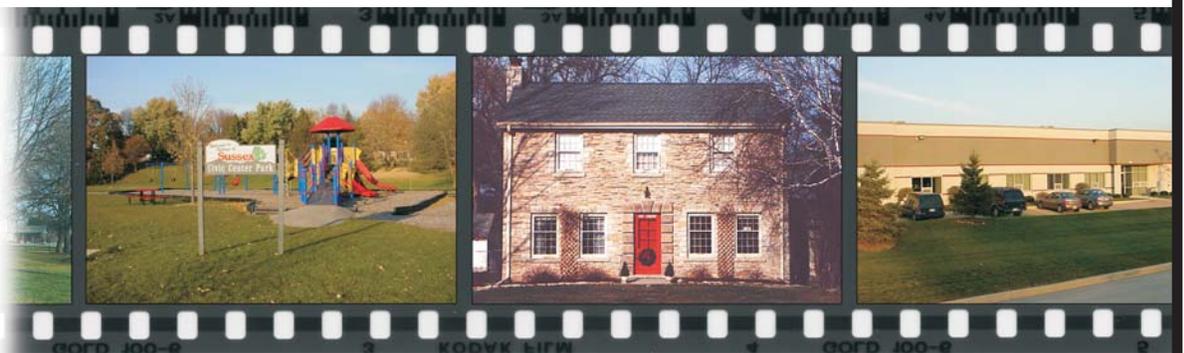




# VILLAGE OF SUSSEX COMPREHENSIVE PLAN 2020



Adopted March 25, 2003

# Acknowledgements

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## VILLAGE OF SUSSEX

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Ralph Benka, Trustee  
Vicki Braden, Trustee  
Greg Goetz, Trustee  
Roger Johnson, Trustee  
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David Gettelman, Supervisor #3  
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# Table of Contents

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Vision Statement.....	V-1
Chapter One – Background & Context.....	1-1
Chapter Two – Cultural and Natural Resources.....	2-1
Chapter Three – Housing.....	3-1
Chapter Four – Economic Development.....	4-1
Chapter Five – Utilities and Community Facilities.....	5-1
Chapter Six – Land Use.....	6-1
Chapter Seven – Transportation.....	7-1
Chapter Eight – Intergovernmental Cooperation.....	8-1
Chapter Nine – Implementation.....	9-1
Appendix.....	A-1
Exhibits.....	E-1



# Vision Statement

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## VISION

The Village of Sussex will maintain a “small town” atmosphere that highlights the historic roots of the Village, while fostering a great quality of life that includes an overall spirit of friendliness, availability of cultural and recreational opportunities, and high standards of maintenance for all structures and sites within the Village.

Achievement of these principles will ensure an adequate supply of quality housing, well-designed development projects, a vibrant historically-linked downtown area, quality jobs for residents, community programs, preservation of open space and environmentally sensitive properties, and support for existing and future entrepreneurs.

# Chapter One: Background and Context

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**Key Demographic Facts and Changes:**

- The Village’s population increased 75% between 1990 and 2000.
- The projected population estimate for 2020 is 13,500.
- The median income increased 10% from 1990 to 2000.
- Manufacturing is the largest employer for Sussex residents.
- The fastest growing age groups are 45 to 54 and 75 and older.

Sussex built up around the Four Corners area, which is the intersection of Main Street and Maple Avenue. A competing Village of Templeton was located one mile to the east, at the current intersection of Waukesha Avenue and Main Street. A lumber company and lime quarry were some of the first businesses to locate in the area. A general store was the first retail establishment to serve local residents. By 1912, four rail lines intersected the community, transporting goods throughout the region. In 1924, Sussex separated from the Town of Lisbon to become an incorporated Village.

Although it is important to explore the past to fully understand the present, it is the more recent history that has had profound impacts on the character of the Village. Once a small rural community, the Village of Sussex has experienced rapid population growth over the past few decades, which could threaten the quality of life residents value if proper planning does not take place. Managing growth and maintaining the Village’s small town character are important considerations for the community’s future. The 2020 Comprehensive Plan will address many of these issues as it defines the character of the community and guides development decisions into the future. The Background and Context Chapter will describe the comprehensive planning process and introduce the issues and opportunities facing the Village of Sussex.

**Planning Process & Public Participation**

The comprehensive planning process was an extensive effort led by the Village of Sussex over a two year time period to create a vision for the community and establish guidelines for future development decisions. During the planning process, the Village of Sussex conducted a citizen survey, hosted several public meetings and initiated numerous community outreach efforts to collect public input for the plan. A detailed list of public participation activities is located in Appendix A. The ideas and concerns of residents, businesses and elected officials are reflected in the goals and policies established in the comprehensive plan.

The Village of Sussex worked with the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and three consulting firms to pull together the Village’s findings into a comprehensive plan. In addition to the Background and Context Chapter, eight other chapters are included in the 2020 Comprehensive Plan, as required by Wisconsin’s Comprehensive Planning law. They include Cultural and Natural Resources, Housing, Economic Development, Utilities and Community Facilities, Land Use, Transportation, Intergovernmental Cooperation, and Implementation. Each chapter went through a detailed analysis that bases future needs on

public input, planning commission recommendations, existing conditions, the availability of municipal services, market conditions and relevant trends.

**Location**

The Village of Sussex is ideally located in the northeastern section of Waukesha County and within close proximity to many of the state’s major employment, entertainment and recreational centers. Downtown Milwaukee is less than a thirty-minute drive and the City of Waukesha is only 9 miles away. Also, the Village is only 30 miles from the Kettle Moraine State Park Southern Unit and less than 10 miles from Pewaukee Lake, a popular resort area. Access to the Village of Sussex is easily obtainable from State Trunk Highways 164 and 74 as well as several county roads from Highway 41.

**Planning Area**

Table 1-1 represents the planning area, which includes the Village of Sussex and all the unincorporated areas lying within the Town of Lisbon. The entire study area encompasses 23,160 acres. In 2000, the corporate limit of the existing Village of Sussex contained 3,954 acres (17%) and the corporate limit of the existing Town of Lisbon contained 19,206 acres (83%). In August of 2001, the Village and the Town approved a new border agreement to establish future Village boundaries. As a result, the future Village of Sussex will contain 5,552 acres (24%) of the total study area. The future Village Extraterritorial area will contain 14,728 acres (64%) within the planning area. Although the entire planning area will be mentioned at times throughout this document, the 2020 Comprehensive Plan will primarily address the corporate limits of the Village of Sussex established by the 2001 border agreement. The SEWRPC uses the term “Future Village of Sussex” to represent the Village’s new corporate limits established by the border agreement.

<b>VILLAGE OF SUSSEX AND THE PLANNING AREA</b>		
<b>Area</b>	<b>Acreage</b>	<b>Percent</b>
Existing Village of Sussex	3,954	17
Future Village of Sussex	5,552	24
Existing Town of Lisbon	19,206	83
Future Village Extraterritorial Area	14,728	64
Total Study Area	23,160	100

Source: SEWRPC

**Table 1-1**

**Population**

The population of the Village of Sussex has increased substantially since its incorporation in 1924. In 1930, 496 people resided in the Village. By 1990 the Census Bureau reported a population of 5,039 and by 2000 the population was 8,828, which represents a 75% increase over the 10-year period. The future growth of the community will have many implications for housing, services and employment needs. For this reason, it is important for the community to clearly define itself and proactively direct growth to meet the future needs of the community.

Population projections are important for communities to anticipate the needs of future residents. Table 1-2 represents SEWRPC’s population forecasts for the Village of Sussex and the study area. It provides a range of scenarios from intermediate growth to high growth. In the year

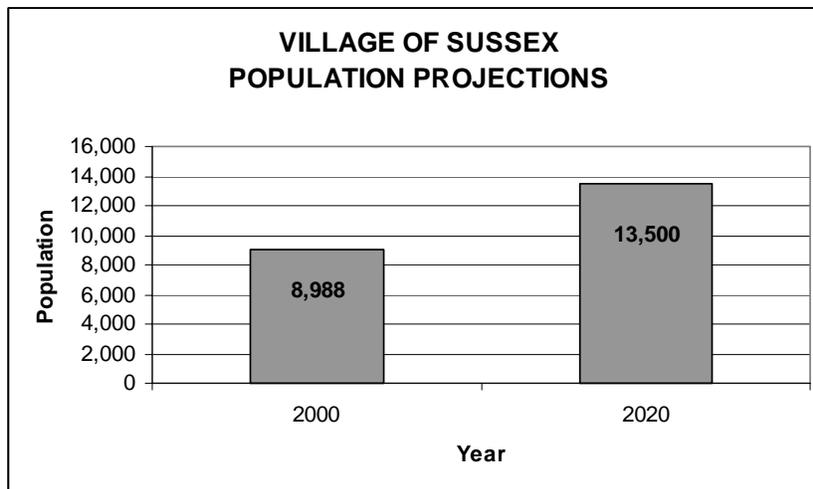
<b>SEWRPC POPULATION PROJECTIONS VILLAGE OF SUSSEX AND ENVIRONS</b>					
Area	2000 Population	2020			
		Intermediate Growth		High Growth	
		Population	Percent Increase	Population	Percent Increase
Existing Village of Sussex	8,828	8,973	1.6	13,185	49.4
Future Village of Sussex	8,988	10,743	19.5	18,879	110.0
Future Extraterritorial Area	14,611	16,632	13.8	26,019	78.1
Study Area	18,187	19,720	8.4	29,244	63.3

Source: SEWRPC

**Table 1-2**

2020, SEWRPC estimates that the population of the future Village of Sussex, based on the border agreement between the Village of Sussex and the Town of Lisbon, will range between 10,743 and 18,879.

Figure 1-1 displays population projections estimated by the Village of Sussex. The Village is anticipating an intermediate growth scenario and projects that the Village’s 2020 population will be approximately 13,500. This figure is based on the availability of developable land within the Village and the 2020 land use plan.



**Figure 1-1**

**Age**

The distribution of age is an important indicator of the future needs of the residents. Figure 1-2 compares the age distribution of Sussex residents in the year 2000. It shows that the largest age groups are “19 and under” and “20 to 44”, which is consistent with the large number of families living in the Village. Table 1-3 compares the age distribution of Sussex residents between 1990 and 2000. Overall, the number of people within all age groups is increasing due

to population growth. However, the age groups “45 to 54 years” and “75 years and older” are increasing at a faster rate than other age groups. In contrast, the 18 to 24 age group is increasing at a much slower pace than other age groups.

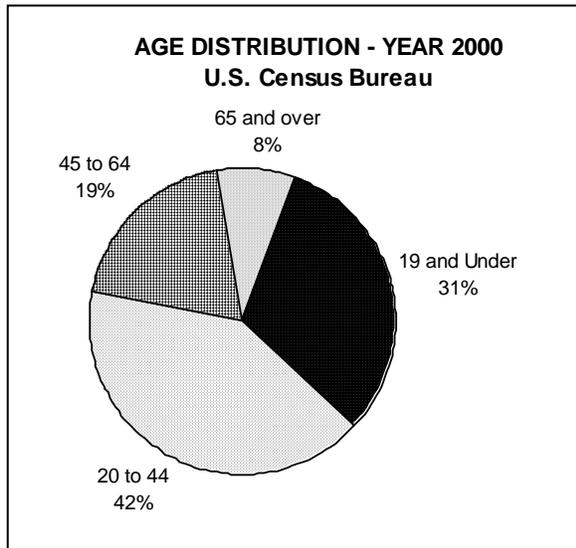


Figure 1-2

AGE	1990	2000	Percent Change
Under 5 years	482	799	66
5 to 17 years	1,027	1,790	74
18 to 24 years	411	611	49
25 to 44 years	1,850	3,202	73
45 to 54 years	536	1,096	104
55 to 59 years	199	337	69
60 to 64 years	151	262	74
65 to 74 years	225	402	79
75 years and over	158	329	108
<b>Total Population</b>	<b>5,039</b>	<b>8,828</b>	<b>75</b>

Source: U.S. Census Bureau

Table 1-3

**Households**

The number of households within the Village of Sussex has substantially risen over the past decade as a result of the growing population. In 1990, the total number of households was 1,745. In 2000, the total number of households was 3,310, which represents a 90% increase over the ten year time period. The average household size was 2.89 in 1990 and 2.67 in 2000. The declining average household size is consistent with national trends and may have implications for future housing needs. Issues regarding households will be discussed in greater detail in the Housing Chapter.

Like population, it is important to project the number of households that will be required in the future. Population growth will be the dominant factor affecting the need for additional housing by the year 2020. Table 1-4 represents SEWRPC’s projected household growth for the Village of Sussex and the entire study area for 2020. The estimates show that the total number of households within the future borders of the Village of Sussex could range between 4,013 and 6,647. Despite the national trend for declining household size, Table 1-4 assumes 2.68 persons per household in 2020 due to the number of families entering the community.

Area	2000		2020			
	Number of Households	Persons Per Household	Intermediate Growth		High Growth	
			Number of Households	Persons Per Household	Number of Households	Persons Per Household
Existing Village of Sussex	3,310	2.67	3,357	2.67	4,612	2.86
Future Village of Sussex	3,369	2.67	4,013	2.68	6,647	2.84
Future Extraterritorial Area	5,418	2.69	6,232	2.67	9,304	2.80
Study Area	6,528	2.78	7,287	2.71	10,405	2.81

Source: U.S. Census Bureau and SEWRPC

Table 1-4

Household projections conducted by the Village of Sussex assume an intermediate growth scenario that incorporates population projections, availability of developable land and the 2020 land use plan. The Village estimates that the total housing units in 2020 will be in the range of 5,500 to 5,600 as shown in Figure 1-3. This means that the Village will need to plan for approximately 2,100 new housing units to accommodate growth between 2000 and 2020.

