The Executive Summary was prepared by the Planning Division of the Washington County Planning and Parks Department. The Summary provides key information from each of the sixteen chapters of the Multi-jurisdictional Comprehensive Plan for Washington County:2035, including committee structure, public participation events, inventory data, and priority recommendations for seven plan elements. The Multi-jurisdictional Comprehensive Plan for Washington County:2035 was prepared by the Southeastern Wisconsin Regional Planning Commission and the Planning Division of the Washington County Planning and Parks Department. The preparation of the Plan was financed in part through a comprehensive planning grant from the Wisconsin Department of Administration.

The County’s comprehensive planning effort was coordinated through the Washington County Planning, Conservation, and Parks Committee (PCPC) of the County Board of Supervisors. The PCPC provided oversight of the County planning effort and approved the Comprehensive Plan on April 2, 2008 and the County Board adopted the plan on April 15, 2008.

Over 100 elected and appointed local government representatives, County Board supervisors, citizens and interest group representatives served on five comprehensive plan committees and workgroups to guide preparation of the County plan, including development of planning goals, objectives, policies and programs, development of vision for the future and review of draft plan chapters.

Planning, Conservation, and Parks Committee Members

John Stern, Chairperson
Donald Berchem, Vice-Chairperson
Charlene Brady
Kenneth Brandt, Secretary
Melvin Ewert
Daniel Knodl
Mark McCune

Multi-Jurisdictional Advisory Committee Members

Mathew Heiser, Chairperson - Village of Kewaskum
Ron Heinen, Vice-Chairperson - Town of Barton
Brian Bausch - County Board Supervisor
Brad Bautz - Town of Erin
Mike Becker - Farm Bureau
Phil Beitz - Village of Newburg Citizen
Jim Bennett - Town of Hartford
David Baldus - Chairperson, Agricultural, Natural, and Cultural Resources Workgroup
Ed Doerr - Town of Trenton
Ellis Kahn - Town of Kewaskum
Ralph Eisenman - Town of Farmington
Ann Enright - Washington Board of Realtors
Shawn Graff - Ozaukee Washington Land Trust
Ron Hefter - Town of Addison
Willard Heppe - Town of Polk
Michael Heili - Village of Newburg
Leander Herriges - Town of Wayne
Daniel Knodl - County Board Supervisor, PCPC
Chris Kuehn - Chairperson, Housing, Utilities and Community Facilities and Economic Dev. Workgroup
Jerry Priesgen - Chairperson, Land Use and Transportation Workgroup Chairperson
Dave Johnson - Nonmetallic Mining Industry
Scott Mathie - Metropolitan Builders Association
Paul Metz - Town of Germantown
David Nixon - UW-Washington County
Barb Renkas - City of West Bend Citizen
John Schultz - Town of Trenton Citizen
John Wald - Department of Natural Resources Representative
Agricultural, Natural, and Cultural Resources Element Workgroup

David Baldus, Chairperson - Town of Polk Citizen
Marilyn John - Town of Trenton Citizen
Rod Bartlow - Ice Age Trail Foundation
Richard Beine - Town of Hartford
Robert Bingen - Town of Addison
Ross Bishop - Agribusiness Cluster Council
Norbert Dettmann - Landmarks Committee
Dale Dhein - Town of Germantown
Kevin Dittmar - Metropolitan Builders Association
Melvin Ewert - County Board Supervisor, Planning, Conservation, and Parks Committee
Michael Heili - Village of Newburg
Kieth Kriewaldt - Town of Wayne
Mary Krumbiegel - County Board Supervisor
Sue Millin - Land Conservation Partnership
Andy Pesch - Village of Kewaskum
Joe Peters - Town of Barton
Ike Roell - Town of Farmington
Daniel Schmidt - Town of Kewaskum
Albert Schulteis - Town of Polk
Helmut Wagner - Town of Erin
Roger Walsh - Lake Protection and Rehabilitation District

Land Use and Transportation Elements Workgroup

Jerry Priesgen, Chairperson - West Bend Area Builders Association
John Stem, Vice-Chairperson - County Board Supervisor; Planning, Conservation and Parks Committee
Frank Beesten - Village of Kewaskum
Charlene Brady - County Board Supervisor; Planning, Conservation and Parks Committee
Margaret Burlingham - Rock River Coalition
Tom Calenberg - Applied Manufacturing Cluster Council
Dan DeThorne - City of West Bend Citizen
Ed Doerr - Town of Trenton
Mike Dricken - Town of Barton
Eric Gilbert - Nonmetallic Mining Representative
Vicki Heideman - Town of Kewaskum
Mike Heili - Village of Newburg
Barb Kohler - Town of Erin
Paul Metz - Town of Germantown
Tom Nelson - West Bend Trailblazers
Mark Pamperin - Town of Wayne
Dennis Panicucci - Town of Hartford
Mark Peters - Town of Polk
Art Seyfert - Town of Farmington
Susan Touchett - Town of Richfield Citizen
Jeff Walters - Board of Realtors
Dan Wolf - Town of Addison
Housing, Utilities and Community Facilities, and Economic Development Elements Workgroup

Chris Kuehn, Chairperson - Town of Wayne
Joseph Gonnering, Vice-Chairperson - County Board Supervisor - Town of Trenton
James Arens Jr. - Town of Germantown
Brad Bautz - Town of Erin
Richard Bertram - County Board Supervisor - Town of Barton
Carol Biersach - Director, Slinger Housing Authority
Jack Caldwell - Washington County Economic Development Corporation
Brian Dasher - School District Representative
Claire Fowler - Town of Erin Citizen
Jerry Gilles - Village of Kewaskum
Andy Gumm - Utility Representative
Michael Heili - Village of Newburg
Kenneth Heins - Applied Manufacturing Cluster Council Representative
Allen Hron - Town of Kewaskum
David Kainz - Town of Hartford
Gary Karnitz - Town of Addison
Mike Komro - Town of Trenton
Theodore Merten - Town of Polk
James Nowakowski - Village of Germantown Citizen
Kori Schneider - Fair Housing Council
Gary Schreiber - Town of Farmington
Kris Turner - Town of Barton
Bruce Wilk - Workforce Development Board
Citizen Representative, City of West Bend - vacant
Moraine Park Technical College Representative - vacant

Dispute Resolution Forum Subcommittee

Mathew Heiser, Chairperson - Village of Kewaskum
Brian Bausch - County Board Supervisor
Jim Bennett - Town of Hartford
Ron Hefter - Town of Addison
Leander Herriges - Town of Wayne
Daniel Knodl - County Board Supervisor
Chris Kuehn - HUED Chairperson
David Nixon - UW-Washington County
Barb Renkas - Town of West Bend Citizen
Justin Drew - City of Hartford
Mary Schanning - City of West Bend
Mark Piotrowicz - City of West Bend (alternate)
Technical Advisory Committee Members

David Radermacher, Chairperson, Health and Aging Committee
Larry Hoffmann, Vice Chairperson, Transit Committee
James Schwartz, Local Emergency Planning
Vacant, Land Information Advisory Committee
Ken Pesch, Highway Department
Linda Olson, Director, Aging and Disability Resource Center
Linda Walter, Director, Health Department

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INTRODUCTION

In 1999 the Wisconsin Legislature enacted a new comprehensive planning law, set forth in Section 66.1001 of the Wisconsin Statutes, requiring County and local governments that enforce general zoning, shoreland zoning, subdivision, or official mapping ordinances to have an adopted comprehensive plan by January 1, 2010. To address the State comprehensive planning requirements, a multi-jurisdictional comprehensive planning process was undertaken by Washington County, 11 local government partners, UW-Extension, and the Southeastern Wisconsin Regional Planning Commission (SEWRPC). As a result of the multi-jurisdictional process, comprehensive plans that satisfy the planning requirements set forth in Section 66.1001 of the Statutes have been developed for the County and each local government partner. The 11 local government partners are listed below:

- Town of Addison
- Town of Barton
- Town of Erin
- Town of Farmington
- Town of Germantown
- Town of Hartford
- Town of Kewaskum
- Town of Polk
- Town of Trenton
- Town of Wayne
- Village of Kewaskum

The Wisconsin Department of Administration awarded a comprehensive planning grant to Washington County in June 2005 to help fund preparation of the County and local plans. The multi-jurisdictional comprehensive plan provides a long-range guide for Washington County officials, staff, and citizens to effectively address future development and natural resource protection in the County through the year 2035, and sets forth County planning goals, objectives, policies and programs.

COMMITTEE STRUCTURE

The County’s comprehensive planning effort was coordinated through the Washington County Planning, Conservation, and Parks Committee (PCPC) of the County Board. A Multi-Jurisdictional Comprehensive Plan Advisory Committee (MJAC) was established by the PCPC to guide preparation of the County plan, including development of planning goals, objectives, policies and programs, review of draft plan chapters and other plan materials, and development of a recommended plan for consideration by the PCPC. The Advisory Committee is comprised of one representative from each local government partner, two members of the County Board, interest group representatives, and three citizen members. The Advisory Committee held its first meeting on July 27, 2005 and met 28 times to complete the development of the comprehensive plan. Members of the PCPC and MJAC are listed on the inside front cover of this document.
Three workgroups, organized around the nine required elements of a comprehensive plan, were also established to assist in preparing plan elements and to make preliminary recommendations to the Advisory Committee on specific planning issues: 1) Agricultural, Natural, and Cultural Resources (ANCR) Workgroup; 2) Land Use and Transportation (LUT) Workgroup; and 3) Housing, Utilities and Community Facilities, and Economic Development (HUED) Workgroup. A subcommittee of the ANCR Workgroup was also established to develop the Land Evaluation and Site Assessment (LESA) analysis of agricultural lands in the County.

A Technical Advisory Committee (TAC) comprised of County Board members and staff from several County departments was formed to develop plan chapters and other materials for review by the element workgroups and the Advisory Committee. Workgroup and TAC members are listed on the inside front cover of this document.

PUBLIC PARTICIPATION

To ensure opportunities for public involvement in the planning process, a Public Participation Plan (PPP) was developed by a multi-jurisdictional workgroup made up of local governmental representatives, County officials, and County, UW-Extension, and SEWRPC staff in 2004. The PPP was adopted by the Washington County Board of Supervisors on September 14, 2004. The PPP outlines a series of outreach efforts and public participation sessions designed to gain input from County residents throughout the comprehensive planning process. A countywide Public Opinion Survey, a Countywide Comprehensive Plan Kick-off Meeting and kick-off meetings for each partnering local government, a countywide Interactive Visioning Workshop and visioning workshops for each partnering local government are a few of the efforts conducted as part of the PPP. Public informational meetings and hearings were also held in early 2008 to review the draft comprehensive plan prior to its adoption. Each community participating in the planning process also adopted a local PPP to gain input from the public. The public participation events are summarized in the following sections.

PUBLIC OPINION SURVEY

A countywide comprehensive planning public opinion survey of over 1,200 residents was prepared by the MJAC with assistance from the University of Wisconsin-Milwaukee Center for Urban Initiatives and Research and the University of Wisconsin-Oshkosh. The survey included a wide range of questions on planning and development topics such as housing, transportation, agricultural and natural resources, land use, and public utilities. Responses to these questions helped guide preparation of the goals and objectives. The report documenting the results of the survey is available on the Washington County comprehensive planning website at www.co.washington.wi.us/smartgrowth and at public libraries.
In addition to the numerous public workshops held throughout the planning process, a number of ongoing public outreach efforts have provided information to citizens and government officials about comprehensive planning. In November 2003, the first issue of the Washington County Comprehensive Planning Newsletter was completed and sent to over 1,000 citizens and government officials. In 2008, this quarterly newsletter was sent to over 3,300 individuals throughout the County. Also in 2003, Washington County launched the comprehensive planning web pages to provide information about the County’s multi-jurisdictional planning process and public participation opportunities. This site can be viewed at: [www.co.washington.wi.us/smart-growth](http://www.co.washington.wi.us/smart-growth). Both the website and newsletter provided information on plan chapters, public participation opportunities and related documents and resources regarding the planning process. These have become valuable resources for community leaders, county officials, advisory committee and workgroup members and local government staff.

### KICK-OFF MEETINGS

A Countywide comprehensive planning kick-off meeting was conducted on December 7, 2005 and attended by over 70 participants. Kick-off meetings were also held at each of the 11 partnering local governments in the spring of 2006. Over 400 participants attended these local kick-off meetings. The meetings typically began with a short presentation by County staff that outlined comprehensive planning requirements, the County multi-jurisdictional planning process and public participation opportunities. Following the presentation, participants shared their opinions during a strengths, weaknesses, opportunities, and threats (SWOT) workshop facilitated by UW-Extension staff.

### COMMITTEE SWOT ANALYSIS

In addition to the SWOT analysis conducted as part of the kickoff meetings, a SWOT analysis for Washington County was conducted with the MJAC, ANCR Workgroup, LUT Workgroup and HUED Workgroup members in October and November 2005. The results of these exercises helped identify community concerns and guide preparation of the goals and objectives.

