or replacement based upon the projected growth of the Village except for the bridge on the West end of the Village.

**P. Non Conforming Uses**

One of the goals of the Village of Lac La Belle is to update its list of legal non-conforming uses and structures. The Plan Commission should work with the Village Administrator in updating the list of non-conforming uses to document their current status.

**Q. Public Services and Facilities**

Because of the Village's projected population growth by the SEWRPC and the limited amount of available land at an overall density of one unit per one-half to five acres, it is anticipated that there will only be approximately four or five new living units in the Village and thus a minimal impact on public services and facilities.

**R. Transportation**

It is the intent of the Village of Lac La Belle to discourage through traffic of non-residents in the Village, and promote the use of the Highway 67 bypass around the City of Oconomowoc,

Rather than repair or replacement of the bridge on the West end of the Village, removing the bridge would eliminate the hazard of having autos, bikes and pedestrians all on the same narrow, substandard road with poor sight lines at the same time.

**EXHIBIT A**

**Implementation Schedule for Smart Growth Plan**

<b>Element</b>	<b>Activity</b>	<b>Responsible party</b>	<b>Anticipated Completion Date</b>
Issues, Trends & Opportunities, Implementation, Economic, Housing, Agricultural, Natural & Cultural Resources, Land Use, Utility & Community Facilities, Transportation, Utility & Community Facilities	Public Informational Meeting and Plan Adoption	Village Plan Commission and Village Board of Trustees	Fall 2010
Economic, Housing, Agricultural, Natural & Cultural Resources, Land Use, Utility & Community Facilities	Possible Zoning Text Amendments	Plan Commission	Fall 2010
Economic, Housing, Agricultural, Natural & Cultural Resources, Land Use, Utility & Community Facilities	Possible Zoning Map Amendments	Plan Commission	Fall 2010
Economic, Housing, Agricultural, Natural & Cultural Resources, Land Use	Subdivision and Platting already consistent	Plan Commission	Fall 2010
Utility & Community Facilities. Intergovernmental Cooperation, Transportation	Capital Improvement Program	Village Board of Trustees	Yearly, during budget process
Land Use, Housing	Inventory of Non-Conforming Activities	Village Administrator	Annually
Utility & Community Facilities. Intergovernmental Cooperation, Transportation	Public Services and Facilities	Village Administrator and Village Board of Trustees	Annually
Intergovernmental Cooperation, Transportation	Transportation Evaluation of Impact on Village Streets	Village Administrator	Annually