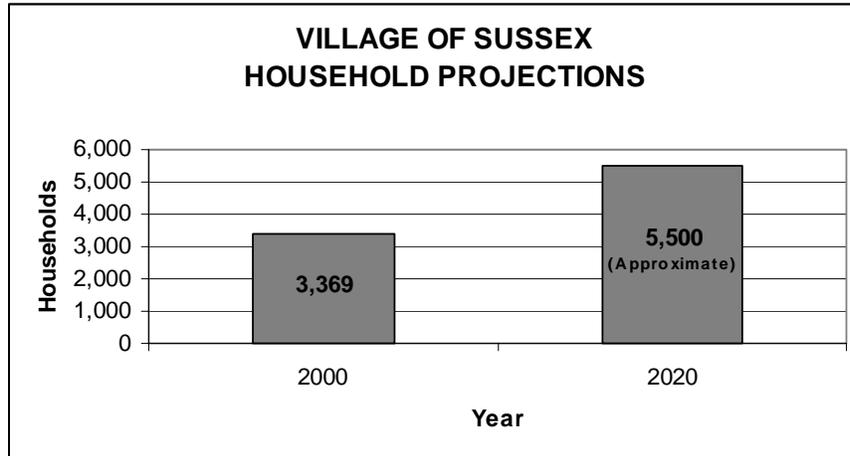


Figure 1-3

**Employment**

In 2000, the Village of Sussex had 4,980 residents employed in the civilian labor force. As shown in Figure 1-4, the largest number of residents worked in Manufacturing, accounting for 24.4% of the population. Printing was the single largest local category for this sector. The second largest employment category was Retail, which accounted for 13.9%, and following closely behind was the Education, Health and Social Services industry. These three industries make up just over 50% of resident employment in Sussex. In 2000, approximately 65% of Sussex residents reported that they were employed in white-collar occupations, which includes

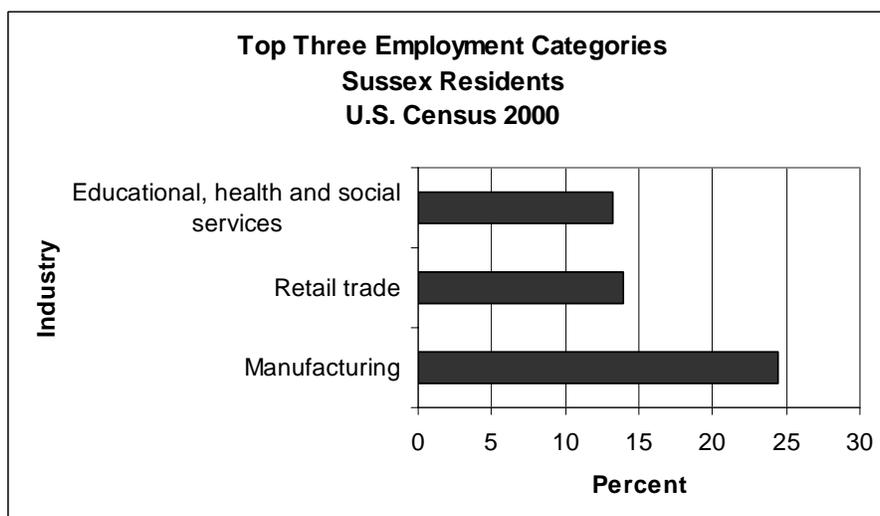


Figure 1-4

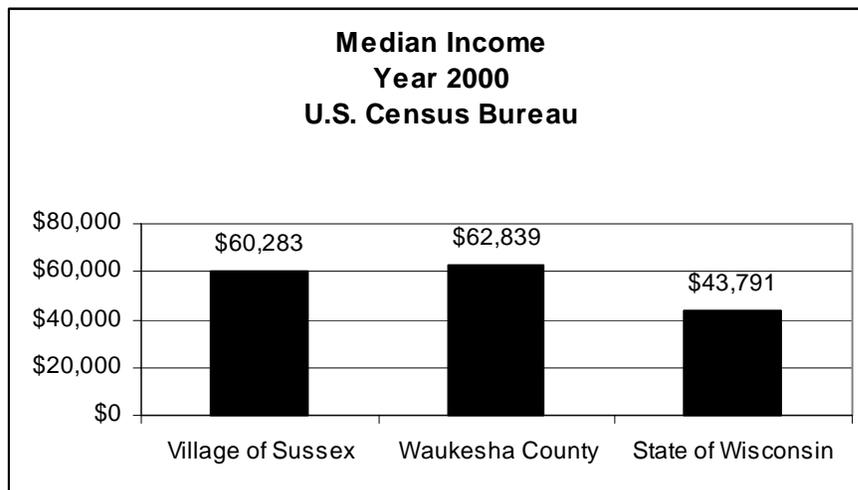
management, professional, sales and office occupations, in comparison to 53% in 1990. The Economic Development Chapter of this comprehensive plan will discuss the employment patterns and the economic base of Sussex in greater detail.

**Education**

In 2000, the U.S. Census revealed that 91% of Sussex residents acquired at least a high school degree and at least 26% had attained a bachelor's degree. Although these figures exceed the state of Wisconsin's averages, they are slightly below Waukesha County. The Census Bureau reported 92% of Waukesha County residents attained at least a high school diploma and 34% of the residents attained at least a bachelor's degree. The Hamilton School District, which serves the Villages of Sussex, Butler, portions of Menomonee Falls, Lannon, and the towns of Lisbon and Pewaukee, enrolled 3,925 students during the 2001-2002 school year. Enrollment is expected to expand as the population increases.

**Income Levels**

According to the U.S. Census Bureau, the median income for the Village of Sussex reached \$60,283 in 2000 compared to the median income of \$41,168 in 1990. In real dollar terms income levels rose 10% from 1990 to 2000. The median income in 2000 for Waukesha County was \$62,839. In comparison to the state's median income, which was \$43,791 in 2000, the Village of Sussex and Waukesha County in general have relatively high-income levels. Figure 1-5 compares the income levels of Sussex, Waukesha County and the State of Wisconsin.



**Figure 1-5**

# Chapter Two: Cultural and Natural Resources

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**Key Goals:**

- Form a system of parkways or trails that link neighborhoods to recreational amenities and public open spaces.
- Coordinate agricultural, natural, and cultural resource planning with surrounding governmental units.
- Preserve and acquire sensitive lands for permanent wetland and wildlife refuge areas.
- Enhance and preserve the historic character of downtown.

It is particularly important for fast growing communities to preserve significant natural and cultural resources for future generations. Recognizing the community’s assets, the Village of Sussex is ahead of many other municipalities when it comes to providing public amenities and preserving open space. Some examples of the Village’s dedication to enhancing cultural and natural resources include the Park Plan, the Butler Wildlife Preserve and the preservation of historically significant properties.

**Cultural Resources**

**Historical Resources**



Main Street House

Downtown Sussex contains many commercial, residential and civic structures that are remnants of the community’s past. The architectural styles of these structures provide the community with a sense of place and a connection to the past. Some examples include historic Village Hall, formerly Main Street School; St. Alban’s Episcopal Church; the old German Church; Sussex United Methodist Church; Killarney’s; Arthur Kaderbek Butcher Shop; and several homes along Main Street

and Maple Avenue. The Sussex Lime Kiln, which is a geologic site, is listed on the National Register of Historic Places.

The Sussex-Lisbon Area Historical Society was created in 2001 to gather artifacts that have historical significance and to educate the public about the community’s past. The historical society is affiliated with the Wisconsin State Historical Society, which provides the local unit with technical assistance. It purchased the former Chicago & North Western Railway Depot in late 2002 to house the community’s historic collections.



Old German Church

**Recreation, Parks and Open Space**

While the Village of Sussex owns the majority of its parks and open space, Waukesha County, local school districts, and private owners also contribute to the amount of open space available in the community. In 1990, SEWRPC inventoried the park and open space sites within the planning area. As shown in Table 2-1, there were 29 sites encompassing 494 acres (2%) of the planning area. The parks provide numerous amenities such as picnic facilities, playground equipment, tennis courts, softball diamonds, volleyball courts, and recreational paths.



Civic Center Park

In 1996, the Village of Sussex prepared a long range Park and Open Space Plan, which set forth a series of objectives that will serve the community's open space and recreational needs for the future. The plan revealed that generally adequate parklands serviced all neighborhoods except in the northeastern section. The plan indicated that the Village should continue to acquire additional recreational lands as development spreads out from the center. Furthermore, new recreational facilities such as a skateboard park should be added to the list of amenities offered in the

<b>PARKS AND RECREATION INVENTORY</b>		
<b>Park</b>	<b>Ownership</b>	<b>Acreage</b>
Grogan Park	Village of Sussex	1
Mapleway Park	Village of Sussex	2
Prides Crossing Park	Village of Sussex	7
Spring Green Park	Village of Sussex	7
Madeline Park	Village of Sussex	5
Sussex Civic Center	Village of Sussex	7
Sussex Village Park	Village of Sussex	75
Ridgeview Park	Village of Sussex	2
Melinda Weaver Park	Village of Sussex	2
Armory Park	Village of Sussex	28
Village Land	Village of Sussex	3
Woodside Park	Town of Lisbon	5
Lisbon Fire Department Site	Town of Lisbon	4
Stony C. Halquist Park	Town of Lisbon	5
Stone Family Park	Town of Lisbon	8
Bugline Recreational Trail	Waukesha County	N/A
Richmond Elementary School Recreational Area	Arrowhead Union School District	8
Maple Elementary School Recreational Site	Hamilton School District	24
Hamilton High School and Templeton Middle School	Hamilton School District	80
Menomonee Falls Rod & Gun Club	Organizational	7
Songbird Hills Golf Course	Private	90
Lisbon Oaks Hills Park	Private	9
QuadGraphic Athletic Field	Private	4
Ausblick Ski Hill	Private	24
Sherwood Forest Park	Private	27
Goetz Country View Driving Range	Private	15
Lynndale Farms Subdivision Park	Private	5

Source: Park & Open Space Plan for The Village of Sussex

**Table 2-1**

Village’s park system. The Village has successfully implemented many of the plan’s recommendations and should continue to follow its guidelines. The plan should be updated regularly due to the community’s estimated population growth.

**Natural Resources**

A number of factors including geography, soils, topography, woodlands, streams, and climate contribute to the natural environment of a community. The Village of Sussex and the surrounding communities enjoy an abundance of natural resources that should be preserved for future generations.

**Geography and Climate**

The geography of Sussex can be characterized by level to gently rolling terrain that was carved out from glaciers thousands of years ago. The massive ice sheets left behind features like eskers and moraines, as well as fertile topsoil that is used for agricultural purposes.

The Village of Sussex has a typical midwestern climate, characterized by cold, dry winters and warm, humid summers. The temperatures range from an average low in January of 10 degrees to an average high temperature of 82 degrees in July. The annual average precipitation is 32.7 inches. (weather.com)

**Environmental Corridors**

Environmental corridors are areas that have concentrated aesthetic, cultural, recreational, and ecological value and should be preserved as natural open spaces. Approximately 3,150 acres (14%) of the Village of Sussex and the surrounding planning area are considered primary environmental corridors. Another 990 acres (4%) are considered secondary environmental corridors. (SEWRPC) As urban development expands within the planning area, every effort should be given to preserve the natural state of both the primary and the secondary environmental corridors in Sussex and the surrounding areas. Exhibit 1 displays the Planned Environmental Corridors and Isolated Natural Resource Areas for the Village of Sussex Planning Area.

**Natural and Geological Areas**

In 1994, SEWRPC inventoried significant natural and geological areas for Waukesha County. Table 2-2 represents the sites identified in the Village of Sussex and the Town of Lisbon.

<b>SIGNIFICANT NATURAL AND GEOLOGICAL AREAS</b>		
<b>Site</b>	<b>Type</b>	<b>Civil Division</b>
Coolings Sedge Meadow	Natural Area	Village of Sussex
Sussex Lime Kiln	Geological Site	Village of Sussex
Lisbon Low Woods	Natural Area	Town of Lisbon
Sussex Swamp	Natural Area	Town of Lisbon
Thousand Oaks Tamarack Relict	Natural Area	Town of Lisbon
Sussex Railroad Cut	Geological Site	Town of Lisbon

*Source: SEWRPC*

**Table 2-2**

### **Wetlands**

Wetlands are areas where water is at or near the land surface long enough to support aquatic vegetation. These areas are important natural resources because they store water, prevent flooding, improve water quality, and provide wildlife habitats. Approximately 2,800 acres (12%) of the Sussex planning area contains wetlands. (SEWRPC) Due to the importance of wetlands in the environment, development should be prohibited in these areas. The Village's zoning ordinance has identified these areas and zoned them as conservancy or floodplain to prevent development.

### **Woodlands**

For an area to be classified as a woodland it must be at least one acre in size and contain 17 or more deciduous trees per acre. Woodlands are important natural resources because they maintain plant and animal diversity, improve air quality, help regulate surface water runoff and provide scenic views. Woodlands are scattered throughout the Village of Sussex and the surrounding planning area. They cover approximately 1,205 acres (5%) of the total planning area. (SEWRPC) The Village's zoning ordinance defines woodlands as upland conservancy and applies development controls to preserve the community's woodlands. The zoning ordinance requires that all developments inventory existing trees, retain at least 50% of tree coverage and replace trees to maintain coverage when necessary.

### **Threatened and Endangered Species Habitat**

Information on threatened and endangered species is available from the Wisconsin Department of Natural Resources, which keeps a database of known occurrences of rare species and natural communities for each county within the state. Waukesha County has several bird species, which are rare, threatened or endangered, as well as other fish, snake, turtle, frog, and mammal species. The Southeastern Wisconsin Regional Planning Commission inventoried critical wildlife habitat for the Village of Sussex planning area.

### **Floodplain/Floodways**

Floodplains are the areas lying on both sides of a stream and are subject to the 100-year flood interval. Approximately 2,025 acres (9%) of the Village of Sussex and surrounding planning area are in a floodplain. (SEWRPC) Every effort should be made to avoid development in these areas and encourage preservation and recreation. Floodplains are protected under the Village's zoning ordinance.

### **Water Resources**

The majority of the Village of Sussex lays within the Fox River watershed, however, a portion of the Village and the surrounding communities lie within the Bark River watershed. The flooded gravel quarry in the Town of Lisbon, the Bark River, Mammoth Springs Quarry and the Sussex Creek are the only surface water resources within and surrounding the Village of Sussex.

### **Soils**

Soils play an important role in the development of a community because they may limit certain types of development. While the majority of land within the Village is developable, many areas are not well suited for residential, commercial, or industrial development. The rivers, streams,

wetlands and low-lying areas throughout the Village result in soils that are erosive, have high water tables and permeate slowly. These areas have been mapped in the SEWRPC Land Use Plan 2010 for the Village of Sussex. Development in these areas should be avoided.

**Air Resources**

The Federal Clean Air Act requires states with air pollution levels in excess of predetermined standards to improve the air quality. The southeastern Wisconsin region, which includes all of Waukesha County and Sussex, does not meet ambient air quality standards for ozone. As a result, the area is designated as an ozone non-attainment area. This designation may limit economic development potential because some industries will not be able to locate in this area due to emissions.

**Environmentally Hazardous Areas**

Brownfields, which are underutilized industrial or commercial sites that may contain environmental hazards from prior uses, can be found in virtually any community. Although there are few known sites in the Village of Sussex, the former Mammoth Spring Canning Company site may require some remediation prior to redevelopment. Brownfield grants are available from the Wisconsin Department of Commerce. Prior to redevelopment of the site or other sites, the Village should require evidence that preventative actions are adequate. Also, several manufacturing firms currently operating in the Village regularly handle hazardous wastes. Every effort should be made to ensure that these products are being disposed in a safe manner to eliminate exposure to the environment.

**Agricultural Resources**

According to SEWRPC, in 1994, agricultural and open lands accounted for 11,200 acres (48%) of the planning area. As shown in Table 2-3, the amount of land zoned for agriculture and open land within the future Village of Sussex borders will be significantly reduced to accommodate population growth and economic development. In 2001, 1,353 acres were zoned for agricultural purposes and in 2020 only 249 acres will be zoned for agricultural purposes. Focusing development within the Village will help preserve agricultural land in the surrounding township.

<b>FUTURE VILLAGE OF SUSSEX LAND ZONED AGRICULTURE</b>		
<b>Year</b>	<b>Acres</b>	<b>Percent</b>
2000	2,247	40
2001	1,353	24
2020	249	4
<b>Total Land Area</b>	<b>5,552</b>	<b>100</b>

*Source: SEWRPC*

**Table 2-3**

**Goals and Policies**

**Overall Goals**

- Form a system of sidewalks, parkways, or trails that link neighborhoods to recreational amenities and public open spaces.
- Coordinate agricultural, natural, and cultural resource planning with surrounding governmental units.
- Preserve and acquire sensitive lands for permanent wetland and wildlife refuge areas.
- Enhance and maintain parks and recreation areas to meet the needs of existing and future Sussex residents.
- Protect and conserve the Village’s physical environment by protecting air quality, preserving environmental corridors, and maintaining wetlands and woodlands.
- Enhance and preserve the historic character of downtown.
- Increase recreational opportunities in undeveloped open space areas.
- Provide pedestrian walkways or paths within natural resource areas.

**Policies for Cultural and Historic Resources**

- Pursue historic designation for properties with historical significance.
- Develop design guidelines that require new developments to be architecturally compatible with existing downtown development. Use existing historical properties as a basis for guidelines.