### INTERACTIVE VISIONING WORKSHOPS

Washington County hosted a countywide Comprehensive Plan Interactive Visioning Workshop on July 20, 2006. Visioning workshops were also held at each of the 11 partnering local governments during the months of August and September 2006. A total of 329 participants attended twelve visioning workshops. In addition, one visioning workshop was also held to obtain opinions from the youth of the County. There were a total of six stations where participants had an opportunity to learn about the comprehensive plan and to participate in hands-on visioning activities. Public comment from the County Interactive Visioning Workshop was used in the preparation of the goals and objectives.
Six Stations at Interactive Visioning Workshop

Station 1: Comprehensive Plan Information & Presentation
This station provided information on the planning process and summaries of the first six inventory chapters of the plan report. There was a presentation by SEWRPC staff.

Station 2: Mapping Future Growth
This station involved the use of a 42-inch touch screen computer display and Geographic Information System (GIS) technology where participants had an opportunity to produce a map displaying where the County’s residential growth would be preferred.

Station 3: Interactive Land Use Preference Slideshow
Participants evaluated various pictures of land uses and shared their opinions as to why an illustrated land use was either appropriate or not appropriate for the County.

Station 4: Community Goals…Still on Target?
Participants had an opportunity to view goals in existing County plans and evaluate whether those goals were still appropriate.

Station 5: Build a Vision for the Future of Your Community
This station provided an opportunity for participants to write a vision statement describing how they view the future of Washington County.

Station 6: Parting Words
This station provided an opportunity for participants to write comments regarding any issue of importance that the County should address as related to the nine planning elements.

INTERGOVERNMENTAL COOPERATION WORKSHOPS

In an effort to engage all local governments in and adjoining Washington County throughout the planning process, the County conducted a series of Intergovernmental Cooperation Workshops. The first workshop was held on July 27, 2006 and provided participants with information on the inventory chapters of the plan. The second Intergovernmental Cooperation Workshop was held on October 9, 2007, in which examples were presented of successful intergovernmental cooperation efforts including boundary agreements, revenue sharing, and shared services. George Hall from the Wisconsin Department of Administration (DOA) made a presentation on statutory provisions and examples of intergovernmental agreements for shared services and boundary agreements at the workshop. Although the workshop was primarily intended for County and local officials and staff, it was widely advertised and open to the public. A total of 56 participants attended these workshops.
IMPLEMENTATION WORKSHOP

In partnership with Ozaukee County, SEWRPC and UW-Extension, Washington County co-hosted an Implementation Workshop on December 6, 2007. The workshop provided guidance for the implementation of County and local comprehensive plans including presentations on consistency requirements, extraterritorial authorities and cost of community services by representatives from UW-Extension’s Center for Land Use Education. Although the workshop was primarily intended for County and local officials and staff, it was widely advertised and open to the public. A total of 34 participants attended this workshop.

WASHINGTON COUNTY FAIR

A comprehensive planning booth was on display at the Washington County Fair in 2005, 2006, 2007, and 2008. The booth included information on comprehensive planning requirements, inventory data maps, fact sheets of draft plan chapters and upcoming public participation opportunities. Staff was present to explain the information and answer questions.

PLAN REVIEW AND ADOPTION

The plan review and adoption process was underway in March 2008. The Comprehensive Plan was presented to the Washington County Board of Supervisors on March 11, 2008. An open house and informational workshop on the plan was conducted at Moraine Park Technical College (MPTC) on March 13, 2008. Citizen comments were invited following a presentation on the plan. The workshop was attended by over 70 participants. The Washington County Planning, Conservation, and Parks Committee (PCPC) conducted a public hearing on March 31, 2008 at the Washington County Fair Park Pavilion. On April 2, 2008, the PCPC approved and recommended the Comprehensive Plan to the County Board for adoption. The Washington County Board of Supervisors adopted the plan by ordinance on April 15, 2008.

DATE AND LOCATIONS

• **March 11, 2008:** Presentation of Comprehensive Plan to the Washington County Board of Supervisors
• **March 13, 2008:** Public Open House and Informational Workshop
• **March 19, 2008:** MJAC approved Comprehensive Plan
• **March 31, 2008:** Public hearing conducted by the PCPC
• **April 2, 2008:** PCPC approved and recommended the Comprehensive Plan to the County Board for adoption
• **April 15, 2008:** Washington County Board of Supervisors adopted the Comprehensive Plan by ordinance
The introduction and inventory chapters of the County comprehensive plan were prepared in 2006. Inventory chapters include Chapter II, Population, Household, and Employment Trends and Projections; Chapter III, Inventory of Agricultural, Natural, and Cultural Resources; Chapter IV, Inventory of Existing Land Uses and Transportation Facilities and Services; Chapter V, Inventory of Existing Utilities and Community Facilities; and Chapter VI, Existing Plans and Ordinances: 2006.

POPULATION TRENDS AND PROJECTIONS

The projection of future population, household, and employment levels is important to help design a comprehensive plan for the future development of the County. The future demand for land, housing, transportation facilities and services, and utilities and other supporting community facilities depends directly on future population, household, and employment levels. Population, household, and employment projections for the year 2035, which is the design year of the plan, were prepared by SEWRPC in 2004-2005.

The total population of Washington County remained stable from 1860 to 1940 and increased from 1940 to 1980, from 28,430 in 1940 to 84,848 in 1980. Between 1980 and 2000, the County’s population grew by 39 percent.

The Department of Administration estimates that Washington County’s population grew just over 7 percent, from 117,496 to 125,940 residents, between 2000 and 2005. Between 1990 and 2000, about 29 percent of the County’s population growth occurred in cities, about 28 percent occurred in towns, and about 43 percent occurred in villages.

The projected population for the Washington County planning area (which includes all of Washington County and those portions of the City of Hartford and the Village of Newburg that extend outside Washington County) under the 2035 Regional Land Use Plan is 157,265 persons. This is a projected increase of 39,769 persons, or about 34 percent, over the 2000 population level of 117,496.

Local governments in Washington County have developed future population projections for use in local comprehensive plans. The cumulative result of these projections for the Washington County planning area is 184,512 which is greater than the regional land use plan intermediate-growth scenario population projection of 157,515 and greater than the high-growth scenario population projection of 176,740. The projected number of households in 2035, based on the population projections selected by local governments, is 74,587, which is about 17 percent higher than the number projected under the regional plan.
AGE DISTRIBUTION AND PROJECTION COMPOSITION

The age distribution of the population has important implications for planning and the formation of public policies in the areas of education, health, housing, transportation, and economic development. The median age in Washington County was about 37 years in 2000.

Although the number of persons will increase in each of four major age groups between 2000 and 2035, the percentage of the population will decrease between 2000 and 2035 in the three age groups younger than 65 years of age.

The percentage of the County population 65 years and older will increase during the planning period.

By 2030, all of the baby-boom generation will be over age 65. In 2035, persons 65 years of age and older would comprise about 24 percent of the County population, compared to 11 percent in 2000.

EDUCATIONAL ATTAINMENT

The level of educational attainment is one indicator of earning potential, which, in turn, influences such important choices as location, type, and size of housing. Educational attainment is also an indicator of the type of occupations the County workforce is most suited to fill. This information is useful for formulating strategies to retain and expand existing businesses in the County and attract new businesses to the County over the planning period. The figure below shows the educational attainment of County residents at least 25 years of age in 2000.

![Educational Attainment Chart](source)
HOUSEHOLD TRENDS AND PROJECTIONS

Households directly influence the demand for urban land as well as the demand for transportation and other public facilities and services, such as public sewer, water, and parks. A household includes all persons who occupy a housing unit, which is defined by the U.S. Bureau of the Census as a house, apartment, mobile home, a group of rooms, or a single-room that is occupied, or intended for occupancy, as separate living quarters.

Changes in the number and size of households will accompany changes in the size of the resident population. Taking the assumptions from the regional land use plan into consideration, the projected number of households for Washington County in 2035 is 62,849. This is a projected increase of 19,006 households, or about 43 percent, over the 43,843 households in 2000.

EMPLOYMENT TRENDS AND PROJECTIONS

Projections of total employment for Washington County were prepared within the framework of the regional employment projection largely on the basis of trend analysis. The total number of jobs is projected to increase by 17,170 jobs, or by about 28 percent by 2035.

Most of the job growth is expected to occur in the “General” category, which includes service jobs and jobs in finance, insurance, and real estate. Retail and industrial jobs are expected to increase, while the number of transportation and utility jobs, government jobs, and agricultural and natural-resource related jobs are expected to remain the same or to decrease.

Employed persons are the number of residents holding jobs, regardless of the location of the employer and whether the jobs are part-time or full-time. There were a total of 66,549 County residents in the labor force in 2000. Of that number, 64,687 were employed and 1,809 were unemployed at the time the Census was taken.
PLACE OF WORK

Just over half of employed County residents (50.4 percent), or 32,066 workers, worked in Washington County. County residents who worked in other counties most typically commuted to Milwaukee County (about 23 percent), or Waukesha County (about 16 percent). About 11 percent worked in other counties. According to Census data, 16,416 workers were commuting into Washington County for work.

EMPLOYMENT BY INDUSTRY

![Employment by Industry Chart]

Information regarding employment levels by industry provides insight into the structure of the economy of an area and changes in that structure over time.

INVENTORY OF AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

The Washington County multi-jurisdictional comprehensive plan recognizes that agricultural, natural, and cultural resources are limited and very difficult or impossible to replace if damaged or destroyed. The following inventory information on existing agricultural, natural, and cultural resources in Washington County is necessary to avoid serious environmental problems and to ensure protection of natural resources.

AGRICULTURAL RESOURCES INVENTORY

SOIL SUITABILITY FOR AGRICULTURAL PRODUCTION

The Natural Resources Conservation Services (NRCS) has classified the agricultural capability of soils based on their general suitability for most kinds of farming. These groups or classifications are based on the limitations of the soils, the risk of damage when used, and the way in which the soils respond to treatment.
SOILS AND AGRICULTURAL RESOURCES

The Natural Resource Conservation Service (NRCS) issued a soil survey for Washington County in 1971. The soil survey can play an important role in land use decisions. The information contained in the soil survey can help identify which areas of the County are suitable for agricultural use, areas with limitations for development due to wet soils or bedrock near the surface, and areas where marketable nonmetallic mineral deposits may be present.

SOIL ASSOCIATIONS

A soil association is a landscape that has a distinctive pattern of soils. It normally consists of one or more major soils and at least one minor soil, and is named for the major soils. The Hochheim-Theresa association contains well-drained soils that have a subsoil of clay loam, formed in loess with underlying sandy loam glacial till on uplands. This is the predominant association in Washington County encompassing 44 percent of the land.

EXISTING FARMLAND

Based on the land use inventory identified by SEWRPC in 2000, about 141,755 acres, or about 222 square miles, representing almost 51 percent of the County, were in agricultural use in 2000. It should be noted that this figure includes lands actually used for agriculture - primarily cultivated lands and lands used for pasture - and excludes the wetland and woodland portions of farm fields.

FARM PRODUCTION AND REVENUE

<table>
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<tr>
<th>AGRICULTURAL SECTORS IN WASHINGTON COUNTY AND WISCONSIN: 2002</th>
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<td>Sector</td>
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<td>Dairy</td>
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<td>Grains (Crops)</td>
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<td>Other</td>
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Farm production and revenue inventory data are useful in determining the economic impact of agriculture in Washington County and the major types of agricultural products. Dairy was the predominant source of agricultural revenue in the County in 2002. Of the 844 farms in the County in 2002, 174, or about 21 percent, were dairy farms. Almost one-third (about 31 percent), or 263, of all farms in Washington County had total value in sales of less than $2,500. Average net income from farm operations in the County in 2002 was $24,654.

NATURAL RESOURCES INVENTORY

Washington County possesses a great number of natural resource elements. Such natural resource elements include topography and geology, nonmetallic mineral resources, water resources, forest resources, natural areas and critical species habitat sites, environmental corridors and isolated natural resource areas, and park and open space sites.

The preservation of environmental corridors and isolated natural resource areas in essentially natural, open uses can help reduce flood flows, reduce noise pollution, and maintain air and water quality. Corridor preservation is important to the movement of wildlife and for the movement and dispersal of seeds for a variety of plant species.

TOPOGRAPHY AND GEOLOGY

The dominant landform in Washington County is the Kettle Moraine, an interlobate glacial deposit or moraine, formed between the Green Bay and Lake Michigan lobes of the continental glacier that moved across the Great Lakes area approximately 11,000 years ago. It forms some of the most attractive and interesting landscapes within the County. The Kettle Moraine area is the location of the highest elevation in the County and the location of the greatest local elevation differences, or relief. Surface elevations range from a low of about 755 feet above sea level in the southeast portion of the Village of Germantown to a high of 1,332 feet above sea level at Holy Hill in the Town of Erin. There are 11 significant geologic sites in Washington County encompassing almost 40,000 acres.

NONMETALLIC MINERAL RESOURCES

Nonmetallic minerals include sand, gravel, crushed stone, building or dimension stone, peat, and clay. Approximately 1,781 acres in Washington County are located within operational or planned nonmetallic mining sites.

Nonmetallic Mining Quick Fact!

Each person in the United States uses an average of 9.5 tons of construction aggregate per year.
WATER RESOURCES

Surface water resources, consisting of lakes and streams and their associated wetlands, floodplains, and shorelands, form important elements of the natural resource base of the County and participating local governments. Their contribution to economic development, recreational activity, and scenic beauty is immeasurable.

GROUNDWATER RESOURCES

Groundwater not only sustains lake levels and wetlands and provides the base flow of streams, but also provides the water supply for domestic, municipal, and industrial water users in Washington County. Groundwater occurs within three major aquifers that underlie the County and the remainder of southeastern Wisconsin. Like surface water, groundwater is susceptible to depletion in quantity and to deterioration in quality as a result of urban and rural development.

FOREST RESOURCES

Woodlands contribute to clean air and water, regulating surface water runoff, and help maintain a diversity of plant and animal life. The destruction of woodlands, particularly on hillsides, can contribute to excessive stormwater runoff, siltation of lakes and streams, and loss of wildlife habitat. The Managed Forest Law (MFL) is an incentive program intended to encourage sustainable forestry on private woodlands in Wisconsin with a primary focus on timber production. The MFL offers private owners of woodlands and reduces property tax rate as an incentive to participate.

NATURAL AREAS

Natural areas are tracts of land or water so little modified by human activity, or sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities believed to be representative of the landscape before European settlement. A total of 91 natural areas, encompassing about 16,061 acres, or about 6 percent of the County, have been identified. Of the 91 identified sites, 7 are classified as NA-1 sites and encompass about 1,660 acres, 29 are classified as NA-2 sites and encompass about 6,361 acres, and 55 are classified as NA-3 sites and encompass about 8,040 acres.

CRITICAL SPECIES HABITAT AND AQUATIC SITES

Critical species habitat sites consist of areas outside natural areas that are important for their ability to support rare, threatened, or endangered plant or animal species. Such areas constitute “critical” habitat considered to be important to the survival of a particular species or group of species of special concern. Thirteen sites supporting rare or threatened plant and animal species have been identified in Washington County. These sites encompass an area of 356 acres, or less than 1 percent of the County.

Water Resources Quick Fact!

In Washington County, there are approximately 220 miles of major streams. Thirteen major lakes (lakes of 50 or more acres) also combine for about 2,563 acres of surface area.

Forest Resources Quick Fact!

In 2000, woodlands encompassed over 23,000 acres, or about 8 percent of the County. Woodlands contribute to clean air and water and regulating surface water runoff, and help maintain a diversity of plant and animal life.
ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

Seven elements of the natural resource base are considered essential to the maintenance of the ecological balance and the overall quality of life in the Region, and serve as the basis for identifying the environmental corridor network.

Primary environmental corridors include a wide variety of the most important natural resources and are at least 400 acres in size, two miles long, and 200 feet wide.

Primary environmental corridors include a wide variety of the most important natural resources and are at least 400 acres in size, two miles long, and 200 feet wide.

Secondary environmental corridors serve to link primary environmental corridors, or encompass areas containing concentrations of natural resources between 100 and 400 acres in size.

Isolated natural resource areas are isolated concentrations of natural resource features, encompassing at least five acres but are not large enough to meet the size or length criteria for primary or secondary environmental corridors.

The preservation of environmental corridors and isolated natural resource areas help reduce flood flows, reduce noise pollution, and maintain air and water quality.

7 Elements of the Natural Resource Base for Identifying Environmental Corridors

- Lakes, rivers, and streams and associated shorelands and floodplains
- Wetlands
- Woodlands
- Prairies
- Wildlife habitat areas
- Wet, poorly-drained, and organic soils
- Rugged terrain and high relief topography

Natural Resource Area Quick Fact!

In 2000, about 60,300 acres, comprising about 22 percent of the County, were encompassed within primary environmental corridors. About 9,800 acres were encompassed within secondary corridors, and isolated natural resource areas encompassed about 6,450 acres.

PARK AND OPEN SPACE SITES

As of 2007, there were 26,329 acres of park and open space land encompassing about 9 percent of Washington County in fee simple ownership. An additional 1,674 acres were under conservation or other easements intended to protect the natural resources of a site.

In 2007, Washington County owned 15 park and open space sites, including 7 major parks encompassing 1,229 acres; 6 other park and outdoor recreation sites encompassing 134 acres; and 2 other special outdoor recreation sites, not considered part of the County park system, encompassing 141 acres. In all, these 15 sites encompass 1,504 acres, or less than 1 percent of the County.
In 2007, there were 27 State-owned park and open space sites in Washington County, encompassing 12,497 acres, or about 4 percent of the County.

There are a number of conservation organizations active in Washington County. These organizations acquire lands for resource protection purposes. Such organizations owned 35 sites encompassing 2,349 acres in Washington County in 2007.

CULTURAL RESOURCES INVENTORY

The term cultural resource encompasses historic buildings, structures and sites; archeological sites; and museums. Cultural resources in Washington County have important recreational and educational value. Cultural resources help to provide the County and each of its distinct communities with a sense of heritage, identity, and civic pride. Resources such as historical and archeological sites and historic districts can also provide economic opportunities through tourism.

- **In 2007, there were 24 historic places and districts in the County listed on the National Register of Historic Places and the State Register of Historic Places.**

- **Of the 24 historic places and districts listed on the National and State Registers, 18 are historic buildings or structures, 5 are historic districts, and 1 is a historic site.**

As of 2005, there were 425 known prehistoric and historic archaeological sites in Washington County listed in the State Historical Society’s Archaeological Sites Inventory, including prehistoric and historic camp sites, villages, and farmsteads; marked and unmarked burial sites; and Native American mounds. There are three mound groups in the Town of Farmington listed on the National Register of Historic Places.

There are 7 local historical societies affiliated with the State Historical Society of Wisconsin in the County. These include the Washington County Historical Society, Erin Historical Society, Farmington Historical Society, Germantown Historical Society, Jackson Historical Society, Kewaskum Historical Society, and Richfield Historical Society.

- **The Lizard Mound group is one of three mound groups located in the Town of Farmington listed on the National Register of Historic Places.**
The SEWRPC land use inventory places all land and water area in the Region into one of 66 land use categories, providing a basis for analyzing specific urban and non-urban land uses. In an effort to obtain the most current information available prior to developing the Land Use Element, the 2000 land use inventory was updated to 2006 as part of the comprehensive planning process. The 2006 generalized land use inventory differs somewhat from the detailed land use inventories conducted by SEWRPC in 2000 and prior years. The 2006 inventory is therefore not directly comparable to earlier SEWRPC land use inventories.

### Urban and Nonurban Land Uses

Urban land uses encompassed about 48,936 acres, or about 18 percent of the County in 2000. Nonurban land uses encompassed about 229,820 acres, or about 82 percent of the County in 2000.

Based on the 2006 inventory, 71,463 acres, or about 26 percent of the County, were in urban uses. A similar percentage, 25 percent or 70,189 acres, were encompassed in natural resource areas (woodlands, wetlands, and surface waters). Almost half of the County, about 47 percent or 129,754 acres, were in agricultural use.

### Urban Land Uses in 2006

<table>
<thead>
<tr>
<th>Urban Use Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential</strong></td>
<td>Residential land comprised the largest urban land use category in the County, encompassing 37,996 acres, or about 53 percent of all urban land and about 14 percent of the total County in 2006.</td>
</tr>
<tr>
<td><strong>Commercial</strong></td>
<td>Commercial land encompassed about 2,342 acres or about 3 percent of all urban land and less than 1 percent of the total County in 2006.</td>
</tr>
<tr>
<td><strong>Industrial</strong></td>
<td>Industrial land encompassed about 2,954 acres, or about 4 percent of all urban land and 1 percent of the total County in 2006.</td>
</tr>
<tr>
<td><strong>Transportation and Utilities</strong></td>
<td>Land used for transportation and utilities comprised the second largest urban land use category in 2006. These uses encompassed about 16,538 acres, or about 23 percent of all urban land and about 6 percent of the total County.</td>
</tr>
<tr>
<td><strong>Governmental and Institutional</strong></td>
<td>Land used for government and institutional uses encompassed about 2,478 acres, or about 4 percent of all urban land and less than 1 percent of the County in 2006.</td>
</tr>
<tr>
<td><strong>Recreational</strong></td>
<td>Intensively used recreational land encompassed about 6,314 acres, or about 9 percent of all urban land and about 2 percent of the total County in 2006.</td>
</tr>
<tr>
<td><strong>Urban Open Lands</strong></td>
<td>Urban open lands encompassed about 1,543 acres, or about 2 percent of all urban land and less than 1 percent of the total County in 2006.</td>
</tr>
<tr>
<td><strong>Open Lands in Conservation Subdivisions</strong></td>
<td>Open Lands in conservation subdivisions encompassed about 1,298 acres, or about 2 percent of all urban land and less than 1 percent of the total County in 2006.</td>
</tr>
</tbody>
</table>
• **Agricultural** – Agricultural lands were the predominate land use in the County in 2006. It encompassed 129,754 acres, or about 63 percent of nonurban land uses and 47 percent of the County.

• **Natural Resource Areas** – Natural resource areas consist of surface water, wetlands, and woodlands and combined to encompass 70,189 acres, or about 34 percent of nonurban land uses and about 25 percent of the County.

• **Extractive Lands** – Extractive lands encompassed about 1,415 acres, or less than 1 percent of nonurban land uses and less than 1 percent of the total County in 2006.

• **Rural Open Lands** – Rural open lands encompassed about 5,935 acres, or about 3 percent of nonurban land and about 2 percent of the total County in 2006.

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**TRANSPORTATION FACILITIES AND SERVICES**

This section presents inventories of the existing transportation system in Washington County. Much of the inventory information included in this section is drawn from the regional transportation system plan.

**STREETS AND HIGHWAYS**

The street and highway system serves several important functions, including the movement of through vehicular traffic; providing vehicular access to abutting land uses; providing for pedestrian and bicycle circulation, and serving as the location for utilities and stormwater drainage facilities. The three functional classifications of streets and highways are: arterial streets, collector streets, and land access streets.

**Arterial Streets**

• Intended to provide a high degree of travel mobility, serving the through movement of traffic between and through urban areas.

• Accounted for approximately 425 miles of the total street and highway system in 2005.
Collector and Land Access Streets
• Primary function is to provide access to abutting property.
• Intended to serve primarily as connections between the arterial street system and the land access streets.
• In 2005, there were approximately 1,110 miles of collector and land access streets in Washington County.

COUNTY AND LOCAL STREET INVENTORY
WisDOT maintains a detailed database of county and local street information in the “Wisconsin Information System for Local Roads” (WISLR).

SYSTEMS MANAGEMENT
The existing freeway traffic management system in Southeastern Wisconsin consists of many elements which are often referred to as intelligent transportation systems. The elements of the freeway traffic management system include: traffic detectors, ramp metering, high-occupancy vehicle bypass ramps, variable message signs, highway advisory radio, closed-circuit television, service patrols, crash investigation sites, and enhanced reference markers.

PUBLIC TRANSPORTATION
Public transportation is the transportation of people by publicly operated vehicles between trip origins and destinations, and may be divided into service provided for the general public and service provided to special population groups.

Public transit is essential in any metropolitan area to meet the travel needs of persons unable to use personal automobile transportation; to provide an alternative mode of travel, particularly in heavily traveled corridors within and between urban areas and in densely developed urban communities and activity centers; to provide choice in transportation modes as an enhancement of quality of life; and to support and enhance the economy.

Interregional Public Transportation
Rail, bus, ferry, and airline carriers provided Washington County residents with public transportation service between the Southeastern Wisconsin Region and a number of cities and regions across the Country.

Urban Public Transportation
Park-ride facilities enable efficient travel within Southeastern Wisconsin through transfer of mode between private vehicle and public transit, and between single occupant or solo driver private vehicles and carpools. There are six park-ride facilities in Washington County.

Washington County Commuter Express Bus System (WCCE)
The WCCE Bus System, which runs weekdays only (Monday through Friday), consists of two express commuter bus routes. The routes operate between three WCCE park-ride lot locations in Washington County and Milwaukee County locations.
Rural and Small Urban Community Public Transportation

• Washington County Shared-Ride Taxi System
• City of West Bend Transport Taxi Service
• City of Hartford Transport Taxi Service
• Germantown Senior Van Service
• Medical Related Transportation Services

The West Bend Transport Taxi Service is operated by the City of West Bend and consists of 14 taxi vans.

Bicycle and Pedestrian Facilities

• Bikeways – A “bikeway” is a general term that includes any road, path, or way that may legally be used for bicycle travel. Bikeways in the County in 2005 totaled about 22 miles.

• Pedestrian Facilities – A comprehensive inventory of pedestrian facilities, such as sidewalks, has not been completed for Washington County.

Other Transportation Facilities and Services

• Rail Freight Services – Railway freight service was provided within Washington County by two railway companies over approximately 48 miles of active mainline railway and a 15 mile spur railway line in 2006.