**Policies for Natural Resource Protection**

- Recreation, Parks and Open Space
  1. Cooperate with other governmental units, especially the Town of Lisbon, to create a permanent network of open space throughout the community.
  2. Coordinate parks and recreation planning with the Hamilton School Board’s recreation programs.
  3. Form a network of parkways throughout the community to link parks, neighborhoods, schools and other recreational areas.
  4. Provide recreational facilities and opportunities for all residents to serve a range of recreational interests.
  5. Continue to develop the Butler Wildlife Preservation site.
  6. Acquire parklands as Village population grows to serve all neighborhoods.

7. Update park and open space plan every five years.
- Wetland Resources
    1. Cooperate with the State to protect wetlands that have local, regional, and national significance.
    2. Acquire wetlands when feasible and when other options for protection are not available.
  - Forest Resources
    1. Preserve and acquire woodlands when feasible.
    2. Enact a tree preservation ordinance.
  - Threatened and Endangered Species Habitat
    1. Protect rare and important habitats from the negative impacts of development.
  - Shoreland and Water Resources
    1. Preserve streams, watersheds and groundwater recharge areas by discouraging the placement of potential pollution sources in areas of high percolation.
    2. Support policies and regulations that protect shoreline areas.
  - Flood and Storm Water Control
    1. Continue to follow recommendations in the Village's stormwater management plan.
    2. Regulate development to reduce the risk of flood damage in known flood plain areas.
    3. Work with FEMA to determine if an updated Flood Insurance Rate Map is necessary.
    4. Require public and private land use to implement storm water management practices to control stormwater volume, velocity and timing of water entering floodways and floodplains, and erosion.
    5. Restrict development in floodplains to protect environmentally sensitive land in accordance with the Waukesha County Shoreland and Floodland Protection Ordinance.
  - Erosion Control and Prevention
    1. Protect and improve water quality through soil erosion control methods.
    2. Establish building codes related to bearing capacity of silty soils.

- Agricultural Resources
  1. Continue to coordinate efforts with the extraterritorial area as required by the joint boundary agreement to encourage compact develop within the incorporated areas and alleviate development pressures on agricultural land within the township.
  2. Establish a farmland preservation policy in cooperation with Waukesha County.
- Hazardous Materials
  1. Require evidence that new and expanding businesses will take precautionary measures to minimize the risk of exposing hazardous material to the environment.

# Chapter Three: Housing

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### Housing Characteristics:

- Projected population growth will create demand for new housing units.
- The majority of the Village’s housing stock, 66%, was constructed between 1980 and 2000.
- The percentage of multi-family units exceeds national averages.
- Seventy percent of owner-occupied homes are valued between \$100,000 and \$200,000.
- Seventy-one percent of homes are between 1,000 and 2,000 square feet.

The housing element of the comprehensive plan describes the existing housing stock in the Village of Sussex and projects the community’s future housing needs. Currently, the Village offers a range of housing opportunities for its residents. Older homes that date back to the 1930’s can be found near the Village center, while newer suburban style living is spread throughout the community. Apartments and condominiums are also nestled in single-family residential neighborhoods.

### Housing Supply and Existing Conditions

The existing housing conditions within the Village of Sussex are important for understanding the housing market. The current mixture of housing as well as the supply and demand will be used as a baseline to determine future housing needs.

A number of factors including housing units, housing tenure, vacancy rates, assessed values, market rents, housing costs, age of structures, subsidized and special needs housing, and housing condition, describe the existing housing supply within the Village of Sussex. When compared to the local housing demand, this information will help determine future housing needs.

### Housing Units

According to the U.S. Census, in 2000, the Village of Sussex had 3,451 housing units. As shown in Table 3-1, almost 66% of all housing units were single family. Two-family homes represented 3.6% and multi-family units

LOCAL AND NATIONAL HOUSING CHARACTERISTICS		
Type	Sussex	United States
Single-Family	65.6%	65.9%
Two-Family	3.6%	4.3%
Multi-Family	30.5%	22.0%
Other	0.3%	7.8%
<b>Total Units</b>	<b>3,451</b>	<b>115,904,641</b>

*Source: U.S. Census Bureau 2000*

**Table 3-1**

OWNER-OCCUPIED HOUSING UNITS		
Value	Number	Percent
Less than \$100,000	65	3.2
\$100,000 to \$149,999	568	28.0
\$150,000 to \$199,999	836	42.0
\$200,000 to \$299,999	517	26.0
\$300,000 or more	17	1.0
<b>Total Units</b>	<b>2,003</b>	<b>100</b>

*Source: U.S. Census Bureau 2000*

**Table 3-2**

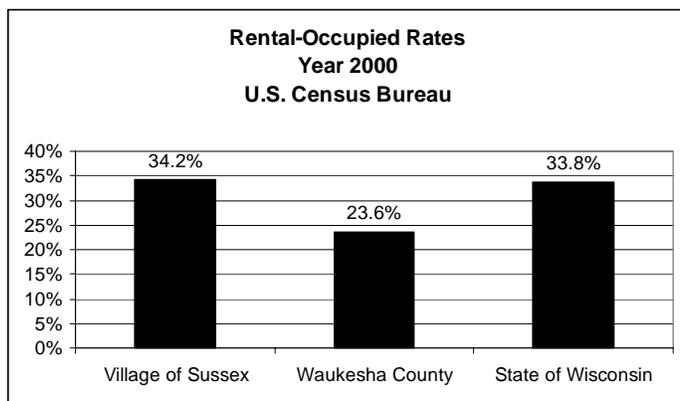
represented 30.5%. When compared to national figures, the Village of Sussex is comparable for single-family homes. However, the Village of Sussex exceeds the national average for multi-family housing.

According to the U.S. Census Bureau, the median value of owner-occupied housing units for the Village in 2000 was \$171,200. Table 3-2 represents the price range of homes within the Village of Sussex in 2000. The largest percentage, 42%, of homes falls between the \$150,000 to \$199,999 price range. The second largest percentage, 28%, falls between the \$100,000 to \$149,999 price range and the third largest percentage, 26%, falls between the \$200,000 to \$299,999 price range. The Village of Sussex has very few homes available over the \$300,000 price range.

**Tenure**

“Tenure” refers to whether a housing unit is owner or renter occupied. The U.S. Census Bureau reported in 2000 that 65.8% of all housing units in the Village were owner-occupied and approximately 34% were renter occupied. The vast majority of the rental-occupied units in the community are in the form of apartments. Also, the Village has approximately 56 owner-occupied condominium units.

A comparison of the Village of Sussex tenure to Waukesha County’s tenure



**Figure 1-1**

BUILDING PERMITS 1998 - 2001		
Year	Buildings	Units
<b>1998</b>		
1-Family	97	97
2-Family		
3+Family	2	32
<b>Total</b>	<b>99</b>	<b>129</b>
<b>1999</b>		
1-Family	115	115
2-Family		
3+Family	2	32
<b>Total</b>	<b>117</b>	<b>147</b>
<b>2000</b>		
1-Family	95	95
2-Family	8	16
3+Family		
<b>Total</b>	<b>103</b>	<b>111</b>
<b>2001</b>		
1-Family	73	73
2-Family	2	4
3+Family		
<b>Total</b>	<b>75</b>	<b>77</b>

Source: Sussex Building Inspector

**Table 3-3**

reveals that Sussex has a lower owner-occupied rate and higher renter-occupied rate than the County. The Census Bureau reported in 2000 that Waukesha County had 76.4% owner-occupied units and 23.6% rental occupied units. When compared to national averages, which are 66.2% owner-occupied and 33.8% renter-occupied, the Village of Sussex is comparable. Figure 1-1 compares the rental-occupied rates of Sussex, Waukesha County and the State of Wisconsin. The results of this analysis demonstrate that the Village has successfully provided diverse housing choices for the community.

**Vacancies**

Vacancy rates are another indicator used to assess a community’s housing supply. According to the U.S. Census Bureau, 3.8% of the Village’s housing units were vacant in 2000. Housing markets with vacancy rates of 5% or lower, like Sussex, is considered strong.

**Building History**

New housing units are being constructed annually within the Village of Sussex. As shown in Table 3-3, during the time period between 1998 and 2001 the Village of Sussex issued 394 building permits totaling 464 units. Four permits were issued for multi-family units, totaling 64 units, 10 permits were issued for two-family homes, totaling 20 units and 380 permits were issued for single-family homes.

**Rent**

According to the U.S. Census Bureau in 2000, the median rent within the Village of Sussex was \$717. Table 3-4 represents the distribution of rental values within the community. Overall, the rental prices are fairly moderate. The largest percentage, 49%, of rental units falls between the \$500 to \$749 price range and the second largest percentage, 31%, falls in the range of \$750 to \$999. Very few units over \$1000 are available in the community.



Apartment Complex in Sussex

RENTAL VALUES YEAR 2000		
Rate	Number	Percent
Less than \$300	114	10
\$300 to \$499	43	4
\$500 to \$749	546	49
\$750 to \$999	351	31
\$1000 to \$1499	62	6
\$1,500 or more	9	1
<b>Total Units</b>	<b>1,125</b>	<b>100</b>

Source: U.S. Census Bureau 2000

**Table 3-4**

**Subsidized and Special Needs Housing**

The Village of Sussex recognizes the need to supply housing options for low-income residents. A study conducted by the Public Policy Forum in February 2002 looked at subsidized housing in the Milwaukee metropolitan area to determine which communities are doing their part to meet the housing needs of low-income residents. Communities that have scores above 100 exceed their regional fair share. The Village of Sussex, scoring 153, more than meets their regional fair share of subsidized housing for residents. A list of subsidized housing units is provided in Table 3-5 below.

SUBSIDIZED HOUSING UNITS				
Name	Family Units	Elderly Units	Disabled Units	Total
Bristol Courts/Chicester	33	61	23	117
Stonegate	91			91
Sussex Mill Apartments		60		60
<b>Total</b>				<b>268</b>

Source: WHEDA

**Table 3-5**

**Condition of Housing Stock**

One way to measure the condition of the housing stock is to look at the age of the homes. Table 3-6 illustrates the development pattern within the Village over time. Although the Village of Sussex contains a range of homes from different eras, the majority of homes have been built within the past twenty years. More specifically, 47% of the homes were built between 1990 and 2000 and 19.6% of the homes were built during 1980 and 1989. This indicates that the housing stock is relatively new and will require minimal repairs at this time. However, owners of older homes should be encouraged to keep up properties to appreciate property values and maintain an aesthetically pleasing environment.

AGE OF HOUSING STOCK		
Year Built	Units	Percent
1999 to 2000	172	5.0
1995 to 1998	676	19.6
1990 to 1994	772	22.4
1980 to 1989	676	19.6
1970 to 1979	476	13.8
1960 to 1969	391	11.3
1940 to 1959	185	5.4
1939 or earlier	103	3.0
<b>Total</b>	<b>3,451</b>	<b>100</b>

Source: U.S. Census Bureau 2000

**Table 3-6**



Single Family Home in Sussex

**Size of Existing Single-Family Homes**

Table 3-7 represents the range of homes by square feet. Over 90% of the Village's housing stock ranges between 1,000 and 2,500 square feet. More specifically, 30% of the homes are between 1,000 to 1,500 square feet, 41% are between 1,501 to 2,000 square feet, and 23% are between 2,001 and 2,500 square feet. As a result, the Village's uniform single-family housing stock is biased towards homes below 2,500 square feet. Few opportunities are available for residents who wish to upgrade to larger sized homes.

HOUSES BY SQUARE FEET	
Size	Percent
Under 1500	30
1501 to 2000	41
2001 to 2500	23
2501 to 3000	5
3001 or more	1
Total Number	2,374

Source: Village of Sussex

**Table 3-7**



Single Family Home in Sussex

### **Housing Demand**

Several factors determine the demand for housing in any given community. The current and future population projections as well as the character of the housing stock and the community will play large roles in determining the demand for housing in a community.

### **Population**

The largest factor affecting housing demand in the Village of Sussex is population growth. As stated in the Background and Context Chapter, the projected Village population for the year 2020 is 13,500, which is a 33% increase from the year 2000. To accommodate this growth it is anticipated that approximately 2,100 new housing units will be constructed. This figure is based on the availability of developable land within the Village and the 2020 land use plan.

### **Household Characteristics**

Another factor to consider, although not as significant as population increase for this community, is declining household size. This is a national trend that affects all communities. It is a result of several factors including smaller families, more single parents, individuals choosing to remain single and a longer living elderly population. However, for the purposes of this comprehensive plan, it is assumed that the typical declining household size will be offset by the attractiveness of Sussex to families.

### **Community Characteristics**

The quality of life that individuals and families desire is an important factor in determining the attractiveness of a community. The Village of Sussex has a small town atmosphere, but at the same time provides employment and shopping opportunities for its residents. Also, the historic downtown district as well as the schools, parks, open space and the future community center will draw people to the Village and create demand for housing.



Olde Brook Square - Downtown

### **Development Potential**

#### **Available Land**

The Village of Sussex and the surrounding townships have not fully developed and will be able to accommodate planned growth. The 2001 border agreement between Sussex and Lisbon added nearly 1,600 acres to the incorporated portion of Sussex. The majority of the growth is expected to occur in the western and northern sections of the community.

#### **Designated Smart Growth Area**

Smart growth areas are places within the community where redevelopment will occur. These areas allow higher densities and promote infill and mixed-use developments. Smart growth areas encourage compact centralized development and provide goods and services within walking distance.

Downtown is the designated smart growth area for the Village of Sussex and will mirror the boundaries of the Community Development Authority (CDA). The CDA was created to promote redevelopment of downtown and carryout the Village’s Downtown Plan.

The Village of Sussex has hired a consulting firm to update the Downtown Plan to address historic preservation objectives and new opportunities for housing and commercial development. The plan calls for pedestrian walkways, public spaces and residential developments mixed in with compatible commercial developments. The objectives of the CDA and the Downtown Plan are compatible with smart growth goals. Also, the Village of Sussex has provided acreage in the 2020 land use plan for attached single family and two-family dwelling units. This category is consistent with smart growth goals given that it allows for higher density housing and is generally in close proximity to commercial areas.

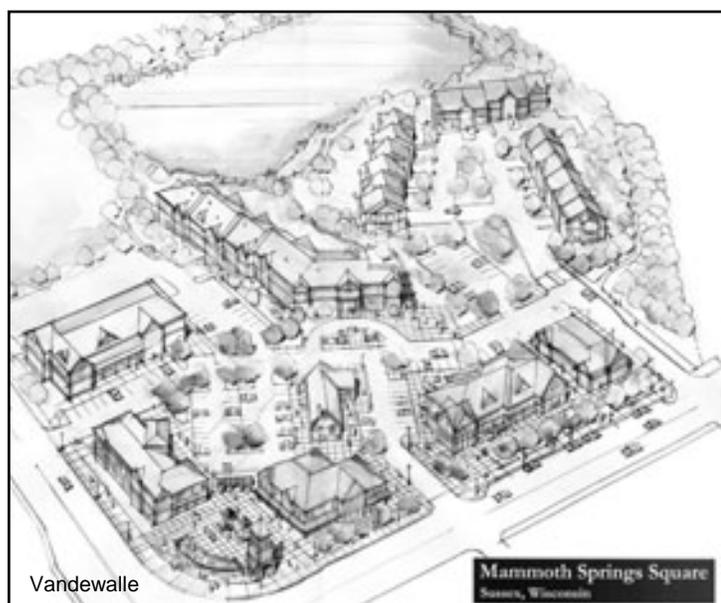
Two planned developments will lead the way for downtown’s smart growth initiatives. The planned Villas at Maplewood Terrace, pictured below, is nestled between existing residential neighborhoods and has entry points from Main Street and Maple Avenue. The development



Villas at Maplewood Terrace

contains a mixture of high density single-family and two-family homes that are connected to downtown through pedestrian walkways. The development also has direct access to the Bugline Recreation Trail.