• Ports and Harbors – There are no ports or boat harbors located in the County. Water freight and transportation facilities and services are provided to the County by the Port of Milwaukee, which is located in the City of Milwaukee.

• Airports – Of the two publicly-owned airports in Washington County, the West Bend Municipal Airport provides both chartered air service and air freight services, while the Hartford Airport provides only air freight service. In addition, privately-owned Hahn Sky Ranch is available for public use, although use of the Hahn Sky Ranch is limited by its rugged grass runway and lack of lights.

Transportation Quick Fact!
Between its origin in 2000 and 2005, the WCCE Bus System’s ridership levels increased from 13,701 to 80,143 riders, or 485 percent.
Planned Sanitary Sewer Service Areas and Areas Served by Sanitary Sewer in Washington County
Sewer Service Areas
About 50,129 acres, or 18 percent of the County, are within existing sanitary sewer service areas in 2006. About 15,084 acres, or about 5 percent of the County, and 71,500 residents, or 61 percent of the population, were served by public sanitary sewers in 2000.

Utility and Sanitary Districts
The purpose of a sanitary district is to allow landowners in unincorporated areas an opportunity to form a special-purpose unit of government to provide certain urban services.

Private On-Site Wastewater Treatment
• Washington County regulates private on-site wastewater treatment systems (POWTS) for any development in the County that is not served by sanitary sewer.
• There are several different types of POWTS including at-grade, conventional systems, constructed-wetland, dripline, in-ground pressure, mound systems (shown on right), and holding tank systems.

WATER SUPPLY

In 2000, the total estimated use of water in Washington County was 13.38 million gallons per day (mgd). The largest portion of that use was by residential land uses, which consumed 5.64 mgd.

Water Supply Systems
• Portions of Washington County served by public water utilities encompassed about 13,800 acres, or about 5 percent of the County, in 2000.
• An estimated 66,800 County residents, or about 57 percent of the County population, were served by public water utilities in 2000.
• There are 7 public water utilities in the County.
• Approximately 6.7 mgd of water were pumped for use in the seven municipal systems.
• In 2005, there were eight existing privately owned water systems operating in Washington County.

• In 2005, there were also privately owned, self-supplied systems serving 18 industrial facilities, 123 commercial facilities, 80 institutional and recreational facilities, and 13 agricultural or other irrigation facilities.
• In 2005, about 54,000 persons, or about 43 percent of County residents, were served by private domestic wells of non-municipal community systems.

Sources of Water Supply (Groundwater Aquifers)
An aquifer is a rock formation or sand and gravel unit that will yield water in a useable quantity to a well or spring.

The aquifers in Washington County can be divided into shallow and deep. The Jackson, Kewaskum, Slinger, and West Bend water utilities draw all their water from the shallow aquifer and the Allenton, Germantown, and Hartford water utilities draw water from both the shallow and deep aquifers.
Groundwater Availability

Recharge to groundwater is derived almost entirely from precipitation. Much of the groundwater in shallow aquifers originates from precipitation that has fallen and infiltrated within a radius of about 20 or less miles from where it is found. The deeper sandstone aquifers are recharged by downward leakage of water through the Maquoketa Formation from the overlying aquifers or by infiltration of precipitation beyond the western boundary of the County where the sandstone aquifer is not overlain by the Maquoketa Formation and is unconfined. On the average, precipitation annually brings about 32 inches of water to the surface of Washington County. For the area of the County that would translate into about 660 mgd of water averaged over the year (a total of 240,900 million gallon a year). It is estimated that approximately 80 percent of that total is lost by evapotranspiration.

• The estimated daily use of groundwater in 2000 was 13 mgd, which is about 20 percent of the total amount of groundwater assumed to be recharged in that year. This indicates that there is an adequate annual groundwater recharge to satisfy water demands on the shallow aquifer system in Washington County for years to come on an areawide basis.

• The situation is different for the deep aquifers, where withdrawals of groundwater cause supply/demand imbalance in areas of concentrated use of groundwater, which has resulted in the “mining” of groundwater, and where recharge of the aquifer may take years or even decades, depending on the depth and geology of the aquifer.

• The deep aquifer levels have decreased from 50 to 150 feet within the County. Most of this decline is due to pumping beyond the County boundaries.

Stormwater Management Facilities

The dispersal of urban land uses over greater amounts of the County, and accompanying increases in impervious areas, increases stormwater runoff that must be accommodated by the stream network or by engineered stormwater systems.

Electric Power Service

Most of Washington County is provided with electric power service by We Energies. The City of Hartford and the Village of Slinger operate their own electric utilities through Wisconsin Public Power, Inc. (WPPI).

Natural Gas Service

All of Washington County is within We Energies’ service area, although service has not been extended throughout the County.

Telecommunications Service

Although there are many telecommunication service providers, there are only a few basic types of communication services including voice transmission services, data transmission services, multimedia service and broadcast service.

Solid Waste Management Facilities

In 2006, all solid waste in Washington County was either collected at a transfer station, drop-off center, recycling center or collected curb side by a contracted private waste management company. Solid waste facilities in Washington County include solid waste storage, recycling facilities, and processing facilities. Most of the solid waste currently collected in the County is deposited in Dodge or Waukesha County.
INVENTORY OF EXISTING COMMUNITY FACILITIES

GOVERNMENT AND PUBLIC INSTITUTIONAL BUILDINGS

Government and public institutional buildings include the County Courthouse and Federal, State, and County offices, municipal halls, libraries, and U.S. post offices.

• In 2008 there were 19 municipal halls, 5 libraries, and 11 post offices in the County.

POLICE SERVICES

• The Cities of Hartford and West Bend and the Villages of Germantown, Jackson, Kewaskum, and Slinger each have a municipal police department that provides service 24 hours a day, seven days a week.

• The Village of Newburg and the Town of Trenton Police Departments do not operate 24 hours a day, seven days a week. The Washington County Sheriff’s Department provides service to these areas when the municipal police departments are not operating.

• All unincorporated areas in the County and the Villages of Newburg and Richfield are served by the Washington County Sheriff’s Department.

FIRE PROTECTION SERVICES

• There were 14 fire departments serving the County in 2006.

• Many fire department personnel are cross-trained to provide both fire fighting, emergency medical, and/or hazardous materials handling.

• Most fire and emergency service agencies have mutual aid agreements in place if additional equipment or personnel are needed to respond to an emergency.

EMERGENCY MEDICAL SERVICES

There were 32 emergency medical service (EMS) zones served by 15 EMS departments in Washington County in 2006. In addition, the southwestern portion of the Town of Erin was served by the Town of Ashippun, which is located in Dodge County.

PUBLIC SAFETY ANSWERING POINTS (Dispatch Centers)

There are four Public Safety Answering Points (PSAP) in Washington County taking emergency calls 24 hours a day.
There were 36 public schools in five public high school districts and 26 private schools in the County in 2006. There were two institutions of higher learning in the County in 2006:

• Moraine Park Technical College which has campuses in Hartford and West Bend
• University of Wisconsin-Washington County

There are 97 public cemeteries in the County encompassing about 250 acres.

There are two hospitals offering a full range of medical services in the County:

• Saint Joseph’s Hospital located in the Town of Polk
• Aurora Medical Center of Washington County located in the City of Hartford

Child care facilities are regulated by the Bureau of Regulation and Licensing (BRL) in the Wisconsin Department of Health and Family Services. In 2006, there were 14 licensed family child care centers (providing care for four to eight children) and 62 licensed group child care centers (providing care for nine or more children) in Washington County.

Facilities for the advanced aged (60+ years of age) include nursing homes, community based residential facilities (CBRF), adult day care, adult family homes, and residential care apartments. In 2006, for the advanced age in Washington County, there were:

• 5 nursing homes
• 17 CBRF’s
• 2 adult day care facilities
• 7 residential care apartments
• 1 adult family home

Facilities for the mentally and physically disabled include nursing homes, community based residential facilities (CBRF), and adult family homes. In 2006, for the mentally and physically disabled in Washington County, there were:

• 5 nursing homes
• 4 CBRF’s
• 26 adult family homes
EXISTING PLANS AND ORDINANCES: 2006

This multi-jurisdictional comprehensive plan is intended, in part, to review the land use plans adopted by participating local governments, update those plans as necessary to comply with the comprehensive planning law, and to reflect changes that have occurred since the plans were adopted. The plan is also intended to refine and detail the regional land use plan and other areawide plans, such as County and local park and open space plans, sewer service area plans, and transportation plans.

In addition, the plan takes into account local planning objectives identified by local officials and also those reflected in locally adopted land use plans and regulatory ordinances. Accordingly, an important step in the planning process was a review of the existing framework of areawide and local plans and related land use regulations. Plans summarized in this section may conflict with the comprehensive plan recommendations.

REGIONAL PLANS

REGIONAL LAND USE PLAN

The regional land use plan sets forth the fundamental concepts that are recommended to guide the development of the seven-county Southeastern Wisconsin Region. The plan includes recommendations on environmental corridors, urban development, prime agricultural land, and other agricultural and rural-density residential lands.

REGIONAL TRANSPORTATION SYSTEM PLAN

The regional transportation system plan is intended to provide a vision for, and guide to, transportation system development in the Region for 20 or more years into the future. It is a multimodal plan of recommended transportation actions designed to address existing and anticipated future transportation problems and needs. The plan consists of four principal elements: public transit, systems management, bicycle and pedestrian facilities, and arterial streets and highways. Future needs for transit, street and highway, and other transportation improvements considered in the regional transportation planning process are derived from the future growth proposed in the regional land use plan.

REGIONAL NATURAL AREAS PLAN

The regional natural areas plan identifies the most significant remaining natural areas, critical species habitats, geological sites, and archaeological sites in the Region, and recommends means for their protection and management.
WATER QUALITY MANAGEMENT PLAN UPDATE

The Commission worked with the Milwaukee Metropolitan Sewerage District (MMSD) to update the regional water quality management plan for the area within the Kinnickinnic River, Menomonee River, Milwaukee River, Root River, and Oak Creek watersheds; the Milwaukee Harbor estuary; and the adjacent nearshore areas draining to Lake Michigan.

COUNTY PLANS AND ORDINANCES

WASHINGTON COUNTY PARK AND OPEN SPACE PLAN

An updated County park and open space plan was adopted by the Washington County Board in March 2004. That plan consists of both an open space preservation element and an outdoor recreation element, intended to, respectively, protect areas containing important natural resources and to provide major parks, areawide trails, and resource-oriented recreational facilities.

WASHINGTON COUNTY FARMLAND PRESERVATION PLAN

Farmland preservation areas in Washington County were identified by the Washington County farmland preservation plan, which was adopted by the Washington County Board of Supervisors in August 1981.

FARMLAND AND OPEN SPACE PRESERVATION TOOLS

In 2004 the Washington County Planning, Conservation, and Parks Committee requested the Planning and Parks Department to study various means of preserving farmland and open space in Washington County. This study’s goal was to objectively research and analyze different tools and funding sources that could be used in Washington County for farmland and open space preservation.
SURFACE WATER RESOURCES

The surface water resources of Washington County lake and stream classification project established a system that classifies lakes and streams into three groups. The surface water classifications were incorporated into the County’s shoreland, wetland, and floodplain zoning ordinance, which includes certain types of regulations, such as development with increased setbacks from lakes and streams, based on the classification of the adjacent lake or stream. The regulations are designed to offer a higher level of protection to higher-quality lakes and streams.

QUAAS CREEK WATERSHED PROTECTION PLAN

A Quaas Creek Watershed Protection Plan was adopted by the County Board in February 2004. The plan was created to address issues impacting the water quality and recreational use of Quaas Creek. These issues focus on future land development, especially the changing of rural land use to urban land use, and the detrimental effects these land use changes may have on the hydrology, water quality, habitat quality, bank stability, and fisheries within Quaas Creek.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) MASTER PLANS

Each DNR property is required to have a “master plan” that establishes the goals and objectives for the property and identifies how the area will be managed and developed. These plans are designed to clearly communicate to the public how the property will “look” and what benefits the area will provide. The DNR has adopted master plans for the Allenton Wildlife Area, the Kettle Moraine State Forest – Northern Unit, the Kettle Moraine State Forest – Loew Lake Unit, and the Theresa Wildlife Area.

JURISDICTIONAL HIGHWAY SYSTEM PLAN

In 1975 the Washington County Board of Supervisors adopted an initial jurisdictional highway system plan intended to help provide the County, over time, with an integrated highway transportation system that would effectively serve and promote a desirable land use pattern in the County, abate traffic congestion, reduce travel time and costs, and reduce accident exposure. The initial plan has been amended periodically.
A PUBLIC TRANSIT PLAN FOR WASHINGTON COUNTY

The current public transit plan for Washington County sets forth the findings and recommendations from a study of transit service needs in Washington County and the means by which those needs might best be met. The primary focus of the plan was to provide transit service for Milwaukee County residents to jobs in Washington County through the establishment of the Washington County Commuter Express Service. The transit plan also recommended the establishment of shared-ride taxicab services.

COUNTY SHORELAND AND FLOODPLAIN ZONING ORDINANCE

Under Section 59.692 of the Wisconsin Statutes and Chapter NR 115 of the Wisconsin Administrative Code, counties are responsible for regulating shoreland areas within unincorporated (town) areas. The Washington County shoreland, wetland, and floodplain zoning ordinance is set forth in Chapter 23 of the Washington County Code of Ordinances and applies to shorelands, shoreland-wetlands, and floodplains in all towns within the County.

COUNTY NONMETALLIC MINING RECLAMATION ORDINANCE

The Washington County nonmetallic mining reclamation ordinance was established to ensure the effective reclamation of nonmetallic mining sites in Washington County in compliance with Chapter NR 135 of the Wisconsin Administrative Code and Chapter 295 of the Wisconsin Statutes.

EROSION CONTROL AND STORMWATER MANAGEMENT

The Washington County Erosion Control and Stormwater Management Ordinance is set forth in Chapter 17 of the Washington County Code of Ordinances. The ordinance includes requirements for land development and land disturbing activities designed to minimize sedimentation, water pollution, flooding, and related property and environmental damage caused by soil erosion and uncontrolled stormwater runoff during and after construction.

WASHINGTON COUNTY LAND DIVISION ORDINANCE

The Washington County Land Division Ordinance is set forth in Chapter 24 of the Washington County Code of Ordinances. The ordinance supplements the provisions of Chapter 236 of the Wisconsin Statutes, which sets forth minimum requirements for land divisions in Wisconsin.
The comprehensive planning law requires the County and each local plan to include the following nine elements:

- Issues and Opportunities
- Agricultural, Natural, and Cultural Resources
- Land Use
- Housing
- Transportation
- Utilities and Community Facilities
- Economic Development
- Intergovernmental Cooperation
- Implementation

**COUNTY LAND USE PLAN MAP 2035**

The land use plan map for Washington County for the year 2035 is presented on the following page. The table on Page 31 and the figure on Page 32 set forth the number of acres and percent of the planning area in each land use category. The map indicates where certain types of urban development should be encouraged while preserving agricultural and environmentally significant land and resources. The Washington County land use plan map is a compilation of the land use maps prepared by each of the cities, towns, and villages in the county (city and village plans were included for the areas within city or village boundaries, and did not include extraterritorial areas for which the city or village may have planned). Land use categories shown on each local land use map were standardized to the categories shown on the following map.

The Washington County land use plan map included city and village land use plan maps for the areas within city and village limits. However, each city and village land use map adopted as part of a city or village comprehensive plan included areas outside the limits of the city or village, with the exception of the Village of Germantown plan. This practice is consistent with good land use planning, because cities and villages typically annex land as they grow to accommodate population growth and associated land uses. Annexations and the exercise of city and village extraterritorial authorities, however, often lead to conflicts between cities and villages and adjacent towns.

Although many towns recognize the need for cities and villages to grow, there is often opposition to annexations when such annexations occur in prime farmland areas, particularly where alternatives are available; where a city or village annexes land without providing sewer and/or water services; and where annexations result in illogical city or village boundaries, including long, narrow “arms” of the city or village extending into the town or creation of small areas of the town completely surrounded by the city or village, except for a thin strip of land left to avoid creation of a town island.

\(^1\)The Village of Richfield comprehensive plan, which was adopted before the town incorporated as a village, does not include any area outside Village limits.
WASHINGTON COUNTY LAND USE PLAN: 2035

Map IX-5

FARMLAND PROTECTION
AGRICULTURAL AND RURAL RESIDENTIAL
SUBURBAN DENSITY RESIDENTIAL
MEDIUM DENSITY URBAN RESIDENTIAL
HIGH DENSITY URBAN RESIDENTIAL
MIXED USE
GENERAL COMMERCIAL
OFFICE / PROFESSIONAL SERVICES
BUSINESS / INDUSTRIAL
INDUSTRIAL
GOVERNMENTAL AND INSTITUTIONAL
PARK AND RECREATION
TRANSPORTATION AND UTILITIES (EXCEPT FOR STREETS AND HIGHWAYS)
EXTRACTION
FORMER LANDFILL
PRIMARY ENVIRONMENTAL CORRIDOR
SECONDARY ENVIRONMENTAL CORRIDOR
ISOLATED NATURAL RESOURCE AREA
WETLANDS OUTSIDE OF ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
OTHER CONSERVANCY LANDS TO BE PRESERVED
SURFACE WATER
100-YEAR FLOODPLAIN (FROM 1981 FLOOD INSURANCE STUDY)
EXISTING COUNTY PARK AND OUTDOOR RECREATION SITES
PROPOSED COUNTY PARK
STREET AND HIGHWAY RIGHT-OF-WAY

SOURCE: LOCAL GOVERNMENTS, WASHINGTON COUNTY, AND SEWRPC.
LAND USE PLAN MAP 2035

- The map indicates where certain types of urban development should be encouraged while preserving agricultural and environmentally significant land and resources.
- The map is a compilation of the land use plan maps prepared by each of the cities, towns, and villages in the county. State law requires the County to include, without change, city and village plans.

WASHINGTON COUNTY LAND USE MAP CATEGORIES:

- **Farmland Protection** - Lands recommended to be used for agricultural purposes or for other uses permitted in farmland protection, exclusive agricultural, or other agricultural zoning districts by local zoning ordinances.
- **Agricultural and Rural Residential** - Allows all agricultural uses, as well as rural-density residential development with an average density of one home for each five to 34.9 acres.
- **Residential Development**
  - Suburban density residential - Includes predominately single-family homes at densities equating to lot sizes of between one and five acres.
  - Medium-density urban residential - Includes single-family and potentially two-family homes at densities equating to lot sizes of 10,000 square feet to one acre.
  - High-density urban residential category - Includes single-, two-, and multi-family homes at a density of less than 10,000 square feet per dwelling unit.
- **Mixed-Use** - Includes a mix of residential, commercial, and institutional uses.
- **General Commercial** - Includes retail stores; services, including drycleaners, barber shops, banks, and restaurants; and business and professional offices.
- **Office/Professional Services** - Includes business uses such as the offices and professional services of doctors, architects, engineers, attorneys and other similar recognized professions and consultation services.
- **Business/Industrial** - Allows a mix of industrial, office, retail, and service uses, and reflects the modern business park where a mix of office and industrial uses are typically accommodated.
- **Industrial** - Accommodates manufacturing and other industrial uses, such as outdoor storage of commercial vehicles and building materials.
- **Governmental and Institutional** - Includes public and private schools, government offices, police and fire stations, libraries, cemeteries, religious institutions, hospitals, nursing homes, and similar facilities.
- **Park and Recreation** - Includes lands developed with facilities for public and private outdoor recreation.
- **Street and Highway Rights-of-Way** - All existing street and highway rights-of-way.
- **Other Transportation and Utilities (Except Streets and Highways)** - Includes transportation facilities other than street rights-of-way, such as airports, park-ride lots, and railroad rights-of-way. It also includes private and public utilities.
- **Extractive** - Nonmetallic mining areas such as rock extractive sites, sand and gravel operations, and peat mining.
- **Former Landfill** - Indicates the location of all closed landfills. No active landfills were located in Washington County in 2008.
- **Environmentally Significant Areas** - To effectively guide urban development and redevelopment in the County into a pattern that is efficient, stable, safe, healthful, and attractive, it is necessary to carefully consider the location of planned land uses in relation to natural resources. This category includes Environmental Corridors, Isolated Natural Resource Areas, Wetlands and Other Conservancy Lands to be Preserved.
- **Floodplain** (overlay) - The floodplain overlay includes areas adjacent to rivers, streams, and lakes that are subject to inundation by the 100-year recurrence interval flood event. The floodplains shown on the map are based on the Flood Insurance Study conducted by the Federal Emergency Management Agency (FEMA) in 1981, and encompass 43,810 acres, or about 16 percent of the County.
- **Surface Water** - Includes lakes, ponds, rivers, creeks, and streams.
<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Acres</th>
<th>Percent of Subtotal (Urban or Nonurban)</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Urban</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Suburban Density Residential&lt;sup&gt;a&lt;/sup&gt;</td>
<td>31,155</td>
<td>35.5</td>
<td>11.2</td>
</tr>
<tr>
<td>Medium-Density Urban Residential&lt;sup&gt;b&lt;/sup&gt;</td>
<td>13,737</td>
<td>15.7</td>
<td>4.9</td>
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<tr>
<td>High-Density Urban Residential&lt;sup&gt;c&lt;/sup&gt;</td>
<td>2,542</td>
<td>2.9</td>
<td>0.9</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>47,434</td>
<td>54.1</td>
<td>17.0</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>3,453</td>
<td>3.9</td>
<td>1.3</td>
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<tr>
<td>General Commercial</td>
<td>4,064</td>
<td>4.6</td>
<td>1.5</td>
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<td>Office/Professional Services</td>
<td>568</td>
<td>0.7</td>
<td>0.2</td>
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<tr>
<td>Business/Industrial</td>
<td>2,261</td>
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<td>0.8</td>
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<tr>
<td>Industrial</td>
<td>3,971</td>
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<td>1.4</td>
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<td>Governmental and Institutional</td>
<td>2,876</td>
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<td>Park and Recreation</td>
<td>5,893</td>
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<td>2.1</td>
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<td>Street and Highway Rights-Of-Way</td>
<td>15,661</td>
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<td>Other Transportation and Utilities</td>
<td>1,464</td>
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<td><strong>Urban Subtotal</strong></td>
<td>87,645</td>
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<td><strong>Nonurban</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Farmland Protection</td>
<td>28,849</td>
<td>15.1</td>
<td>10.4</td>
</tr>
<tr>
<td>Agricultural and Rural Residential&lt;sup&gt;d&lt;/sup&gt;</td>
<td>80,529</td>
<td>42.1</td>
<td>28.9</td>
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<tr>
<td>Extractive</td>
<td>1,757</td>
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<td>0.6</td>
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<tr>
<td>Former Landfill Identified on Local Government Land Use Map</td>
<td>32</td>
<td>-&lt;sup&gt;e&lt;/sup&gt;</td>
<td>-&lt;sup&gt;e&lt;/sup&gt;</td>
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<tr>
<td>Primary Environmental Corridor</td>
<td>55,232</td>
<td>28.9</td>
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<td>Secondary Environmental Corridor</td>
<td>9,424</td>
<td>4.9</td>
<td>3.4</td>
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<td>Isolated Natural Resource Area</td>
<td>6,265</td>
<td>3.3</td>
<td>2.3</td>
</tr>
<tr>
<td>Wetlands&lt;sup&gt;f&lt;/sup&gt;</td>
<td>1,192</td>
<td>0.6</td>
<td>0.4</td>
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<tr>
<td>Other Conservancy Lands to be Preserved&lt;sup&gt;g&lt;/sup&gt;</td>
<td>3,319</td>
<td>1.8</td>
<td>1.2</td>
</tr>
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<td>Surface Water</td>
<td>4,512</td>
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<tr>
<td><strong>Nonurban Subtotal</strong></td>
<td>191,111</td>
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<td>68.6</td>
</tr>
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<td><strong>Total</strong></td>
<td>278,756</td>
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<td>100.0</td>
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<table>
<thead>
<tr>
<th>Overlay Categories</th>
<th>Acres</th>
<th>Percent of Subtotal</th>
<th>Percent of Total</th>
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<tbody>
<tr>
<td>100-Year Floodplain (1981)</td>
<td>43,810</td>
<td>-&lt;sup&gt;h&lt;/sup&gt;</td>
<td>-&lt;sup&gt;h&lt;/sup&gt;</td>
</tr>
<tr>
<td>Former Landfill</td>
<td>-&lt;sup&gt;h&lt;/sup&gt;</td>
<td>-&lt;sup&gt;h&lt;/sup&gt;</td>
<td>-&lt;sup&gt;h&lt;/sup&gt;</td>
</tr>
</tbody>
</table>

<sup>a</sup>Average density equating to one home per 1 to 4.9 acres.

<sup>b</sup>Average density equating to one home per 10,000 to 43,559 square feet.

<sup>c</sup>Average density of less than 10,000 square feet per home.

<sup>d</sup>Allows agricultural uses and residential uses with an average density of one home per 5 to 34.9 acres. Local government ordinances may specify a maximum lot size for homes located in agricultural areas, in addition to a minimum parcel size or density.

<sup>e</sup>Less than 0.05 percent.

<sup>f</sup>Includes only those wetlands outside primary and secondary environmental corridors and isolated natural resource areas.

<sup>g</sup>Includes woodlands, critical species habitat sites, common open space within conservation subdivisions, publicly-owned land not developed with intensive recreational or other uses, and similar lands outside primary and secondary environmental corridors, isolated natural resource areas, and wetlands.

<sup>h</sup>Includes 75 closed landfills encompassing 464 acres. See Table 70 in Chapter IV for a list of closed landfills listed on the DNR registry of waste disposal sites.