The other lead smart growth initiative is the planned redevelopment of the former Mammoth Springs Canning site. The development known as Mammoth Springs Square, pictured to the right, is pedestrian friendly and calls for a mixture of new retail, office and residential land uses.



Mammoth Springs Square

## **Infrastructure**

The availability of infrastructure is essential for the construction of new development. New subdivisions create the need for expanded utilities, including water and sewer. Population growth increases demand for other municipal services such as the library and community center. The Village of Sussex is updating existing plans for sewer, water, parks, and open space to assure adequate facilities meet the needs of projected population growth. An expansion project is currently under way for municipal sewer service to meet projected demands. Focusing new development within the existing urban service area is the most cost-effective method to provide municipal services.

## **Projected Housing Needs**

Given the projected population growth, it is imperative for the Village to plan for growth in order to direct it in such a manner that will not adversely affect their community. If growth is planned appropriately the Village will be able to manage additional demands for services, carry out the community's vision, reduce infrastructure costs, and preserve valuable open space. The following projected housing needs are based on the existing supply of housing in the Village, the demand for future housing, and demographic trends.

## **Housing Type**

The overall goal is to provide a diverse range of housing opportunities within the Village to serve a large range of income levels and desire for different housing types. After analyzing the existing housing stock and taking into consideration market trends and demographics the following conclusions will help direct future residential development and expand the housing choices within the Village of Sussex.

- **Single-Family**

The existing single-family housing stock is relatively uniform. As stated above, 70% of owner-occupied units are valued between \$100,000 and \$200,000 and 71% of the homes range between 1,000 and 2,000 square feet. Given the large number of homes that fit in this category, the Village should encourage a wider range of housing choices that will provide upgrading opportunities for residents within the community. Also, more expensive larger homes may be desirable for the 45 to 55 age group, which is increasing at a fast rate. Although housing choices could be expanded with larger homes, this does not mean the existing housing stock should be replaced with new larger homes.

- **Attached Single Family & Two-Family**

The 2020 land use plan incorporates 160 acres for attached single family and two-family units. Residential units that fall into this category include rowhouses and duplexes. These units will help the Village meet their smart growth goals and promote compact development within the Village. Attached single family and two-family units will be an attractive alternative for those seeking quality housing on smaller lots within close proximity to commercial areas.

- Multi-Family

The Village's current housing stock exceeds national averages for multi-family units. However, some additional high quality multi-family units may be appropriate to offer the full spectrum of housing opportunities within the Village. For example, many professionals are choosing to live in condominium style multi-family units. These types of units come in several different forms, including apartments and townhomes. Multi-family units are not only attractive to professionals, but also for those who desire quality housing, but do not want to maintain a large lot. Since the Village of Sussex has a higher percentage of renter-occupied units than Waukesha County, new multi-family units that are owner-occupied should be encouraged. Furthermore, the Village's existing supply of rental multi-family units is mainly low to moderately priced. As a result, higher end rental units are also appropriate to achieve housing diversity. High quality rental and owner-occupied multi-family units will be attractive for elderly individuals who have higher income levels, but are no longer able to maintain a single family home.

- Subdivisions

The number of permits approved for single family units demonstrates the strong demand for this type of housing in the community. It is likely that most new subdivisions will have a conventional suburban form. However, as housing develops away from the center of the Village it is desirable to encourage conservation or clustered subdivisions to minimize the impact of housing development on the community's rural character and on environmentally sensitive lands. Also, large lots with large setbacks may help to preserve open space and a feel of rural character.

- Affordable Housing

The Village of Sussex has successfully provided a range of housing opportunities for all income levels and should maintain this diversity. Manufacturing and retail sectors supply the largest number of employment opportunities within the Village. The workers of these establishments need affordable housing opportunities to be able to live and work in the same community. As the "baby-boomer" population retires, availability of a labor force will become an important business retention policy. Also, like the rest of the nation, the Village of Sussex is experiencing an increasing elderly population. While some elderly will be able to afford high-end housing, most will need affordable housing options. As a result, the Village should monitor the community's housing stock over the timeframe of the 2020 Comprehensive Plan to maintain affordable housing opportunities within the community. The designated Smart Growth area is one way the Village can continue to promote affordable housing options for the changing demographics of the community.

### **Goals and Policy Framework**

The housing goals and objectives outlined in the 2020 Comprehensive Plan should be used as a guide for future decision making.

#### **Housing Goals and Objectives**

- Monitor the composition of the housing stock to maintain a mixture of housing styles comparable to national levels.

- Increase the availability of larger sized homes for residents seeking homes of greater value and size than the existing stock provides.
- Increase the number of owner-occupied condominium style or apartment style housing units for professionals, elderly, and workers.
- Transition to larger lot sizes or conservation style subdivisions as growth expands from the center of the Village towards rural areas.
- Focus middle density housing to in-fill areas where similar size housing already exists.
- Promote the development of housing to meet the demands of population growth.
  1. New development will be subject to controlled growth phasing based on the availability of sewer and other municipal services.
  2. New development will be subject to design guidelines implemented by the Village of Sussex.
- Provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs.
  1. Adequate low to moderate priced housing units is and will be provided.
  2. Adequate senior housing is and will be provided.
- Existing housing stock will be properly maintained or rehabilitated
  1. Adopt neighborhood programs that encourage home rehabilitation projects using penalties and incentives.

# Chapter Four: Economic Development

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**Key Policies:**

- Nurture existing local firms.
- Encourage development of corporate offices.
- Encourage in-fill development in existing industrial/business parks.
- Provide employment opportunities for Sussex residents.
- Expand the availability of goods and services for Sussex residents.

The Village of Sussex offers many advantages to businesses. Located in a major metropolitan area, the Village is within close proximity to the regional transportation system and the state trunk highway system. It is within close proximity to the international airport, has access to business services, and can draw a diverse workforce from Sussex, Pewaukee, Menomonee Falls, Milwaukee, and Waukesha. The Village has an extensive base of major regional employers in the community such as Quad Graphics and Tombstone Pizza that provide jobs to residents and area wide communities.

**Local Economic Base**

**Labor Force**

According to the U.S. Census, in 2000 the Village of Sussex had 4,980 residents employed in the labor force. Table 4-1 summarizes the employment patterns of Sussex residents. The results indicate that the largest percentage of residents worked in manufacturing, which accounted for 24.4% of the population. This percentage is slightly higher when compared to

<b>EMPLOYMENT BY INDUSTRY - YEAR 2000 SUSSEX RESIDENTS</b>		
<b>Employment by Industry</b>	<b>Number</b>	<b>Percent</b>
Manufacturing	1,217	24.4
Retail trade	691	13.9
Educational, health and social services	655	13.2
Professional, scientific, management, administrative, and waste management services	515	10.3
Finance, insurance, real estate, and rental and leasing	405	8.1
Wholesale trade	294	5.9
Other services and public administration	264	5.2
Construction	236	4.7
Transportation and warehousing, and utilities	231	4.6
Arts, entertainment, recreation, accommodation and food services	229	4.6
Information	216	4.3
Agriculture, forestry, fishing, hunting, & mining	27	0.5
<b>Total</b>	<b>4,980</b>	<b>100</b>

*Source: U.S. Census Bureau*

**Table 4-1**

Waukesha and Milwaukee Counties, where 21.2% and 18.5% of the residents respectively were employed in manufacturing. Approximately 14% of the Sussex residents worked in the retail trade, another 13.2% worked in the educational, health, and social services field, and 10.3% of the residents were employed in the professional, scientific, management, administrative, and waste management industry.

AVAILABLE EMPLOYMENT BY INDUSTRY		
Industry	Employment	Percent
Manufacturing	4,550	56.8
Services	1,515	18.9
Retail Trade	1,039	13
Construction	288	3.6
Wholesale Trade	217	2.7
Electric, Gas and Sanitary Service	147	1.8
Finance, Insurance, and Real Estate	143	1.8
Mining	66	0.8
Agriculture	43	0.5
<b>Total</b>	<b>8,008</b>	<b>100</b>

Source: Claritas, 2002

**Table 4-2**

To gain a full understanding of the Village's labor force and economic base, it is important to study the employment that is available in the community. This information is summarized in Table 4-2. The results demonstrate that manufacturing is very important to the local economy and provides the largest number of available jobs within Sussex. Employment in this sector accounts for nearly 57% of

all available employment within the Village and is mainly concentrated in the printing industry. The service industry is the second largest industry accounting for approximately 19% of available employment. The retail trade is the third largest industry providing 13% of the employment opportunities within the community.

A comparison of Sussex resident's employment patterns to the employment available in the community reveals that some residents are employed within the Village; however, many are seeking employment elsewhere. Also, it appears that Sussex businesses must recruit workers from other communities to fill available positions. For example, 4,550 manufacturing workers are employed in the Village, while only 1,217 residents in the 2000 U.S Census reported working in the same industry.

The economic value of the products and services provided within the community is another indicator of the local economic base. Table 4-3 summarizes the sales that are generated by each industry located within the Village of Sussex. As can be seen, manufacturing is dominant over other industries. It generates approximately 50% of total sales receipts within the Village. The service, retail trade and construction industries also play an important role in the economy. When combined, they generate approximately 37% of total sales.

SALES RECEIPTS BY INDUSTRY		
Industry	Sales (millions)	Percent
Manufacturing	324	49.8
Services	99	15.2
Retail Trade	81	12.4
Construction	59	9.1
Wholesale Trade	37	5.7
Electric, Gas and Sanitary Service	12	1.8
Finance, Insurance, and Real Estate	32	4.9
Mining	5	0.8
Agriculture	2	0.3
<b>Total</b>	<b>651</b>	<b>100</b>

Source: Claritas, 2002

**Table 4-3**

**Employment Projections**

The Southeastern Wisconsin Regional Planning Commission conducted employment projections for the industrial, retail, and service sectors. As shown in Table 4-4, two growth scenarios, intermediate and high are provided. The chart demonstrates that industrial firms will be the largest contributors of available employment within the Village of Sussex through 2020.

2020 EMPLOYMENT PROJECTIONS					
Scenario	Employment Sector				
	Industrial	Retail	Service	Other	Total
Intermediate Growth	6,976	900	877	602	9,355
High Growth	7,378	923	912	740	9,953

Source: SEWRPC

**Table 4-4**

**Opportunities and Challenges**

The need for economic development within a community is dependent on several factors. To enhance or maintain economic prosperity, the Village of Sussex must consider its existing strengths and weaknesses, while at the same time address local, regional and national economic trends. The issues facing economic development in the Village of Sussex are addressed below.

**Business Retention**

Clearly, manufacturing plays an important role in the vitality of this community’s economy. However, additional land acreage may not be necessary to expand manufacturing. The existing business parks, although very successful, are not fully built out and are sufficient to sustain industry needs between now and 2020. The Village should focus efforts on business retention and expanding local businesses that are doing well. To reduce the risk of losing growing businesses, the Village should regularly communicate with existing businesses to find out their needs and future plans. For example, if a business requires additional space, the Village could help them identify adequate space within the Village. Also the Village could assure that timely needed infrastructure can be completed for a nearby property where expansion may occur. Furthermore, it may be desirable to make a programmatic change to “fast track” the approval process for existing business that are expanding within a designated corridor.

**Availability of Labor Force**

Providing a source of labor may be an important business retention policy as the availability of qualified workers diminishes in the future. While many residents are employed locally, Sussex businesses must recruit workers from outside the community for some sectors, such as manufacturing and retail. Maintaining a diverse range of housing choices for various income levels will help attract or maintain a local labor force.

### Provide Employment for Residents

The Village of Sussex should periodically assess the employment needs of its residents. A current trend occurring within the Village is the large increase of residents with “white collar” positions. Increasing the availability of corporate office space within Sussex will provide additional employment opportunities for these residents. The Village should focus on attracting headquarters of businesses that are already located within their community.



Sussex Business Park



Tombstone Pizza

### Consumer Demand and Retail/Service Development

The Village of Sussex has many advantages that attract retailers to their community. For example, retailers can draw customers from within the Village of Sussex and the surrounding communities, such as Pewaukee, Lannon and the Town of Lisbon. Furthermore, the Village is close to major transportation routes, has a high median income, and projected population growth. Expansion of the already highly traveled Highway 164 will increase the customer base and create new retail and service opportunities. Another source of potential customers comes from the workers who are employed in the Village but live outside the community.

The overall goal for retail and service development should be to reduce “leakage” of available dollars from the local economy by capturing consumer expenditures that will potentially be spent on goods and services annually. The amount a community potentially could spend on goods and services annually is mainly dependent on population and income levels. A comparison of the supply of retail goods and services to a community’s estimated consumer demand will determine the amount of dollars being spent outside the community that could potentially be spent in the local economy. A basic analysis of the availability of retail stores within the community reveals that Sussex is well served by many goods and services. However, some consumer expenditures are being spent at retail establishments outside the community. The retail market analysis revealed that the Village of Sussex could support the following additional business:

- Apparel stores
- Home furnishing stores
- Book stores

While a basic retail study is useful, a more thorough retail market analysis is required to reveal potential demand for a more comprehensive list of commercial establishments. However, simply comparing the availability of existing retail and service establishments within the

community to common shopping and service needs the following additional stores would be desirable for the community:

- Sit down restaurants
- Specialty retailers
- Arts and crafts stores
- Gift stores
- Specialty services
- Franchise car repair services
- Professional services
- Jewelry store



Killarney's Corner Restaurant in Sussex

**Industry Growth Potential**

The amount of land available for industry within the Village of Sussex is diminishing. As a result, the Village should focus on attracting high quality industry sectors and supporting business services within existing business parks.

Growing businesses within southeastern Wisconsin should be targeted as potential industry sectors for the Village of Sussex. Table 4-5 shows the fastest growing industries in southeastern Wisconsin. The machine and computer manufacturing industry is expected to grow the fastest followed by electrical equipment manufacturing, wholesale, and miscellaneous business services.

The Village's preferences for expanding their economic base which include engineering; biotechnology; research and development; and business service industries are consistent with many of these high growth categories.

<b>FASTEST-GROWING INDUSTRIES SOUTHEASTERN WISCONSIN BY VALUE-ADDED (BILLIONS 1992 DOLLARS)</b>			
<b>Industry</b>	<b>2000</b>	<b>2015</b>	<b>Projected Growth (%)</b>
Machine & Computer	5.81	13.57	134
Electrical Equipment	2.39	4.11	72
Wholesale Sales	5.27	8.92	69
Miscellaneous Business Services	3.03	5.06	67
Auto Repair & Services	0.71	1.10	55
Primary Metals	0.83	1.27	54
Rubber & Plastics	0.74	1.13	53
Credit & Finance	0.52	0.79	52

*Source: Wisconsin Department of Transportation*

**Table 4-5**

## **Major Locations for Development**

### **Downtown**

In 1989 the Downtown Sussex plan was created to guide development in the central business district. The plan was updated in 1996 and seeks to create a downtown with a small town atmosphere that contains pedestrian walkways, public space, and residential developments. Desired downtown commercial developments include small-scale retail shops and offices that serve the local community and are compatible with the area's historic character. Downtown is also the Village's designated smart growth area that promotes redevelopment and encourages mixed-use development and higher densities.