Source: SEWRPC.
Many of these conflicts could be resolved through the development of cooperative or boundary agreements between cities and villages and adjacent towns. Opportunities to develop coordinated land use plan maps for the extraterritorial areas of cities and villages during this multi-jurisdictional planning process were limited due to the fact that only one village, the Village of Kewaskum, chose to join the process. The County encourages cities and villages and adjacent towns to continue or to initiate cooperative planning following adoption of a comprehensive plan by each local government. The inventory information and recommendations developed as part of the multi-jurisdictional comprehensive plan should provide a good basis for the development of boundary agreements and other joint planning activities.

As of 2008, there are three boundary agreements in effect in Washington County; one between the City and Town of West Bend; one between the Village and Town of Jackson; and one among the City of Hartford and Towns of Erin, Hartford, and Richfield (the Town of Richfield subsequently incorporated as a Village). Until such agreements are developed, disagreements will likely continue between cities and villages and adjacent towns as each unit of government develops in accordance with its land use plan, and cities and villages continue to exercise their annexation and extraterritorial authorities in adjacent towns.
Maps 98 through 114 in the Intergovernmental Cooperation Element (Chapter XIV of the comprehensive plan) depict the land use map approved by each city, village, and town in the County. The maps include the full planning area where a city or village has planned for areas outside current corporate limits. The map on page 33 graphically summarizes conflicts between city and village land use plans and adjacent town land use plans. In cases where a conflict exists between a city or village plan and a town plan, there is also a conflict between the city or village plan and the county land use plan, since the county land use plan included town land use plan recommendations for areas outside city and village limits.

**DISPUTE RESOLUTION**

Section 66.1001 (2) (g) of the *Wisconsin Statutes* requires that the Intergovernmental Cooperation Element identify existing or potential conflicts between the County and other governmental units, including school districts, and describe processes to resolve such conflicts. Although Washington County encourages towns, villages, and cities to coordinate with each other and the County on planning efforts, conflicts will continue to occur at the local and county levels.

In the event that a conflict does occur, utilization of an alternative dispute resolution process will be encouraged in an effort to avoid costly and lengthy litigation. The alternative dispute resolution process is intended to provide a low-cost, flexible approach to resolving disputes between governmental entities arising from the adoption of the comprehensive plan. This process works to resolve actual and potential conflicts between governmental entities through open dialog and cooperative initiatives and is not intended to be used by parties dissatisfied with the appropriate application of local rules and regulations within a County or local government.

The dispute resolution process involves multiple stages if a conflict is not immediately resolved. The process begins with alternative dispute resolution techniques, including informal negotiations among and between the disputing parties. If these efforts are unsuccessful, facilitated negotiation utilizing the Washington County Multi-Jurisdictional Dispute Resolution Panel may be used, followed by mediation. Arbitration and litigation, more traditional dispute resolution techniques, are the remaining stages and tend to be slower and more costly than the foregoing stages.

Source: Dispute Resolution Board Foundation and Washington County.
FACILITATED NEGOTIATION – WASHINGTON COUNTY 
MULTI-JURISDICTIONAL DISPUTE RESOLUTION PANEL 

At the request of local governments, the Washington County Board of Supervisors adopted 2004 Resolution 35 on August 10, 2004, which provided for the establishment of a fair and just quasi-judicial, multi-jurisdictional dispute resolution forum to resolve multi-jurisdictional conflicts regarding adopted comprehensive plans. Interested County and local governments would enter into an intergovernmental agreement to voluntarily participate in this dispute resolution process.

In 2007, a Dispute Resolution Forum Subcommittee (DRFS) was formed by the Multi-Jurisdictional Advisory Committee to develop the procedures and bylaws for the Multi-jurisdictional Dispute Resolution Panel. The disputing parties would have an opportunity to voluntarily present the disputed issue to a six-member panel of appointed or elected representatives from other County or local governments. The Panel would engage the parties in a discussion and negotiation of the dispute openly in an effort to reach a mutually agreeable solution.

ISSUES AND OPPORTUNITIES ELEMENT

The Issues and Opportunities Element includes the following overall statement of objectives which describes key characteristics and expectations for the future desired by Washington County.

Overall Statement of Objectives

Washington County offers safe and affordable housing options, a range of transportation choices, and sufficient public services for all residents. Sustainable residential and business development is accomplished with the balanced allocation of land uses that meet the social, physical, and economic needs of County residents. Agricultural and natural resource protection is important, including the preservation of rural and small town character. While being responsive to the changing needs of its citizens, the County supports intergovernmental cooperation and recognizes the comprehensive plan as a “living document”.

Page 35
The overall comprehensive planning goals are:

- Preserve and enhance Washington County’s natural resources, including open space and agricultural land.
- Preserve and enhance the rural and small town character of Washington County.
- Promote a range of safe and affordable housing choices for all income levels and age groups in the County.
- Improve transportation infrastructure and land use design to support a range of transportation choices for all citizens.
- Support and encourage sustainable energy options in public and private development.
- Maintain, enhance or expand the existing level of public services in Washington County while being responsive to the changing needs of its citizens.
- Encourage sustainable development of land for business and residential use.
- Encourage an appropriate allocation of land to various types of land uses to meet the social, physical, and economic needs of County residents, workers, and property and business owners.
- Identify and encourage desirable and sustainable businesses and job development.
- Encourage intergovernmental coordination and cooperation.
- Ensure the Washington County Multi-Jurisdictional Comprehensive Plan is a “living document”.

Overall goals and objectives are designed to define a desired future for Washington County and guide the development and redevelopment of the County through 2035. The overall goals and objectives provided the framework for the development of specific goals and objectives for each of the other plan elements. In addition to more specific goals and objectives, each element also includes a set of recommended polices and programs to achieve the goals and objectives.
Each of the other eight elements with the exception of the Implementation Element, includes specific goals and objectives focused on the resources or facilities required to be addressed in the element by the Wisconsin comprehensive planning law. Each element also includes a set of recommended polices and programs to achieve the goals and objectives.

### Goals, objectives, policies, and programs are organized around issues of concern identified through:

- Public opinion survey conducted as part of the comprehensive planning process
- Results from the Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis conducted at workgroup, advisory committee, and public meetings
- Workgroup and committee brainstorming sessions
- Public visioning workshops
- Existing plans

### The terms are defined as follows:

- **Goals:** Broad and general expressions of a community’s aspirations, towards which the planning effort is directed. Goals tend to be ends rather than means.

- **Objectives:** More specific targets, derived from goals and necessary to achieve those goals. While still general in nature, objectives are more precise, concrete, and measurable than goals.

- **Policies:** Rules or courses of action necessary to achieve the goals and objectives from which they are derived. They are precise and measurable.

- **Programs:** A system of projects or services necessary to achieve plan goals, objectives, and policies.

The goals developed for the seven elements are listed in the following pages. The programs listed in each element were selected by the Washington County Technical Advisory Committee as having the highest priority for implementation. The programs are listed in priority order, but the goals were not prioritized. Additional programs recommended for implementation are included in Chapter XV of the plan.

Suggestions for local government consideration have also been prepared for each plan element. Local governments will have additional influence over future development and natural resource protection through local zoning ordinances.
AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES ELEMENT

LAND EVALUATION AND SITE ASSESSMENT

The Agricultural, Natural, and Cultural Resources (ANCR) Workgroup formed a subcommittee to develop a Land Evaluation and Site Assessment (LESA) process to determine parcels in Washington County that are most suitable for long-term agricultural use. The results of the analysis are intended for County and local government use to help identify areas that should be designated for farmland protection. The LESA process is an analytical tool designed to provide a systematic and objective procedure for rating and ranking the agricultural importance of a parcel.

The Land Evaluation (LE) component of the LESA process was determined by the NRCS, which rated each soil in Washington County based on soil type, slope, agricultural capability class, and soil productivity for producing corn and soybeans. The resulting ratings were then placed into groups ranging from the best to worst suited for cropland production.

The Site Assessment (SA) component rates non-soil factors affecting a parcel’s relative importance for agricultural use and is separated into 3 classifications. The LESA subcommittee selected the following nine SA factors to be used in the Washington County LESA analysis:

Factors for SA-1 (agricultural productivity)
- size of farm in contiguous management by 1 farm operator
- compatibility of surrounding land uses within ½ mile
- percent of farm in agricultural use

Factors for SA-2 (development pressures impacting a site’s continued agricultural use)
- distance from adopted sewer service area
- distance from selected hamlets
- distance from interchanges along USH 41 & 45

Factors for SA-3 (other public values of a site supporting retention in agriculture)
- primary or secondary environmental corridors, isolated natural resource areas, natural areas, or critical species habitat outside environmental corridor areas present on farm
- floodplains present on farm
- proximity to permanently protected land 20 acres or more in size

The results of the LESA analysis are shown on the following page. The LESA subcommittee defined lands scoring 6.8 or higher as Tier I farmlands, which are the best suited for long-term protection. Lands scoring below 6.8 were defined as Tier II farmlands, which are areas that should be considered for long-term protection by County and local officials on a case-by-case basis. The subcommittee agreed that setting the benchmark at 6.8 left adequate amounts of acreage for development in the next 30 years, yet also protected a suitable amount of land for future agricultural production.

The ANCR Workgroup recommended that each municipality use the final LESA map as a guide to help identify farmland protection areas that best reflect their local agricultural resource goals.
**AGRICULTURAL RESOURCES ISSUES**

There is a strong desire among County residents to protect farmland in Washington County.

- Almost 85 percent of survey respondents either strongly agreed (44 percent) or agreed (39 percent) with a need to preserve farmland in Washington County.
- This was reflected in the strengths identified in the SWOT analysis, including a strong agricultural industry and productive lands.
- Threats to water supply and quality and the loss of natural resources and environmental corridors were identified as threats in the SWOT analysis.
- A common theme expressed by participants during the countywide visioning workshop was to protect prime agricultural lands.

**AGRICULTURAL RESOURCES GOALS**

- Preserve a sufficient amount of agricultural land to ensure farming remains viable in Washington County.
- Identify productive farmlands in Washington County and support their protection and management as an important economic resource.
- Preserve soils suitable for agricultural production in Washington County.
- Protect farms and farming in Washington County.

**NATURAL RESOURCES ISSUES**

There is a strong desire among County residents to preserve existing woodlands and open space in the County.

- Over 76 percent of survey respondents indicated preserving woodlands should be given a high priority and 77 percent said that maintaining existing parks and open spaces in the County should also be given a high priority.
- The Kettle Moraine, natural areas, lakes, wetlands, gravel resources, parks, woodlands, recreational facilities, and cultural opportunities were found to be strengths of the County in the SWOT analysis.
- Threats to water supply and quality and the loss of natural resources and environmental corridors were identified as threats in the SWOT analysis.
- A common theme expressed by participants during the countywide visioning workshop was to preserve critical species habitat areas, natural areas, environmental corridors, and upland woodlands.
NATURAL RESOURCES GOALS

• Ensure the protection, sound use, and enhancement of the natural resource base in Washington County.
• Preserve primary environmental corridors, secondary environmental corridors, and isolated natural resources areas in Washington County.
• Preserve natural areas in Washington County.
• Preserve critical species habitat sites and critical aquatic sites located outside of natural areas in Washington County.
• Preserve habitat for endangered species not identified in the regional natural areas plan in accordance with State and Federal requirements.
• Preserve habitat for native plants and wildlife by protecting environmental corridors, wetlands and surface waters outside such corridors.
• Preserve significant geological areas in the County.
• Protect Washington County’s naturally occurring plant biodiversity.
• Encourage integrated water resource management of surface water, groundwater, and water dependent natural resources.
• Protect floodplains from incompatible land uses.
• Protect wetlands from destruction and degradadation.
• Protect and enhance surface water quality in Washington County.
• Protect, conserve, and enhance groundwater quality and quantity in Washington County.
• Reduce the risk of disease, injury or premature death of citizens of Washington County associated with or caused by hazardous environmental factors where they live, work, and play.
• Reduce the human and environmental risks posed by animal waste.
• Reduce the human and environmental risks posed by hazardous waste.
• Ensure an adequate supply of nonmetallic minerals at a reasonable cost for new construction and maintenance of existing infrastructure.
• Preserve and enhance the system of parks and open space within Washington County.
• Preserve and enhance Washington County’s natural resources.
• Preserve rural character and vistas outside planned sewer service areas.

CULTURAL RESOURCES ISSUES

There is a strong desire among residents to preserve the rural and small town character of Washington County.

• About 69 percent of countywide survey respondents place a high priority on preserving the small town character of the County.
• Strong support was also expressed for preserving historic buildings and downtowns.
• Threats identified in the SWOT analysis included loss of rural character, and loss of historic buildings and sites. This will be an on going challenge for the County in the future.
CULTURAL RESOURCES GOALS

• Preserve historical resources that contribute to Washington County’s rural and small town character.
• Preserve historical resources that contribute to Washington County’s heritage.
• Promote cultural resource and heritage related tourism in the County.
• Preserve archaeological resources that contribute to Washington County’s heritage.
• Support the efforts of County and local historical societies to provide a greater understanding of Washington County’s history and heritage to the public.
• Support a wide range of artistic performances, art exhibits and fairs, displays, and educational programs in Washington County.
• Support a wide range of entertainment and recreational opportunities in Washington County.

TOP PROGRAMS FOR IMPLEMENTING THE AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES ELEMENT

There are 222 programs identified for the Agricultural, Natural and Cultural Resources Element in Chapter VIII of the Plan. The following programs are listed in priority order.

• Assist local communities in developing “Wellhead Protection Plans” for public wells to protect drinking water sources.
• Continue to apply for grants to conduct household and agricultural chemical hazardous waste Clean Sweep programs.
• Continue to conduct a Countywide Clean Sweep program periodically and incorporate other recycling efforts and awareness into the program.
• Continue to identify unused wells through farmstead inventories and subdivision reviews and promote proper abandonment of wells.
• Review the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance to ensure it is consistent with Map 84 (Land Use Plan map in the comprehensive plan).
• Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance in accordance with State and Federal requirements.
• Develop model ordinances for local government use that provide for protection of the natural resource areas shown on Map 77 of the comprehensive plan.
• Incorporate the updated floodplain mapping from the Washington County floodplain map modernization program into the County shoreland and floodplain zoning maps following approval of the maps by the DNR and FEMA.
• Include floodplains on Map 84 (Land Use Plan map in the comprehensive plan).
• Continue to enforce compliance with the Animal Waste Storage Facility Code, Chapter 16, of the Washington County Code of Ordinances.
• Support and, where applicable, implement the objectives, principles, and standards recommended by the regional water supply plan.
• Continue to promote and provide assistance for proper well abandonment.
• Increase awareness and promote action for proper groundwater protection practices.
• Continue to provide written orders to abate human health hazards or nuisances when appropriate.
• Continue to provide follow-up evaluation and clearance orders as indicated.
• Continue to promote timely investigations of communicable diseases associated with licensed facilities.
• Continue to maximize use of recycled asphalt and other building materials in County projects in order to conserve limited nonmetallic resources. Encourage public and local use of recycled asphalt and other building materials.
• Upon adoption of the Regional Water Supply Plan by the Washington County Board of Supervisors, the Multi-jurisdictional Advisory Committee should review the plan and provide recommendations to the PCPC and County Board for consideration as Comprehensive Plan amendments.
• Upon adoption of the update to the Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin by the Washington County Board of Supervisors, the Multi-jurisdictional Advisory Committee should review the plan and provide recommendations to the PCPC and County Board for consideration as Comprehensive Plan amendments.
LAND USE ELEMENT

Sources of public input, such as the SWOT analysis, public opinion survey, and countywide design workshop, and existing plans, such as the SWOT analysis, public opinion survey, and countywide design workshop, and existing plans, such as the Washington County Land and Water Resource Management Plan and the Washington County Farmland Preservation Plan, were also reviewed to identify land use issues to be addressed by the goals and programs set forth in this section.

• About 67 percent of respondents to the public opinion survey conducted as part of the comprehensive planning process stated that they would prefer to see the County with a mix of residential, business, and rural areas.
• About 65 percent favored preserving agriculture.
• About 77 percent expressed support for preserving woodlands and for preserving existing parks and open spaces.
• Just over half of respondents (about 52 percent) expressed a preference for concentrated development patterns, while 38 percent expressed a preference for scattered patterns.
• Despite the strong preferences indicated for preserving agricultural lands and natural resources, 62 percent of respondents favored larger lot sizes, while 23 percent expressed a preference for smaller lot sizes.

LAND USE GOALS

• Encourage an appropriate allocation of land to various types of land uses to meet the social, physical, and economic needs of County residents, workers, and property and business owners.
• Accommodate the projected growth in Washington County’s population, households, and employment through the comprehensive plan design year 2035.
• Preserve and enhance the scenic beauty of Washington County.
• Preserve and enhance agricultural lands that are best suited for agricultural use.
• Encourage the protection, preservation, and appropriate use of the natural resource base.
• Promote the addition of an adequate number of housing units to the current housing stock and allocate sufficient land area for housing demands to accommodate current and future populations.
• Provide and support a range of transportation opportunities that will effectively serve the existing and proposed County land use pattern through its location, capacity, and design.
• Provide utilities and community facilities to adequately serve County residents, workers, and businesses.
• Provide for diversified, balanced, environmentally compatible business development that will offer a variety of goods and services through conveniently located, well-designed business clusters while providing needed services for County residents.
• Promote an adequate number of sites for business creation, retention, and expansion.
TOP PROGRAMS FOR IMPLEMENTING THE LAND USE ELEMENT

There are 281 programs identified for the Land Use Element Chapter IX of the Plan. The following programs are listed in priority order.

• Incorporate city and village land use plans into the County land use plan for the area within their corporate boundaries, as required by the Wisconsin Statutes. Incorporate town land use plan maps into the County plan if the plans are determined to be in substantial agreement with the regional land use plan, as provided in County Board Resolution 2004-35.
• Encourage the use of conservation subdivision design concepts in rural and suburban density residential development to the extent practicable.
• Continue to administer and enforce the Washington County shoreland, Wetland, and Floodplain Zoning Ordinance in accordance with State and Federal requirements and the land use plan map on Page 29.
• Encourage a full range of housing structure types and sizes, including single-family, two-family, and multi-family dwelling units, in sewer service areas to provide affordable housing options for households of all income levels, ages, and special needs projected for Washington County in 2035.
• Incorporate parcels designated for agricultural use by local government comprehensive plans on the County Land Use Plan Map on Page 29.
• Work with local governments, if requested, to design a local land use plan that accommodates anticipated increases in population, households, and employment in the local government and County by 2035.
• Continue to promote model conservation subdivision ordinances, such as the Rural Cluster Development Guide, to local governments. Assist local governments in interpreting and implementing conservation subdivision ordinances on request.
• Incorporate the updated floodplain mapping from the Washington County floodplain map modernization program into the County shoreland and floodplain zoning maps following approval of the maps by the DNR and FEMA.
• Continue to administer and enforce the Washington County Shoreland, Wetland, and Floodplain Zoning Ordinance.
• Implement the recommendations of the Regional Transportation System Plan and Washington County Jurisdictional Highway System Plan that relate to Washington County facilities over time, as funding becomes available.
• Designate all existing and proposed business parks in the County for business or industrial use on the Land Use Plan Map on Page 29.

HOUSING ELEMENT

HOUSING ISSUES

The comprehensive planning law requires the Housing Element to include policies and programs to provide an adequate housing supply that meets existing and forecasted housing demand and provides a range of housing choices to meet the needs of all income levels, age groups, and persons with special needs. An adequate amount of housing is provided by the private market for households earning the median income or above. The housing element recommendations, therefore, focus on the provision of housing for households that earn less than the median income, housing for an aging population, and housing for people with disabilities.
HOUSING GOALS

• Promote a range of safe and affordable housing choices for all income levels and age groups in the County.
• Promote the addition of an adequate number of housing units to the current housing stock to meet housing demand through 2035.
• Allocate sufficient land for housing development and to accommodate current and future populations.
• Promote adequate housing choices.
• Encourage the development of “life-cycle” housing.
• Provide safe and decent housing for all County residents.
• Promote a range of affordable housing choices for persons of all income levels.
• Promote the conservation of the existing housing stock as one source of affordable housing.
• Promote a range of housing choices for Washington County’s aging and disabled population.
• Promote housing options that allow elderly and disabled persons to remain in their homes.
• Support a range of housing types to meet the housing needs and preferences of Washington County residents.
• Promote the distribution of a variety of housing structure types and sizes including single-family, two-family, and multi-family homes across Washington County for all income and age groups.
• Promote fair housing practices in Washington County.

TOP PROGRAMS FOR IMPLEMENTING THE HOUSING ELEMENT

There are 36 programs identified for the Housing Element in Chapter X of the Plan. The following programs are listed in priority order.

• Continue cooperative efforts between the Washington County Health Department and local governments to enforce State public health Statutes and County ordinances concerning dilapidated, unsafe, or unsanitary housing that poses a human health hazard.
• Continue to enforce requirements in the County Land Division Ordinance (Chapter 24 of the County Code of Ordinances) relating to adequate wastewater disposal for new homes.
• Continue to enforce requirements relating to development of private onsite waste treatment systems (POWTS) through administration of the County Sanitary Ordinance (Chapter 25 of the County Code of Ordinances).
• Utilize the County website as a clearinghouse for housing information by providing information on the housing programs outlined in Part 2 of Chapter 16, contact information and links to appropriate agency websites including contact information for agencies that deal with landlord-tenant issues.
• Design the County land use plan to encourage residential development in suitable areas.
• Continue the home delivered meals program and the congregate meals program offered by the Aging and Disability Resource Center.
• Work with existing housing agencies to identify programs and potential funding sources for new programs to assist homeowners with making needed repairs, including improvements to meet State and Federal lead-safe standards.
• Continue to enforce requirements relating to land suitability and layout through administration of the County Land Division Ordinance.
• Continue to provide a continuum of care, including housing, through the Washington County Aging and Disability Resource Center, which provides services to elderly and physically disabled residents, and the Family Care Program, which will be implemented in Washington County beginning in 2008.
• Recommend that the HOME Consortium or other appropriate agency give annual reports to the County Board regarding the challenges facing Washington County with respect to affordable housing, including specific issues of low income housing, local communities’ policies for allowing low income housing, and issues facing the aging population. The HOME Consortium or other appropriate agency should identify ways in which the County Board can address these issues.
• Continue active representation on the HOME Consortium Board, which receives an annual funding allocation from HUD to advance homeownership opportunities and programs for households earning 80 percent or less of the Milwaukee-Waukesha MSA median family income.
• Continue to provide information, referrals, and assistance through the Washington County Aging and Disability Resource Center.
• Develop and distribute educational materials regarding the various Federal, State, and County programs available to Washington County residents for funding to adapt homes to the needs of disabled and elderly people, such as the WisLoan program.

TRANSPORTATION ELEMENT

TRANSPORTATION ISSUES

Sources of public input, such as the SWOT analysis, public opinion survey, and countywide visioning workshop, and applicable State, regional, and County transportation plans were also reviewed to identify the transportation issues to be addressed by the goals and programs set forth in this section.

• The transportation network was identified as both a strength and a weakness of the County during the SWOT analysis.
• Improving transportation choices, including more public transit and bicycle and pedestrian facilities, was identified as an opportunity.
• Developing community compatible streets and highways and maintaining the existing highway system were also identified as opportunities for the County during the SWOT analysis.
• Increased traffic volume, the lack of adequate public transportation, the lack of adequate east-west highways, and increasing road and infrastructure costs were identified as threats in the SWOT analysis.
• A variety of transportation choices, including increased transit service, were identified as important to the quality of life and economy in the County in the public opinion survey conducted as part of the planning process.
• Of the four choices provided in the comprehensive planning survey for transportation-related priorities, expanding bike paths and lanes received the most support (selected as a high priority by 46 percent of respondents).
TRANSPORTATION GOALS

• Improve transportation infrastructure and land use design to support a range of transportation choices for all citizens.
• Provide an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependent residents, persons with disabilities, and the elderly.
• Maintain a street and highway system that efficiently serves the anticipated land use development pattern set forth on the Washington County Land Use Map: 2035 on Page 29.
• Provide for a public transportation system in Washington County that efficiently serves County residents and the anticipated land use development pattern set forth on the Washington County Land Use Map: 2035, on Page 29, where economically feasible.
• Provide for bicycle and pedestrian facilities in Washington County that efficiently serve the anticipated land use development pattern set forth on the Washington County Land Use Map: 2035 on Page 29.
• Provide options for bicycle and pedestrian travel as an alternative to motor vehicle travel.
• Provide and maintain a safe air transportation system to meet the travel and freight service needs of County residents and businesses.
• Provide region-, nation-, and world-wide transportation access to Washington County for passengers and freight.

TOP PROGRAMS FOR IMPLEMENTING THE TRANSPORTATION ELEMENT

There are 55 programs identified for the Transportation Element in Chapter XI of the Plan. The following programs are listed in priority order.

• Continue operation of the Washington County Commuter Express Bus System.
• Continue to promote interconnection between all transportation modes and systems available within the County and the Region.
• Continue the annual bridge inspection program and replace or rehabilitate bridges as necessary to ensure highway safety.
• Continue to work with WisDOT to develop an inventory of hazardous intersections and street segments, based on crash records, and to undertake improvements to eliminate hazardous conditions.
• Review the transit service improvements in Washington County recommended in the 2035 Regional Transportation System Plan and implement desired recommendations. Formally request and work with SEWRPC to update the Washington County TDP to incorporate recommendations to be implemented in the next five years, with an emphasis on regional connections and coordination. Continue to update the County TDP periodically.
• Educate the public on the proper use of roundabouts.
• Provide adequate warnings in hazardous areas, such as railroad crossings and in areas with limited sight distance.
• Expand the Washington County Commuter Express Bus System in accordance with the recommendations of the Regional Transportation System Plan.
• Continue to improve public transportation for persons with disabilities to increase access to jobs and community activities.
• Conduct a feasibility study for a new express bus route along USH 41 and the development of park-ride lots at USH 41 interchanges.
• Continue to work with WisDOT to relocate or expand park-ride lots to properly accommodate buses and an adequate number of parking spaces.
• Actively seek State and Federal grant funds for bicycle and pedestrian improvements, and assist local governments in identifying and applying for State and Federal grants for the development of bicycle and pedestrian facilities. Grant programs include the Congestion Mitigation and Air Quality Improvement (CMAQ), Local Transportation Enhancements (TE) and the Bicycle and Pedestrian Facilities programs administered by Wis DOT.