### **State Trunk Highway 164**

State Trunk Highway 164 is a major arterial road on the western edge of the Village of Sussex. Starting in 2004, the Wisconsin Department of Transportation will upgrade Highway 164 to a divided four-lane highway from Interstate 94 to County Trunk Highway VV. The improved access to the freeway will make this stretch of land desirable for development. As a result, the Village of Sussex has prepared a land use plan for this area to minimize the negative impacts of highway expansion on the community. The plan will reflect issues such as compatibility with the existing town character, traffic congestion, design standards, and pedestrian friendly linkages.

To avoid a continuous strip of commercial developments along the freeway, residential developments will be incorporated into the land use plan and commercial developments will be confined to retail nodes. "Big box" retailers will be viewed with some skepticism as to their role in the long term sustainability of Sussex's economic development. However, medium sized retail establishments with less than 100,000 square feet will be encouraged.

### **Mammoth Springs Canning Company Site**

The Mammoth Springs Canning Company site is located on the eastern edge of downtown Sussex on Main Street. The 8-acre site has remained vacant since the vegetable canning factory shut down in the mid-1990's. The site is available for redevelopment.

## **Economic Development Tools and Programs**

Several economic development tools and programs are available to help encourage the growth of businesses within a community. The following is a list of tools that the Village of Sussex utilizes to promote positive economic growth.

### **Community Development Authority**

The Sussex Community Development Authority oversees development within the downtown business district and encourages retail and residential uses that are compatible with the Village's existing character and architectural styles. Some examples of successful downtown enhancement projects include the new Village Hall, Woven Hearts Assisted Living Complex, the Pauline Haass Library, and the Master Sales Office Building.

**Community Enhancement Fund**

The Community Enhancement Fund is primarily used by the Community Development Authority (CDA) for downtown projects that help eliminate blighted areas and preserve and enhance the historic character of downtown. Consistent with the Village's economic goals, this fund could be expanded to businesses that serve downtown Sussex, but are outside of the CDA boundaries.

**Revolving Loan Fund**

The Village of Sussex Revolving Loan Fund is used to provide capital for small startup or expanding business or industries within the Village. The program helps retain local businesses and encourage employment opportunities and private investments. The revolving loan fund program could be expanded to help existing business. For example, the funds could be used for businesses that wish to make facade improvements or it could be used to implement new design standards, such as coordinating a style of signs.

**Marketing**

The Village of Sussex has a General Marketing Program that establishes marketing goals, identifies target markets and creates downtown marketing brochures. Program facilitators meet with residents and business owners to generate ideas for business development. The program also encourages downtown businesses to implement design concepts through the use of the Community Enhancement Fund.

**Tax Incremental Financing**

Tax incremental financing has been used to upgrade public infrastructure within the Village to promote business development and employment opportunities. It is a reliable tool for potential economic development projects in the future.

**Streetscape Improvements**

The Village of Sussex has used streetscape improvements, such as acorn style streetlights, brick accents on pedestrian walkways and logo banners to improve the aesthetic appeal of the downtown. These improvements have shown that the Village is dedicated to the vitality of the area and have helped attract residents, visitors, and businesses to the downtown area.

**Design Guidelines**

The Village of Sussex is pursuing a set of design guidelines to promote high quality design and continuity between old and new developments. These guidelines help establish a sense of place through urban design which promotes the desirability of the area to residents and businesses.

**Historic Preservation**

The Village of Sussex has a history that dates back to the 1800's. Preserving historically significant structures promotes community character and connects the present with the past. Several properties within the Village center could potentially be historically designated properties on the National Register of Historic Places. Properties that qualify for this

designation are eligible for historic tax credits that may be used as equity for development purposes.

While the Village of Sussex uses a diverse number of economic development tools and programs, there are a few other programs listed below that the Village and local businesses may want to consider:

- Business improvement districts
- Main street programs
- Business counseling programs
- Loans with interest rates below market rate

The more a community does to support or enhance the downtown, the greater the likelihood of success.

### **Goals**

- Implement the Sussex Downtown Plan.
- Pursue Main Street program designation through the Wisconsin Department of Commerce.
- Expand the availability of preferred retail goods and services for Village residents.
  1. Expand the dollar amount of the Community Enhancement Fund.
  2. Expand the availability of the Community Enhancement Fund to businesses that support downtown, but are not located within the Community Development Authority boundaries.
- Nurture existing local firms.
  1. Implement a “fast track” approval process for existing businesses that wish to expand within the Village of Sussex.
  2. Assist businesses with finding suitable land/space for expansion.
- Encourage in-fill development in existing industrial/business parks.
  1. Target industries that will diversify the local economic base.
- Target growing business sectors in southeastern Wisconsin.
- Provide employment opportunities for Sussex residents.
  1. Attract corporate headquarters of businesses that are already located within the community.

# Chapter Five: Utilities and Community Facilities

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### **Key Policies:**

- Provide high quality cost effective municipal services.
- Continue to seek out opportunities to combine public services with surrounding communities when it makes financial sense.
- Continue to evaluate demand for municipal services as the population increases.
- Development should not out pace the Village's ability to expand services or jeopardize the quality of services provided by the community.
- Update utility plans each time a new land use plan is created, when major land developments are approved and when new annexations occur.

The Village of Sussex has planned to ensure both residents and businesses have adequate utilities and community facilities to serve existing and future populations. The community is committed to expanding water and sewer service to meet the needs of population projections and would like to direct growth in such a manner that will minimize infrastructure costs. Furthermore, Village residents see their community facilities as a unifying force by providing residents with recreational and social opportunities. The concentration of community facilities downtown symbolizes the importance.

### **Utilities**

#### **Water Supply**

The Village of Sussex obtains its water source from an underlying aquifer and operates its own municipal water system. The water system serves over 2,700 customers and maintains two elevated towers, one standpipe, five deep wells, and an underground reservoir. The 1994 long-range Water System Study plan was updated in 1997 and 2000. The recommendations were implemented to assure adequate water supply for the 2010-land use plan. A needs assessment study will be performed to ensure adequate water supply for the 2020 land use plan.

#### **Sanitary Sewer**

In 1994, the Village of Sussex constructed a new sanitary sewerage system with the capacity of 3.2 million gallons per day, which was designed to handle flows through the year 2010. Exhibit 2 displays the Village's existing sanitary sewer system. The system serves the Village of Sussex, the Village of Lannon, a portion of the Town of Lisbon and a portion of the Village of Menomonee Falls.

Sussex is allocated 1.92mgd of treatment plant capacity and about 1.5mgd of the loading was attributable to the Village in 2000. A 1998 sanitary interceptor study updated in 2001 will be implemented to assure the capacity of the system is adequate to meet the demands of the 2020 land use plan by 2005.

### **Stormwater Management**

A stormwater management plan was completed in 1997 to address flooding, drainage, and quality of storm water discharge for the Villages of Sussex, Lannon, Menomonee Falls, and the Town of Lisbon. The plan will be updated to account for changes with the 2020 land use plan.

### **Solid Waste and Recycling**

The Village of Sussex contracts with a private firm to provide curbside solid waste and recycling services to single-family and two-family residences.

### **Community Facilities**

#### **Local Government Buildings**

Most municipal buildings in the Village of Sussex are found downtown. City Hall, located at the Civic Center, contains all Village departments except Public Works and the Parks Department. The Public Works Department is located at the sanitary sewerage treatment plant and the Parks department is located at Sussex Village Park.



Sussex Village Hall

The Police Department located in City Hall, provides the Village of Sussex with 24-hour police protection. The Village contracts with Waukesha County for police protection. Six full time officers were budgeted for 2002-2004 and a seventh deputy is scheduled to begin in 2006.

The Fire Department located on Main Street operates two fire stations. In 1994, the Sussex station employed 42 volunteer fire fighters and provided ambulance and emergency medical services. The Lisbon Fire Department employed 22 volunteer fire fighters. Several expansions within the department have occurred since that time including additional staff and a new fire station. As the community grows, a study should be conducted to determine if future expansions within the fire department are required to provide adequate fire protection.

The Pauline Haass Public Library is located next to City Hall on the “Civic Green” site and is co-sponsored with the Town of Lisbon. This is a newly built library, which has assumed some population growth. In 2001, 475 people on average visited the library every day. Over 260,762 items were checked out from the library over the same time period. The library added 6,160 new items in 2001, bringing its total collection to 75,547 (Library newsletter).



Pauline Haass Library

The planned Community Center is the most recent community facility investment. It will be located on Maple Avenue across from Armory Park and developed in phases. The first phase, which began construction in 2001, is a 4,200 square foot senior center. The second phase expected to begin in 2004 will be a 20,800 square foot community center that will contain amenities such as a pool, a fitness room, and meeting rooms. The final stage will be an outdoor aquatic center equipped with a zero depth swimming pool, diving well, water slide, and locker room facilities.

### **Medical Facilities**

Although the Village of Sussex does not have a hospital located within their community, three are within close proximity. They include Community Memorial Hospital of Menomonee Falls, Waukesha Memorial Hospital, and Elmbrook Memorial Hospital. The Medical Associates Health Center is located on Highway 164. The Village also contains dentist, podiatry, eye care, and chiropractic offices.



Medical Associates

### **Schools**

A high quality educational system is a vital part of every community. How people perceive the local school system will influence the desirability of a community and its ability to attract and retain residents. The Hamilton School District, which touts a well-rounded education and high academic achievement, serves six municipalities including the Villages of Sussex and Butler, portions of Menomonee Falls, and Lannon and the Towns of Lisbon and Pewaukee. District wide enrollment during the 2001-2002 school year was 3,925 students.



Lannon Elementary School

In May of 2002, a facility study was conducted by the Hamilton School District to assess the future needs of the district. The report revealed that population growth and instructional space deficiencies will impact the needs of the school district in the future. The facility report recommends increasing the number of classrooms, constructing a new middle school and improving classroom facilities.

### **Goals and Objectives**

The Village of Sussex will provide a range of quality services for its residents and businesses. Future challenges should be addressed with the following goals and objectives in mind:

- Continue to seek out opportunities to combine public services with surrounding communities when it makes financial sense.

- Develop a long range fire protection plan.
- Developers should continue to be fully responsible for accommodating their own stormwater management needs.
- Continue to evaluate demand for municipal services as the population increases.
- Continue to seek out opportunities to privately contract for services where competitive bidding can cost-effectively assure the maintenance or enhancement of services.
- Development should not out pace the Village's ability to expand services or jeopardize the quality of services provided by the community.
- Update utility plans each time a new land use plan is created, when major land developments are approved and when new annexations occur.
- Bury utilities along major roadways along with roadway improvements and require developers to bury utilities where feasible.
- Impose development impact fees in compliance with the Wisconsin State Statutes to ensure concurrency of utilities with development.
- Monitor telecommunication facilities and update building codes to ensure infrastructure will accommodate future demand and technological changes.

# Chapter Six: Land Use

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**Key Policies:**

- Promote efficient and orderly development.
- Minimize conflicting land uses.
- Avoid development on unsuitable lands.
- Ensure development is concurrent with the availability of public services.

The Village of Sussex’s existing land use plan was updated in 1996 to project the community’s growth through 2010. As of 2000, a new land use plan was required to reflect the Village’s goals and guide growth through 2020. The Land Use Chapter describes the existing land use, land use trends, and future land use projections for the Village of Sussex.

**Existing Land Use**

An in depth analysis of the existing land use patterns within the Village of Sussex is necessary to make assumptions about future land use requirements and to direct growth in a desirable manner. Table 6-1 summarizes the number of acres dedicated to land uses for the year 2000 including the boundaries established by the 2001 border agreement between Sussex and Lisbon. Exhibit 3 displays the corresponding year 2000 land use map.

<b>EXISTING LAND USE YEAR 2000</b>		
<b>Land Use Category</b>	<b>Acres</b>	<b>Percent</b>
Single-Family Residential	997	18.0
Multi-Family Residential	90	1.6
Commercial	83	1.5
Industrial	303	5.5
Transportation, Communications & Utilities	532	9.6
Governmental & Institutional	89	1.6
Recreational	140	2.5
Natural Resource Areas	883	15.9
Quarry	188	3.4
Agricultural & Other Open Lands	2,247	40.5
<b>Total</b>	<b>5,552</b>	<b>100</b>

Source: SEWRPC

**Table 6-1**

**Residential**

In the year 2000, residential was the largest urban land use category within the Village of Sussex. It accounted for 1,087 acres (19.6%) of the total land area. Residential land use categories are divided between single-family and multi-family uses.

- The single-family classification represents residential areas that are generally low to medium density and contain one dwelling unit per parcel. In 2000, the Village of Sussex had 997 acres (18%) of the land area in single-family use. Medium density single-family residential accounted for 75% of the total single-family land use.
- The multi-family classification includes properties that house more than one dwelling unit per parcel. In 2000, the future Village of Sussex had 90 acres (1.6%) of the land area in multi-family land use.

### **Commercial**

The commercial classification represents retail shopping centers, professional offices, highway-orientated businesses, and mixed commercial and residential areas. Commercial land uses accounted for 83 acres (1.5%) of the total land area in 2000. Many commercial uses are found on Main Street in the central business district. Also, neighborhood commercial uses are scattered throughout the Village to serve neighborhoods and businesses. Highway orientated commercial areas serve local residents as well as regional traffic.

### **Industrial & Quarry**

The industrial land use classification includes heavy and light manufacturing. The quarry category includes extraction of stone, sand, and gravel. The industrial businesses are generally located in either the Sussex Business Park or the Sussex Corporate Center and make up 303 acres (5.5%) of the land area in the future Village of Sussex. The quarry accounted for 188 acres (3.4%) of the land area. The combined land use category makes up 12.1% of the total land area in the future Village of Sussex.

### **Governmental & Institutional**

Governmental and institutional land uses include all municipal buildings, public schools, hospitals, churches, cemeteries and similar facilities. This category includes 89 acres (1.6%) of the total land area.

### **Transportation, Communications & Utilities**

This category represents the street rights-of-way, railroad rights-of-way, and the utilities and communications infrastructure within the Village. Overall, it includes 532 acres (9.6%) of the total land area in the future Village of Sussex.

### **Non-Urban Land Uses**

In the year 2000, the future Village of Sussex contained 140 acres (2.5%) of the total land area for developed recreational land uses. Natural resource areas, which include environmental corridors, wetlands, woodlands, and surface water accounted for 883 acres (15.9%) of the total land area. Agricultural and other open land accounted for 2,247 acres (40.5%) of the total land area within the future Village of Sussex.

### **Historic Trends**

The Southeastern Wisconsin Regional Planning Commission inventoried the historic urban growth pattern from 1850 to 1990 within the Village of Sussex and surrounding environs in the

2010 Land Use Plan. Growth between 1880 and 1963 generally occurred compactly around the urban center and within the incorporated Village borders. After 1963, development continued to grow around the urban core, but also occurred in scattered enclaves outside the Village boundaries.

**Future Land Use Projections**

Based on the 2020 population forecasts and other data provided by the Southeastern Wisconsin Regional Planning Commission, the Village of Sussex has completed a 2020 land use plan. Land use projections are based on desired change and anticipated demand for particular uses. The land use projections include the border agreement between the Village of Sussex and the Town of Lisbon and address issues of retaining the Village’s small town charm, revisions to the downtown plan and the impact of the Highway 164 expansion. The land use plan is based on the Village’s overall objectives and identifies lands that are inappropriate for development such as wetland, woodlands, environmental corridors and public areas. The land use plan will serve as the guide to manage future development requests. A summary of the acreage dedicated to land uses for 2020 is provided in Table 6-2. A comparison of the change of land uses between 2000 and 2020 is shown on Table 6-3. Exhibit 4 contains the 2020 land use plan map.

<b>LAND USE PLAN YEAR 2020</b>		
<b>Land Use Category</b>	<b>Acres</b>	<b>Percent</b>
Single-Family Residential	2,114	38.1
Attached Single-Family and Two-Family	160	2.9
Multi-Family Residential	93	1.7
Commercial	211	3.8
Commerce Center	74	1.3
Industrial	496	8.9
Transportation, Communications & Utilities	545	9.8
Governmental & Institutional	103	1.9
Recreational	146	2.6
Natural Resource Areas	889	16.0
Quarry	190	3.4
Agricultural & Other Open Lands	249	4.5
Open Space	282	5.1
<b>Total</b>	<b>5,552</b>	<b>100</b>

Source: SEWRPC

**Table 6-2**

**Residential**

The anticipated population growth will require additional acreage for residential development. The 2020 land use plan will add 1,280 additional acres for residential purposes between 2000 and 2020. The goal is to maintain the existing housing stock as well as expand housing opportunities to provide a full range of housing choices within the Village. As determined in the Housing Chapter of this report, the year 2000 mixture of residential developments exceeds national averages for multi-family dwelling units and is biased towards smaller medium density single-family units. As a result, no new acreage will be available for multi-family units and new single family residential developments will be focused on lower density single-family homes.

Also, included in the 2020 land use plan is 160 acres of attached single-family and two-family residential units. These units will accommodate the need for higher density housing.

**Commercial**

Commercial land uses are expected to grow over the course of the planning time frame. The Village of Sussex would like to attract small retailers to the downtown area to fill niche markets. In addition, the expansion of Highway 164 is expected to bring new medium-sized retail establishments to the corridor. This is an assumption based on the Economic Development Chapter. Also, a modest market for corporate office space may exist within the community given the large number of white-collar workers and the convenience of locating corporate offices within close proximity to their distribution or manufacturing facilities. As a result, the 2020 land use plan will provide an additional 128 acres for commercial developments. An additional 74 acres will be allocated as commerce center, which includes a mixture of industrial, office and service uses.

<b>LAND USE COMPARISON 2000 - 2020</b>			
<b>Land Use Category</b>	<b>Acres 2000</b>	<b>Acres 2020</b>	<b>Change (Acres)</b>
Single-Family Residential	997	2,114	1,117
Attached Single-Family and Two-Family	0	160	160
Multi-Family Residential	90	93	3
Commercial	83	211	128
Commerce Center	0	74	74
Industrial	303	496	193
Transportation, Communications & Utilities	532	545	13
Governmental & Institutional	89	103	14
Recreational	140	146	6
Natural Resource Areas	883	889	6
Quarry	188	190	2
Agricultural & Other Open Lands	2,247	249	-1,998
Open Space	0	282	282
<b>Total</b>	<b>5,552</b>	<b>5,552</b>	

Source: SEWRPC

**Table 6-3**

**Industrial & Quarry**

As of the year 2000, the Village of Sussex had committed a substantial amount of land for industrial purposes. Since the existing business parks are not fully built out, it is estimated that only a modest increase in the amount of industrial and quarry land uses is required to satisfy future demand. The 2020 land use plan will provide an additional 193 acres for industrial land uses and an additional 2 acres for quarry.

**Non-Urban Land Uses**

The Village of Sussex has an abundance of parks, open space and community facilities that play an important role in the quality of life for its residents. As the population grows, additional lands will be required not only for new developments, but also for recreation and open space needs. As a result, the Village plans to construct a multi-use community center and purchase

ecologically sensitive lands to maintain environmental resources that are important to the region. The 2020 land use plan anticipates an additional 6 acres will be developed as recreational areas and an additional 12 acres will be preserved for natural resource areas. Also, 282 acres of open space is proposed to be acquired by the Village by 2020. Agricultural land, which consisted of 2,247 acres in the year 2000, will be reduced to 249 acres in the 2020 land use plan to accommodate mainly new residential developments. Concentrating development within the Village of Sussex will help maintain the rural character of the surrounding townships.

### **Growth Plan Assumptions**

In order to provide quality municipal services and retain the community's small town character, projected population growth will be managed over a 20 year timeframe. To grow efficiently the Village of Sussex must make some assumptions where development is most likely to occur. These assumptions are not mandated, but merely growth predictions that should be used to predict future community needs. The following growth assumptions are based on the centric planning theory model and the availability of municipal services:

1. Growth will occur outward from the center of the Village.
2. Growth will be limited to areas with municipal water and sewer.
3. Extension of water and sewer service will generally occur next to existing services.
4. New development will generally occur adjacent to existing development.
5. Development will be avoided on sensitive lands, such as wetlands, environmental corridors, or woodlands.
6. Development will occur adjacent to existing sectors and major transportation corridors.

Based on these assumptions and known development plans, growth is likely to occur in a logical order between 2000 and 2020 as shown in Exhibit 5. Phase I, occurring between 2000 and 2005 will form the first ring. Development in this area will include in-fill developments in the Village's existing urban core. It will also include adjacent land primarily to the west and southwest where municipal services are established. Phase II, which will occur between 2005 and 2010 will form the second ring. Development in this area will begin to form a ring around Phase I developments primarily in the western and northern portions of the Village, but also in the southwest portion. Market demand for Phase I and Phase II development will be high due to the existing water and sewer service, adjacency to existing residential neighborhoods, availability of land, and close proximity to Highway 164. As water and sewer services are expanded, Phase III will occur between 2010 and 2015. Development in this area is likely to occur along the northern and western border of the Village. Development in the southeastern portion of the Village will represent Phase IV, starting in the year 2015. This area is likely to develop last and extent past the timeframe of the 2020 Comprehensive Plan due to a lack of infrastructure and constraints from the quarry. While it is important to direct growth in a logical order to assure quality municipal services and preservation of community character, it should be noted that some development outlined in various phases will occur simultaneously throughout the timeframe of this plan as a result of market conditions and prior commitments.

## **Extraterritorial Zoning**

The Village of Sussex exercises its planning and platting extraterritorial authority under Wisconsin State Statutes Section 62.23(2). Exhibit 6, the Extraterritorial Plan Map, reflects the Waukesha County Development Plan except for those areas changed by the boundary agreement established between the Village of Sussex and Town of Lisbon.

## **Goals and Policies**

### **Pattern of Development**

The overall goal of the land use plan is to consider and prepare for orderly and efficient growth of the community between 2000 and 2020. The following policies are recommended to successfully manage future growth.

1. Encourage “infilling” of developable land when appropriate to achieve greater utilization of public services, facilities and infrastructure.
2. New residential subdivision development should be encouraged and supported in areas contiguous to existing development, where provisions for public services can be accommodated in an orderly and efficient manner.
3. New development should be generally compatible with the Village’s growth plan assumption.
4. All new developments will comply with the Village’s site planning and architectural design criteria.
5. New development located in non-sewer service areas that is not in compliance with the 2020 Comprehensive Plan will not be supported.

### **Land Suitability**

The density of residential subdivision development should be suitable with the ability of the land to accommodate that development. The density should not jeopardize the health and safety of future occupants and should not adversely affect the surrounding manmade and natural environments. Elements that define the suitability of land for development include, but are not limited to the following characteristics:

1. Topography
2. Geologic conditions and soil types
3. Vegetative cover
4. Drainage patterns
5. Waterways, springs, and water tables
6. Access

7. Proximity to public services and facilities

**Development is Concurrent with Provisions for Public Services**

Before residential, commercial and industrial developments occur, the following public services should be provided concurrently with the planned development:

1. Roadways internal to the development.
2. Off-site roadway improvements necessary to provide safe access to the development based on a traffic impact study as requested by the city.
3. Stormwater-management facilities. These services will be at the developer's expense in areas that are adjacent to public water and public sanitary sewer systems.

**Limit Incompatible Uses**

Efforts should be made to limit the interaction between incompatible uses, such as residential and industrial. If incompatible uses can not be avoided, different types of buffers should be used including fences, berms and open space depending on the size and use of the incompatible use.

# Chapter Seven: Transportation

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**Goal:**

Create a comprehensive transportation plan that integrates local and regional vehicular traffic, while at the same time provides safe pedestrian walkways and crosswalks.

The transportation system provides a framework for residents, businesses and visitors to move through out a community safely and efficiently while having minimal impact on the environment of a community. A well-planned transportation system enhances the desirability of a community and provides benefits well into the future. The objective of the Transportation Chapter is to identify the transportation challenges and opportunities that face the Village of Sussex over the timeframe of the 2020 Comprehensive Plan.

**Existing Plans and Services**

The existing transportation system is well established with the Main St. and County Trunk Highway “VV” intersection as the central hub of the village. Along Main St. from State Trunk Highway 164 to Waukesha Rd. and on County Trunk Highway “VV” from Main St. to Waukesha Rd. are well-established business and adjacent residential neighborhoods that are the backbone to the Village of Sussex. The Village of Sussex is one of the fastest growing communities in Waukesha County presenting new challenges to maintain the small town atmosphere with a safe and efficient transportation system.

The existing transportation system in the Village of Sussex is comprised of 6 main road categories. The roads are State Trunk Highways (STH), County Trunk Highways (CTH), local arterial roadways, collector roadways, local collectors and others. The transportation system is set up on a grid pattern with a few exceptions that has major east west arterials and north south arterials located centrally within the Village and on the Village boundaries. Table 7-1 is a summary of the four major categories of roadways within the Village of Sussex:

<b>VILLAGE OF SUSSEX MAJOR ROADWAY SYSTEM</b>	
<b>Roadways</b>	<b>Name</b>
State Highways	STH 164
	STH 74
County Highways	CTH VV
	CTH K
Local Arterials	Maple Avenue
	Good Hope Road
	Waukesha Avenue
	Hillside Road
Collectors	Woodside
	Clover Drive
	Pewaukee Road

**Table 7-1**

The Village of Sussex recognizes they are part of a regional transportation system and the future success of their community is dependent on maintaining and enhancing these linkages, while at the same time meeting the community's individual goals and objectives. As a result, the neighboring and area wide transportation plans and systems are integrated into the 2020 Comprehensive Plan. An inventory of related plans and transportation systems that impact the Village of Sussex are provided below.

### Roadways

#### ■ Roadway Expansions

##### 1. State Trunk Highway 164

The State Trunk Highway 164 is a major traffic arterial through Waukesha County. Due to the heavy traffic loads, SEWRPC recommends expanding the highway from 2 to 4 lanes through the entire study area. The Wisconsin Department of Transportation has plans to expand the highway to a 4 lane major throughway from Interstate 94 to County VV during the time period of 2004 - 2005.

##### 2. Silver Spring Road (County W)

SEWRPC recommends expanding Silver Spring Road from Waukesha Avenue east through the Village of Menomonee Falls.

##### 3. State Trunk Highway 74

State Trunk Highway 74 will be expanded from Sussex to Menomonee Falls in 2008.

#### ■ Jurisdictional Changes

SEWRPC recommends the following jurisdictional change:

##### 1. Transfer Plainview Road through the entire planning area from Town and Village to County jurisdiction.

### Rail Facilities

The following two railroads pass through the Village of Sussex:

1. Chicago & North Western Transportation Company – Union Pacific
2. Wisconsin Central Transportation Corporation – Canadian National

**Bicycle Facilities**

Bicycle transportation routes provide a recreational amenity for a community, serve as an alternative to automobile travel, and enhance connections between urbanized areas and parks. The County Bugline Trail that intersects the Village of Sussex provides bikers with 12.2 miles of off-road bicycling on an abandoned railroad corridor and Wisconsin Electric Power Company rights-of-way.



To create a regional system of bikeways, SEWRPC recommends the expansion of the following bikeways with street rights-of-way:

- Silver Spring Road: Main Street to Townline Road
- Maple Avenue: Lisbon Road to Bugline Trail
- Swan Road: Connect with Lisbon Road
- Lisbon Road between Maple Avenue and Swan Road

**Pedestrian Accommodation**

Pedestrian accomodation is a high priortiy for the Village of Sussex. In accordance with the Wisconsin State Pedestrian Policy, the Village plans to enhance and promote pedestrian walking and pedestrian safety within the community. The pedestrian friendly nature of downtown Sussex and the accommodation of the pedestrian in the Highway 164 Corridor Plan are some examples of how Sussex will carry out the State’s Pedestrian Policy. Furthermore, the Village of Sussex will implement a plan to provide sidewalks on all collector streets and to link commercial shopping areas with a walkway system. Each new commercial establishment will be required to include designated walkway features in the site plan. Also, a pedestrian overpass is planned on Highway 164 south of County Highway VV to provide safe pedestrian connections.



Olde Brook Square

**Air Transportation Service**

General Mitchell International Airport is the closest major international airport to Sussex and is capable of serving the needs of residents and businesses. It is located in Milwaukee County, approximately thirty-minutes from the Village of Sussex. There are two other airports located within Waukesha County that provide air transportation service for Sussex. Waukesha County-Crites Field airport is owned and managed by Waukesha County. It contains two runways and

can serve single engine aircraft, turboprop aircraft, and most corporate jets. The other airport, Capitol Airport, is privately owned and serves small single-engine aircraft and small twin-engine aircraft.

### **Major Traffic Studies**

A number of Traffic Impact Studies, Corridor Studies, Intersection Design Studies, and Railroad Crossings Data Collection Studies have been completed. These traffic studies have been used in coordination with the 2020 Comprehensive Plan to assess the impact of new development on the Village of Sussex's transportation system. They are as follows:

#### **Traffic Impact Studies:**

- Tikalsky Property STH 164 and CTH "K" southwest quadrant (WisDOT Log #358)
- Continental Property STH 164 and CTH "VV" southwest quadrant (WisDOT Log # 136)
- Braddock Place Good Hope Rd. and Woodside northeast quadrant (Reviewed by Village of Sussex)

#### **Corridor Study**

- STH 164 from I-94 to the Waukesha County Line

#### **Intersection signal and geometric modification**

- STH 74 and CTH "K"

#### **Railroad Crossings Data Collection Studies**

- CTH VV and Wisconsin Central Ltd Railroad
- STH 74 and Wisconsin Central Ltd. Railroad

### **Traffic Volume**

Existing average daily traffic volumes were collected in 1994, 1997, and 2000 by Wisconsin Department of Transportation and have been summarized on Exhibit 7. Also summarized on Exhibit 7 are 2001 turning movement count data collected by Traffic Engineering Services, Inc at seven intersections and average daily traffic count data collected at nine locations to supplement the existing WisDOT traffic count information.

The projected 2020 traffic volumes have been established using the growth projections determined from the traffic studies that have been completed in the Village. A straight-line growth rate of 1.95% has been used to establish the growth in the area. Exhibit 8 summarizes the year 2020 average daily traffic volumes and turning movement counts at 9 intersections. The growth rate is a global growth rate and individual developments have been considered for traffic volumes at specific intersections. The volumes are estimates and should be reviewed when individual developments are proposed. The 2020 transportation plan should also be updated periodically throughout the planning timeframe as developments are constructed to

verify that the average daily traffic volume and turning movement counts are in balance for local traffic control assessment.

### **Goals and Objectives**

The local transportation system should provide a framework for residents, businesses and visitors to move through out the community safely and efficiently while having minimal impact on the environment of the community. The overall goal is to adopt a comprehensive transportation plan that integrates local and regional vehicular traffic, while at the same time provides safe pedestrian walkways and crosswalks.

- Maintain and enhance the local transportation network.
- Design a transportation system that is compatible with local and regional land use plans.
- Provide a transportation system that will enhance the community's character and create efficient land use patterns.
- Create a walkable community.
  1. Commercial development must provide a safe passage for pedestrians separate from vehicular traffic
  2. Include sidewalks on at least one side of the road in all residential and commercial areas.
  3. Include a pedestrian bridge or walkway in the Highway 164 expansion plans.
  4. Incorporate traffic calming techniques where appropriate.
  5. Clearly define the pedestrian space from the vehicular space through the use of urban design techniques.
  6. Create pedestrian and bicycle linkages between roads, parks, sidewalks and the Bugline Trail.
  7. Create pedestrian linkages from residential neighborhoods to downtown and other commercial areas.
- Provide a transportation system that efficiently moves goods and services to related businesses.
- Enhance the Village's linkages to the regional transportation system.