UTILITIES AND COMMUNITY FACILITIES ELEMENT

UTILITY AND COMMUNITY FACILITIES ISSUES

County residents indicated that continued quality of schools and health care facilities are important issues in the County.
• Existing educational systems, health care systems, medical facilities, and park and recreational facilities in the County were viewed as strengths in the SWOT analysis.
• Over 77 percent of survey respondents indicated that maintaining existing parks and open spaces in the County should be given high priority.
• About 76 percent of respondents were in favor of sharing municipal services such as libraries, recycling, and police services with neighboring communities.
• Water supply was identified as both a strength and a threat in the SWOT analysis.
• About 61 percent of survey respondents indicated a need to expand water and sewer services in the County.
• Over 69 percent of the survey respondents supported a need for additional public utilities such as wind power, natural gas, and high-speed internet.

UTILITIES AND COMMUNITY FACILITIES GOALS

• Maintain, enhance or expand the existing level of public services in Washington County while being responsive to the changing needs of its citizens.
• Support and encourage sustainable energy options in public and private development.
• Encourage intergovernmental coordination and cooperation.
• Preserve and enhance Washington County’s natural resources, including open space lands.
• Continue County services to maintain the high level of environmental quality in the County.
• Provide a safe and healthful environment for County residents.
• Provide opportunities for residents to enjoy outdoor recreational activities.
• Develop and implement programs and services that will contribute to the physical, psychological, and emotional well-being of County residents.
UTILITIES AND COMMUNITY FACILITIES GOALS (Continued)

• Provide a safe and secure environment for County residents.
• Provide all County residents with cost-effective, prompt, and high quality County services.
• To cooperate with other units and agencies of government, where appropriate, to provide cost-effective government services.
• To promote better understanding among all levels of government on the roles and responsibilities of each.
• Ensure the public services offered in Washington County meet the needs of all County residents.

TOP PROGRAMS FOR IMPLEMENTING THE UTILITIES AND COMMUNITY FACILITIES ELEMENT

There are 75 programs identified for the Utilities and Community Facilities Element in Chapter XII of the Plan. The following programs are listed in priority order.

• Continue to apply for grants to conduct household and agricultural chemical hazardous waste Clean Sweep programs. Partner with local communities during implementation of the programs.
• Continue to administer Chapter 8, Human Health Hazards of the Washington County Code of ordinances.
• Establish a cooperative process with DNR, SEWRPC, and local governments to develop a framework for coordinated planning of land use, sewage treatment and disposal, stormwater management, and water supply facilities and services.
• Continue to support and, where applicable, implement the recommendations of the Land and Water Resource Management Plan to improve water quality.
• Support and, where appropriate, implement the recommendations of the regional water supply plan to help ensure an adequate supply of safe water for County residents and businesses.
• Continue to support and, where applicable, implement the recommendations of the regional water quality management plan update to improve water quality in the County.
• Continue to enforce the County Erosion Control and Stormwater Management Ordinance (Chapter 17 of the Washington County Code of Ordinances).
• Continue to encourage local governments to develop stormwater management plans and ordinances and joint agreements to provide shared stormwater management facilities.
• Continue to work with MMSD to implement a household pharmaceutical collection program for County residents.
• Continue to support managed care programs in the County that serve people with mental illnesses, development disabilities, and juvenile offenders such as Community Aids and Youth Aids.
• Continue to provide police protection to Washington County residents through the Washington County Sheriff’s Department.
• Continue to provide Emergency Management Services and coordinate with local governments and state agencies in disaster recovery.
• Continue the annual County budget process to help ensure County departments and agencies have the personnel and resources to perform the public services offered by Washington County.
• Continue to provide public health protection to Washington County residents through the Washington County Health Department.
ECONOMIC DEVELOPMENT ELEMENT

ECONOMIC DEVELOPMENT ISSUE

County residents voiced their opinion on a variety of economic development issues.

• Although good job opportunities, a diverse manufacturing base, and a good workforce were identified as strengths in the SWOT analysis, the aging workforce, lack of jobs paying a living wage, lack of affordable housing, and loss of job growth were viewed as weaknesses for Washington County.

• Opportunities identified included the creation of new jobs and a good highway system.

ECONOMIC DEVELOPMENT GOALS

• Identify and encourage desirable and sustainable businesses and job development.
• Promote a range of safe and affordable housing choices for all income levels and age groups in the County.
• Promote an adequate supply of workers to meet the employment needs of businesses located in the County through the plan design year 2035.
• Promote an adequate number of jobs accessible to Washington County residents to serve the County’s projected 2035 population of 157,265 persons.
• Create, attract, and retain desirable businesses and industries.
• Promote tourism in the County by capitalizing on tourism amenities, including historic, cultural, recreational, and natural resources.

TOP PROGRAMS FOR IMPLEMENTING THE ECONOMIC DEVELOPMENT ELEMENT

There are 75 programs identified for the Economic Development Element in Chapter XIII of the Plan. The following programs are listed in priority order.

• Continue operation of the Washington County Commuter Express (WCCE) bus system.
• Continue operation of the Washington County Shared-Ride Taxi.
• Continue to maintain the road network within the County.
• Continue to study altering or expanding various service components of the Washington County Shared-Ride Taxi System, focusing on providing transit service within the County.
• Work with appropriate organizations to study the development of employer healthcare purchasing pools in Washington County.
• Support the EDWC in promoting Washington County to businesses considering expanding or relocating to Washington County from outside the Southeastern Wisconsin Region.
• Work with appropriate partners to explore telecommunications and technology strategies for the County to ensure access to wireless voice and data communications networks for County businesses and residents, including residents who telecommute or operate a home-based business.
• Encourage local governments and business organizations to work with utility companies to ensure that new industrial parks/buildings can provide adequate electrical power to operate the equipment required by those industries identified as desired in Washington County.
• Continue to study altering or expanding various service components of the WCCE, focusing on providing service between Washington County and adjacent counties and expanding park and ride lots.
• Work with EDWC to explore opportunities to encourage business attraction that provides jobs that pay wages sufficient to meet the cost of living in Washington County.
• Support local chambers of commerce in their efforts to promote
Washington County to businesses considering expansion or relocation
from outside the Southeastern Wisconsin Region.
• Support EDWC programs that examine healthcare and its issues related
to the business community.
• Support EDWC programs that develop telecommunications and
technology strategies for the County.
• Encourage the EDWC Agribusiness Committee to develop a method to
market and link Washington County agricultural products, including
organic products, to restaurants and grocery stores in Washington
County and surrounding areas.

INTERGOVERNMENTAL COOPERATION
ELEMENT

Goals and objectives were developed using the results of the
SWOT analysis, public opinion survey, and countywide design
workshop; and based on input from the Multi-Jurisdictional
Advisory Committee and the Technical Advisory Committee.

INTERGOVERNMENTAL COOPERATION GOALS

• Encourage intergovernmental coordination and cooperation.
• Encourage shared services and facilities between units and levels of government.
• To promote better understanding among all levels of government on the roles and responsibilities of each.
• To coordinate with school districts as they plan and locate school facilities, as appropriate.

TOP PROGRAMS FOR IMPLEMENTING THE INTERGOVERNMENTAL
COOPERATION ELEMENT:

There are 32 programs identified for the Intergovernmental Cooperation Element in Chapter XIV of the Plan.
The following programs are listed in priority order.

• Continue to apply for grants to conduct household and agricultural chemical hazardous waste Clean Sweep
programs. Partner with local communities during implementation of the programs.
• Work with pharmacies, medical centers, health care providers, hospice providers, and veterinarians in
Washington County to develop a Countywide recycling program
for unused pharmaceuticals.
• Continue to incorporate the Mutual Aid Box Alert System (MABAS) into fire dispatching.
• Continue to study the feasibility of providing permanent
household hazardous waste drop-off sites in the County for use
by all County residents.
• Explore regional partnership options for recycling programs and
facilities.
• Develop methods to study possible cost savings and service efficiencies of shared police and fire and rescue services between cities, towns, villages, and the County Sheriff’s Department.
• Continue the countywide bridge inspection program in cooperation with local governments.
• Work with DNR and SEWRPC to establish a cooperative process, involving local governments as appropriate, to develop a framework for coordinated planning of land use, sewage treatment and disposal, and water supply facilities and services.
• Continue working with SEWRPC to prepare new and updated elements of the regional plan, such as the regional water quality, water supply, natural areas, and telecommunications plans.
• Continue to promote shared services and equipment between the Washington County Sheriff’s Department and city, town, and village police departments.
• Continue to maintain the County website to provide information to the public and other units and agencies of government.
• Continue working with SEWRPC to update Washington County transportation plans, such as the jurisdictional highway plan and the transit development plan.
• Continue to involve local governments when County land use ordinances are comprehensively updated.
• Continue to provide information to local governments on the general requirements of the County sanitary ordinance.

IMPLEMENTATION ELEMENT

Section 66.1001 (3) of the Statutes requires that the following ordinances be consistent with a unit of government’s comprehensive plan by January 1, 2010:

• Official mapping established or amended under Section 62.23 (6) of the Statutes.
• County or local subdivision regulations under Section 236.45 or 236.46 of the Statutes.
• County zoning ordinances enacted or amended under Section 59.69 of the Statutes.
• City or village zoning ordinances enacted or amended under Section 62.23 (6) of the Statutes.
• Town zoning ordinances enacted or amended under Section 60.61 or 60.62 of the Statutes.
• Zoning of shorelands or wetlands in shorelands under Section 59.692 (for counties), 61.351 (for villages), or 62.231 (for cities) of the Statutes.

Washington County has adopted a Land Division Ordinance (Chapter 24 of the Washington County Code of Ordinances) under Section 236.45 of the Statutes, and a Shoreland, Wetland, and Floodplain Zoning Ordinance (Chapter 23 of the Washington County Code of Ordinances) under Section 59.692 of the Statutes. The Implementation Element (Chapter XV) identifies certain programs that will likely require amendments to the ordinances in order to achieve consistency between the plan and the ordinances. Programs that recommend continued enforcement of existing county ordinances, where no changes are needed to existing ordinances, are also identified in Chapter XV of the Comprehensive Plan.
LOCAL GOVERNMENT PLANS AND RECOMMENDATIONS

As part of the multi-jurisdictional planning process, comprehensive plans were prepared for Washington County and for each of the 11 participating local governments\(^2\). A separate plan report is being prepared for adoption by each local government that focuses on the inventory information, land use plan map, and other plan elements and recommendations developed by town plan commissions and boards or the Village of Kewaskum Plan Commission and Board. Data and recommendations developed as part of the multi-jurisdictional plan were provided to each local government for consideration. Washington County and SEWRPC staff provided technical and professional assistance during a series of joint meetings with each partnering local government Board and Plan Commission held between May and July 2007. Using GIS and Smartboard technology, local officials determined their natural limitations to development and created their 2035 land use plan maps. In addition, a series of meetings were held with each local government partner to prepare a vision statement, review existing goals and develop recommendations for their comprehensive plans. Staff from Washington County, UW-Extension, and SEWRPC provided professional assistance during these meetings.

PLAN ADOPTION

A comprehensive plan must be adopted by an ordinance enacted by the governing body. The Washington County Multi-jurisdictional Comprehensive Plan must therefore be adopted by an ordinance of the County Board of Supervisors. All nine elements must be adopted simultaneously. At least one public hearing must be held by the County Board prior to adopting the plan. Section 66.1001(4)(b) of the Statutes requires that an adopted comprehensive plan, or an amendment to a plan, be sent to all governmental units within and adjacent to the county or local government preparing a plan; the Wisconsin Department of Administration; the regional planning commission (SEWRPC); and the public library that serves the area in which the county or local government is located.

PLAN UPDATES AND AMENDMENTS

The comprehensive planning law requires that adopted comprehensive plans be reviewed and updated at least once every ten years. County and local governments may choose to update the plan more frequently. While there is no limit on the number or frequency of amendments that may be made to a comprehensive plan, the public participation, plan review, and plan adoption procedures required for a full comprehensive plan also apply to plan amendments. The Implementation Element (Chapter XV) recommends a procedure to be used for amending the plan.

\(^2\) The Town of Germantown adopted the Washington County Multi-jurisdictional Comprehensive Plan as the Town comprehensive plan on May 14, 2008. Information on the Town of Germantown plan is included in Appendix K.