### **Recommendations**

#### **Roadway Improvements and Access Issues**

Transportation system improvements will be needed to maintain and improve existing operations. They are summarized below:

STH 74 and Main St. - A WisDOT intersection signal warrant and geometric modification study has been completed to determine the year that traffic signals and intersection modifications are needed. This study includes the STH 74 and Wisconsin Central Ltd. railroad crossing. A preliminary video data collection has shown that there is a safety concern of vehicles crossing these tracks. WisDOT has a project in place to include the signalization and geometric modification to the intersection of STH 74 and Main St. Railroad crossing preemption will be apart of this project for the STH 74 and Wisconsin Central Ltd. crossing.

STH 74 and CTH "VV" - A WisDOT intersection study has been completed for this intersection for signal timing and sequence of operation in conjunction with the Wisconsin Central Ltd. railroad crossing. A preliminary video data collection has shown that there is a safety concern of vehicles crossing these tracks. A WisDOT intersection project will included signal modifications and railroad preemption.

The STH 164 corridor plan will determine a number of recommendations along STH 164 from south CTH "K" to Good hope Rd.

It is recommended to extend Good Hope Rd. from its existing terminus at Hillside Rd. to STH 164 when STH 164 corridor is reconstructed to a 4-lane roadway. Hillside Rd. should then be terminated with a cul-de-sac at the existing intersection with STH 164.

It is recommended that Good Hope road be reconstructed into urban 3 lane cross section. The direct connection to STH 164 will change travel characteristics on Good Hope Rd. The safety of turning movements to local driveways will be the basis for the reconstruction. No-right-of-away changes are anticipated.

It is recommended that a grade separated railroad crossing be constructed at the Good Hope Rd. and Wisconsin Central Ltd. railroad crossing.

The intersection of STH 164 and CTH "VV" will be reconstructed when the STH 164 corridor is reconstructed. A bridge that will grade separate STH 164 from the existing railroad crossing north of CTH "VV" will be built during the construction of STH 164. Therefore access to the apartment complex and business that currently have access to STH 164 north of the existing railroad tracks will have an access roadway constructed to move there access to CTH "VV" west of STH 164. Emergency vehicle access along the east side of the bridge should be provided on a bike or pedestrian path.

The southwest quadrant of STH 164 and CTH "VV" has plans to be developed. A Traffic Impact Study has been completed in coordination with the STH 164-corridor plan. Refer to the Continental Traffic Impact Study submitted to WisDOT Log #136 with driveway and access recommendations. Access recommendations are made for the existing McDonalds and funeral home to be reconstructed into right in and out driveways. The existing access to the Pick N Save development to STH 164 and the Color Ink and Schreiber specialties access to STH 164 should be aligned to allow for a safe efficient access to STH 164. Other access limitations for driveways and alignments are defined in the traffic impact reports.

It is recommended to construct two new intersections that are located between Prospect Ct. and Clover Dr. and close Pewaukee Rd. access to STH 164.

### **Roadway System Revisions and Additions**

It is recommended to relocate N. Corporate Dr. south and relocated Richmond Rd. north so that the two align as a four-leg intersection.

A traffic study has been completed for the southwest quadrant of STH 164 and CTH "K". The study defines access point recommendations. In addition to these recommendations there should be a connection from CTH "K" to Lindsay Rd. A roadway connection has been defined on all exhibits. This connection will also include an access to the proposed Sevenstones subdivision development. Refer to the Traffic impact study for detailed recommendations.

A new roadway is proposed to connect Main Street 1,178 feet east of STH 164 to STH 164 492 feet south of Prospect Court. This will provide local traffic circulation for business development in the southeast quadrant of the STH 164 and CTH VV intersection.

In general, subdivision development should include through local collector roadways to link together collector and local arterials. The pedestrian access to schools through sidewalks should be included as a part of development. Local collectors, local arterials, CTH and STH should have a sidewalk system.

A bike path connection to the "Big Line" subdivision is to be encouraged from retail and parking facilities to promote the use of the path.

# Chapter Eight: Intergovernmental Cooperation

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### **Goal:**

Continue to work cooperatively with neighboring communities to explore opportunities for additional shared services that will enhance the quality of municipal services in the most cost effective manner.

In 1924, when Sussex was incorporated, it was seeking some autonomy. However, history has shown that Sussex has continued to be intertwined with its neighboring jurisdictions, the county, school districts, and other groups and organizations that influence the development of the community. Sharing services such as sewer and water have provided citizens with quality municipal services and proven to be cost effective measures. The Village of Sussex will seek out new ways to provide high quality services through intergovernmental cooperation.

### **Neighboring Communities**

The Village of Sussex already has a history of sharing services with surrounding communities and should continue to work cooperatively with them. Sewer and water services are shared with the Town of Lisbon and the Villages of Menomonee Falls and Lannon. The Pauline Haass Library is co-sponsored by Sussex and the Town of Lisbon and has been funded jointly by both communities for over 10 years. Furthermore, the Village of Sussex and the Town of Lisbon formed a joint Shared Services Committee to explore and study additional opportunities for shared services.

### **Border Agreement**

To effectively plan for future development, the Village of Sussex and the Town of Lisbon established a border agreement in 2001. The border agreement will allow Sussex to respond to growth demands, while at the same time provide additional municipal services to the Town of Lisbon.

### **Area Wide Plans**

SEWRPC provides a regional prospective on physical development for both local and county government agencies in southeastern Wisconsin. The Village of Sussex works closely with the regional planning commission on land use, natural resource, transportation and other planning related elements to ensure compatibility with regional goals and objectives. The following is a list of area-wide plans conducted by SEWRPC that may influence land use decisions within the Village of Sussex.

- A Development Plan for Waukesha County
- A Regional Land Use Plan for Southeastern Wisconsin: 2020
- Regional Transportation Plan for Southeastern Wisconsin: 2020
- A Regional Bicycle and Pedestrian Facility System Plan for Southeastern Wisconsin: 2010
- A Regional Park And Open Space Plan for Southeastern Wisconsin: 2000
- A Park and Open Space Plan for Waukesha County

- A Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin
- A Regional Water Quality Management Plan for Southeastern Wisconsin
- Sanitary Sewer Service Area for the Village of Sussex
- Sanitary Sewer Service Areas for the Villages of Lannon and Menomonee Falls
- A Land Use Plan for the Village of Sussex: 2010

As these documents are updated, Sussex intends to participate in the evolution of the plans to the greatest extent possible. In addition, Sussex will share the community's goals and objectives as expressed in this plan to those parties in need of the information.

### **Overlapping Jurisdictions**

A large portion of the Village's land area contains primary and secondary environmental corridors. The preservation of these lands will have environmental consequences for the entire southeastern Wisconsin region. As a result, discussions about planning or development related issues should include the following agencies:

- Waukesha County Park System
- Waukesha County Planning & Zoning Department
- Wisconsin Department of Natural Resources
- Southeastern Wisconsin Regional Planning Commission

The implementation of the Village's 2020 Comprehensive Plan will benefit from cooperating with the governments and agencies mentioned above. Table 8-1, located on the next page, provides a list of the many entities that may influence government decision-making and programs within the Village of Sussex. The list is not all-inclusive, but provides a reference for the local municipality.

<b>INTERGOVERNMENTAL ELEMENTS AND RELATIONSHIPS</b>		
<b>Element</b>	<b>Relationship</b>	<b>Government, Agency or Department</b>
<b>Transportation</b>	Federal & State Highways	Wisconsin Department of Transportation
	County Highways	Waukesha County Dept. of Public Works
	Airports	Waukesha County Department of Public Works
	Regional Roadway Planning	Southeast Wisconsin Regional Planning Commission
	Bus Service	Milwaukee County Transit System
	Railway Facilities	Wisconsin Central, Chicago & North Western
<b>Element</b>	<b>Relationship</b>	<b>Government, Agency or Department</b>
<b>Natural and Cultural Resources</b>	Bugline Trail	Waukesha County
	Cooling's Meadow	Waukesha County
	Wetlands, Endangered Species, Sensitive Environmental Locations	Wisconsin Department of Natural Resources
	Floodplains	Federal Emergency Management Agency, Wisconsin Department of Natural Resources
	Wisconsin History and Documents	Wisconsin State Historical Society
	Groundwater	Wisconsin Department of Natural Resources
<b>Element</b>	<b>Relationship</b>	<b>Government, Agency or Department</b>
<b>Utilities and Community Facilities</b>	Local School District	Hamilton School District
	Public Library	Village of Sussex and Town of Lisbon
	Public Safety - State	Wisconsin State Patrol
	Public Safety - County	Waukesha County Sheriff Department
	Police Protection	Waukesha County Sheriff Department
	Sanitary Sewer	Village of Sussex, Village of Lannon, Village of Menomonee Falls, Town of Lisbon
<b>Element</b>	<b>Relationship</b>	<b>Government, Agency or Department</b>
<b>Housing</b>	County Assistance	Waukesha County
	State Assistance	WHEDA
	Federal Assistance	HUD
<b>Element</b>	<b>Relationship</b>	<b>Government, Agency or Department</b>
<b>Economic Development</b>	Training	The Workforce Development Center and U.S. Small Business Administration
	State Community Development Assistance	Wisconsin Department of Commerce, Department of Workforce Development, Forward Wisconsin
	Regional Assistance	Wisconsin Regional Economic Partnership
	County Assistance	Waukesha County Economic Development Corporation

**Table 8-1**

# Chapter Nine: Implementation

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**Goal:**

Implement the Village of Sussex 2020 Comprehensive Plan by updating the community's regulatory tools, promoting key public and private sector projects, and utilizing financial tools.

The comprehensive planning process includes important steps such as creating a community vision and setting target goals and objectives for the future. Once a plan has been developed, an equally important step is the identification of how the plan shall be implemented and managed. To carry out the goals of the 2020 Comprehensive Plan an implementation strategy must be created. The strategy will require many municipal actions including regulatory updates, public and private sector projects and the use of financing tools. Without a strong commitment from the Village, the plan is at risk of merely becoming a record of good intentions.

**Regulatory Updates**

In order to assure regulatory consistency, the existing zoning ordinance and other development-related regulatory tools within the Village of Sussex must reflect the recommendations and policies contained in the 2020 Comprehensive Plan.

**Zoning Ordinance**

The following usage categories will be updated or revised to reflect the recommendations and goals of the 2020 Comprehensive Plan:

- Business Zoning Ordinance
  1. New definition for B-2A Regional Business District for the commercial nodes on STH164, following implementation of the conceptual plan for the STH 164 corridor.
  2. New definition of B-5 Regional Highway Business for specifically designated areas along major highways, mainly allowing for business services such as office supplies.
  3. Update B-4 Downtown Business after revising the existing downtown plan.
  4. New BOP-2 Corporate Office Park zoning.
- Residential Zoning Ordinance
  1. Update CR-1 Conservancy Residential and new CR-2 for Conservancy Residential within smaller land tracts.
  2. Define new SF-Rd-3 Attached Single Family Residential condo housing zoning and related design guidelines.

- Management and Control
  1. Adopt definitive design guidelines to establish criteria for all new development proposals for compliance to Sussex vision statements.
  2. Establish Architectural Review Board for compliance approval of all new commercial, office, and condo developments.

**Design Guidelines**

The design guidelines should be adopted under the Village’s zoning ordinance for enforcement purposes and include provisions for the following categories:

- |                           |                           |
|---------------------------|---------------------------|
| 1. Site Planning          | 5. Pedestrian Orientation |
| 2. Landscaping            | 6. Signage                |
| 3. Buildings & Structures | 7. Community Entrances    |
| 4. Parking                |                           |

**Other Regulatory Tools**

- Subdivision Control Ordinance

Establish the subdivision ordinance to ascertain where amendments are required to match the 2020 Comprehensive Plan’s goals and objectives.

- Smart Growth Ordinances

Wisconsin’s Smart Growth comprehensive planning language requires all municipalities with populations of 12,500 or more to adopt a *traditional neighborhood ordinance* that accommodates pedestrian friendly and mixed-use developments. The law also requires municipalities with populations of 12,500 or more to adopt a *conservation subdivision ordinance* that preserves common open space for rural developments. Although the population of Sussex as of 2000 was 8,828, the Village should consider implementing these ordinances as the population approaches 12,500.

**Implement Key Programs and Projects**

To accomplish the goals and objectives outlined in the Sussex 2020 Comprehensive Plan several key programs and projects will be implemented over the planning timeframe. While some projects will be accomplished solely by the Village, others will be coordinated other municipalities or with the private sector.

**Programs and Projects**

The following list identifies key programs and corresponding projects that will be critical to implementing the 2020 Comprehensive Plan.

- **Enhance and preserve historic downtown Sussex:**
  1. Mammoth Spring Cannery Renewal
  2. Bug Line Trail Extension – east of Silver Spring Dr.
  3. Villas at Mapleway Condo Project
  4. Civic Center Public Gathering Site Development
  5. Extend Main Street Decorative Lighting
  6. Renovation of Historic Depot
  7. Adoption of Historic Downtown District Zoning
  8. Adoption of Updated Downtown Plan
  9. Upgrade of STH 74
  
- **Preserve and acquire sensitive lands for permanent wetland and wildlife refuge areas:**
  1. Develop Butler Wildlife Refuge
  2. Acquire App lands
  3. Acquire Kelling lands
  4. Acquire Erdmann lands
  5. Acquire lands identified in Park Plan
  6. Acquire additional land for Weaver Park
  7. Acquire land adjacent to Armory Park
  
- **Form a system of parkways, trails, or sidewalks to link residential neighborhoods to recreation areas and open spaces:**
  1. Acquire nature trail on Seitz lands
  2. Update and adopt village sidewalk network plan
  3. Acquire lands identified in Park Plan
  
- **Meet existing and future recreational needs of Village residents:**
  1. Construct Phase II of Community Center
  2. Construct Phase III of Community Center
  
- **Provide for housing needs of all income levels, while managing growth through annual development allocations:**
  1. Adopt 2020 Land Use Plan
  2. Adopt Development Allocation Plan
  3. Adopt Zoning code changes
  4. Adopt New Land Division/Development Ordinance
  
- **Expand the availability of goods and services for Sussex residents:**
  1. Develop retail nodes at STH 164 and CTH VV
  2. Develop retail center on Mammoth Springs Cannery site

- **Maintain effective public utility facilities through regular operational assessments and necessary system upgrades:**
  1. Sussex Estates sewer and water renovation
  2. Wastewater Treatment Plan capacity expansion
  3. Reduction of radium in Village water
  4. Expand Interceptor Sewers
  
- **Provide employment opportunities for Sussex residents:**
  1. Develop marketing plan for new corporate offices
  2. Develop CDA commercial support plan
  3. Develop inventory of available commercial sites
  4. Implement annual business retention program
  
- **Seek out opportunities to reduce costs of services through combining efforts with surrounding communities and/or private contracting**
  1. Review public works cooperation opportunities with Town of Lisbon
  2. Review fire protection and emergency medical services options with Town of Lisbon
  3. Review public works/parks cooperation opportunities with Town of Lisbon
  
- **Adopt a comprehensive transportation plan that integrates local and regional vehicular traffic, while providing safe pedestrian walkways and crosswalks**
  1. STH 164 corridor upgrade to 4 lanes
  2. STH 74 corridor upgrade to 4 lanes
  3. Good Hope Road expansion to 3 lanes
  4. Maple Avenue South reconstruction
  5. Pedestrian overpass at STH 164
  6. Extend Bug Line Trail east from Silver Spring Drive
  7. Install traffic calming features on downtown Main Street

### **Financial Tools**

The Village of Sussex should consider using the following financial tools to implement the recommendations and goals of the 2020 Comprehensive Plan:

- Appropriately use tax incremental financing to attract and direct development and redevelopment opportunities.
- Evaluate the opportunity for grants and public-private partnerships to help stretch the local dollars and achieve the 2020 Comprehensive Plan's goals.
- Appropriately use impact fees and user fees to offset the costs of development and demands for municipal services.
- Continue to use a Capital Improvement Program to schedule infrastructure improvements in a timely cost effective manner.

**Updating the Comprehensive Plan**

To effectively guide future development, the Village of Sussex will update the 2020 Comprehensive Plan no less frequently than once every ten years. Assuming that the planning process will require approximately a two-year time commitment, the Village will initiate this process no later than 2012, or in a timeframe consistent with the ten-year update. The process employed shall be consistent with the governing laws in place at that time.

# Appendix A

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## Public Participation Summary

### **2020 Comprehensive Planning Commission Meetings**

July 26, 2000	June 28, 2001
August 20, 2000	September 5, 2001
September 28, 2000	November 7, 2001
November 30, 2000	March 14, 2002
January 31, 2001	April 22, 2002
March 12, 2001	July 24, 2002
April 20, 2001	

### **Public Outreach Meetings**

March 2002	Chamber Breakfast
March 16, 2002	Chamber Open House
April 22, 2002	Open House at Library
May 13, 2002	Richmond School Board
October 30, 2002	Public Information Meeting
January 25, 2003	Hamilton School, Village of Butler, Village of Menomonee Falls, Village of Lannon, and Town of Lisbon

### **Community Survey**

Summer 2000	Sussex Citizen Survey
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## **Exhibits**

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Exhibit 1 – Planned Environmental Corridors & Isolated Natural Resource Areas

Exhibit 2 – Existing Sanitary Sewer Location & Service Area Map

Exhibit 3 – Year 2000 Land Uses

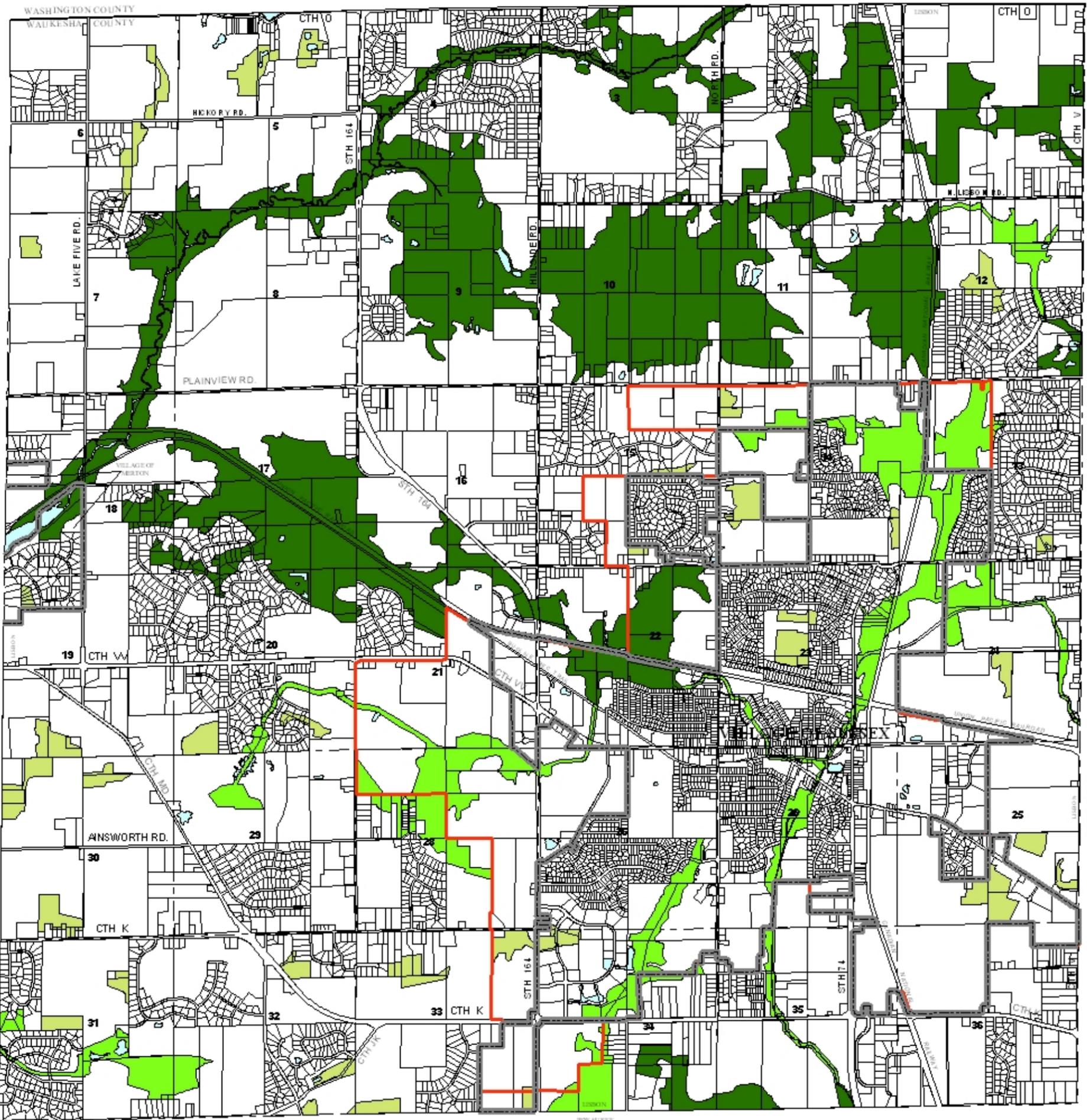
Exhibit 4 – Year 2020 Land Uses

Exhibit 5 – Growth Assumptions

Exhibit 6 – Extraterritorial Plan Map

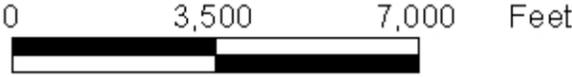
Exhibit 7 – Sussex Existing Traffic

Exhibit 8 – Sussex 2020 Traffic

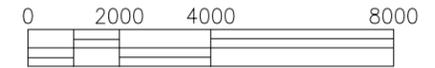
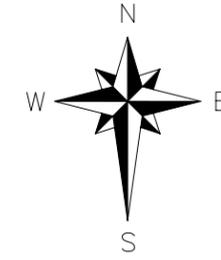


**PLANNED ENVIRONMENTAL  
CORRIDORS AND ISOLATED  
NATURAL RESOURCE  
AREAS IN THE  
VILLAGE OF SUSSEX  
STUDY AREA**

- VILLAGE CORPORATE BOUNDARY: 2001
- FUTURE VILLAGE CORPORATE BOUNDARY
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SURFACE WATER



Source: SEWRPC.



SCALE IN FEET

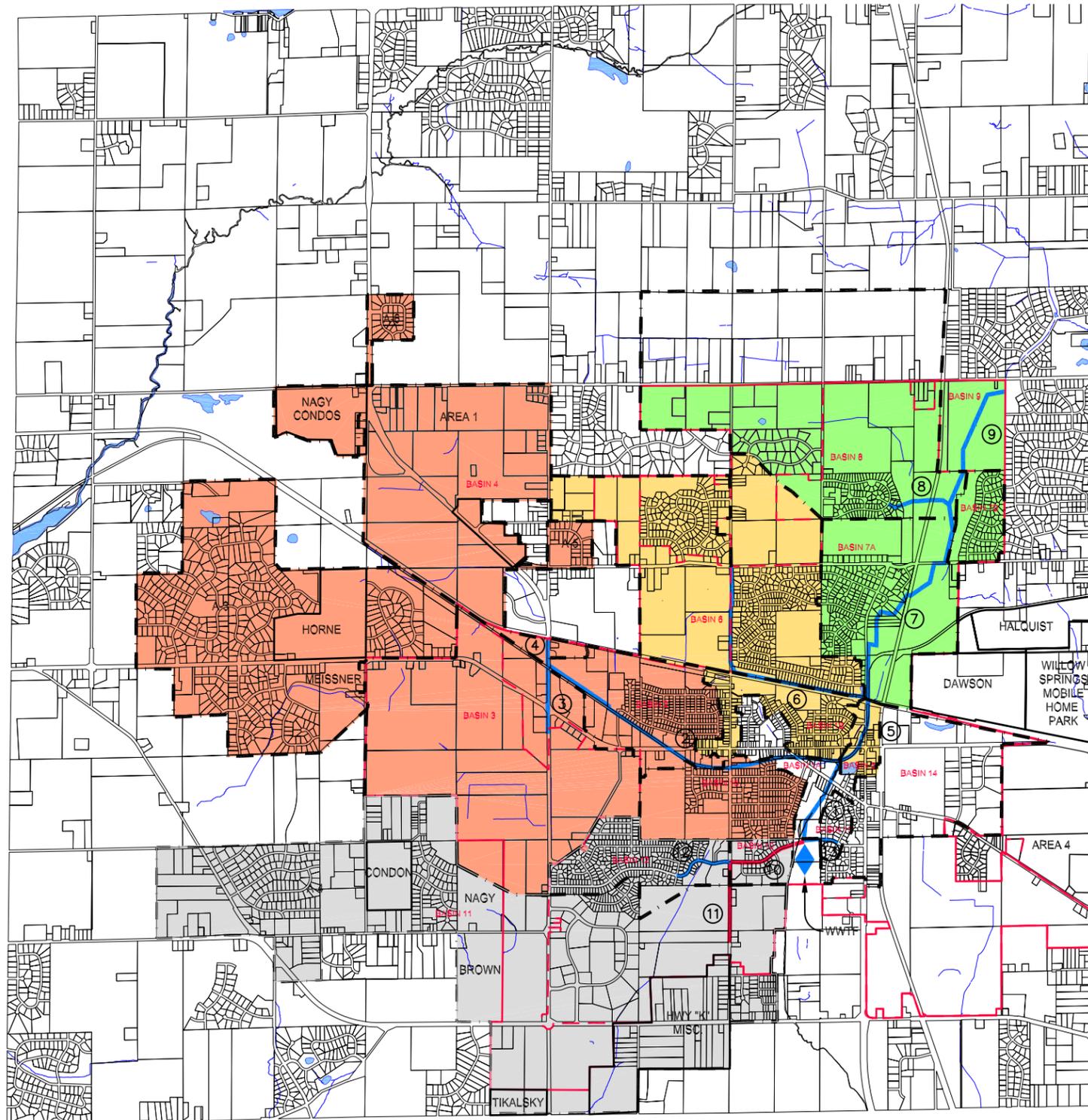
**EXHIBIT 2**

**EXISTING SANITARY SEWER LOCATION AND SERVICE AREA MAP**

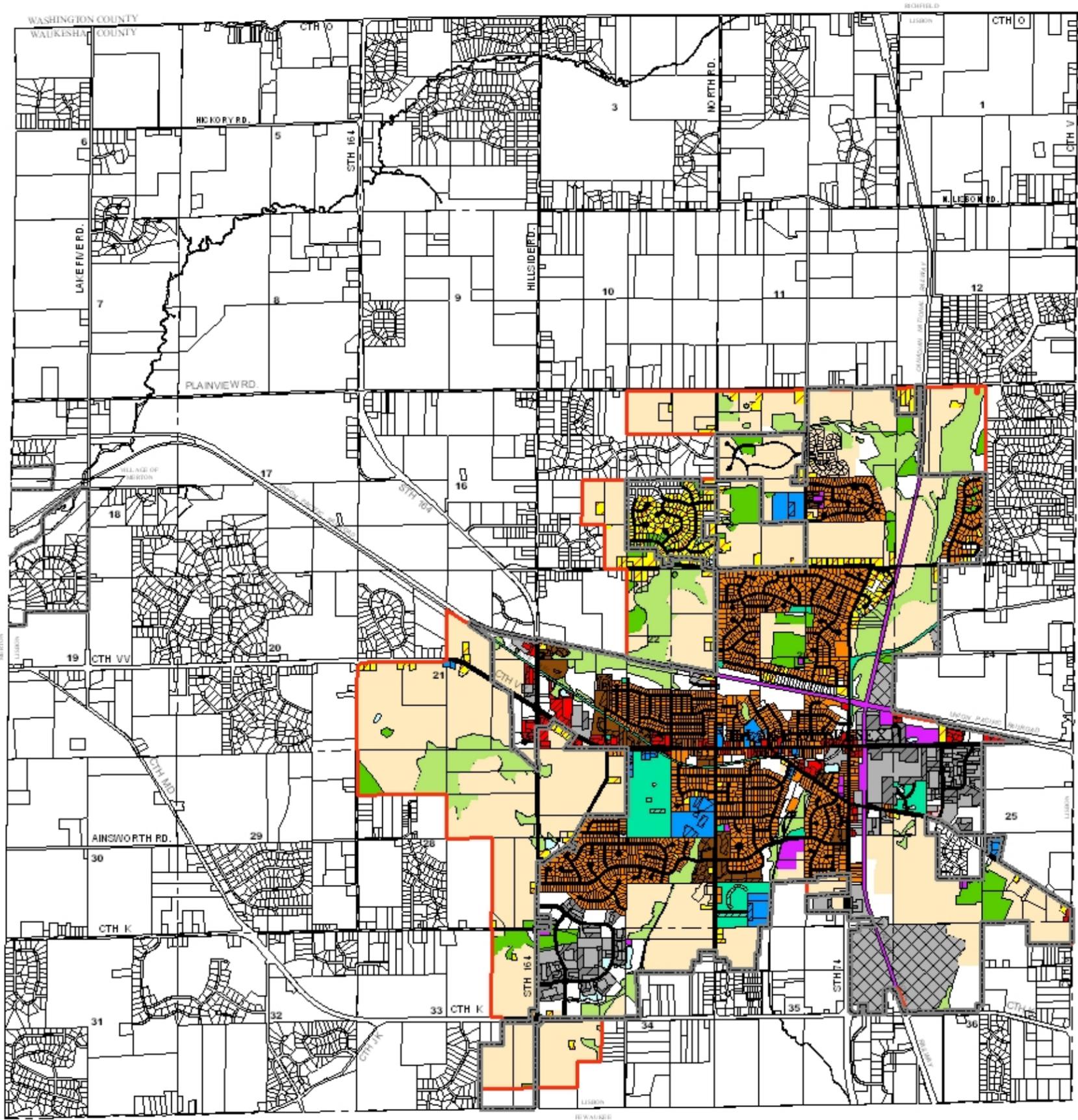
**VILLAGE OF SUSSEX,  
WAUKESHA COUNTY, WISCONSIN**

**LEGEND**

- CURRENT MUNICIPAL BOUNDARY
- FUTURE MUNICIPAL BOUNDARY
- AREAS WITHIN TOWN OF LISBON BY AGREEMENT TO RECEIVE SANITARY SEWER SERVICE
- EXISTING TRUNK SEWER
- EXISTING TRUNK SEWER WITH CAPACITY LIMITATIONS
- AREA TRIBUTARY TO TRUNK SEWER 2
- AREA TRIBUTARY TO TRUNK SEWER 5
- AREA TRIBUTARY TO TRUNK SEWERS 5 AND 7
- AREA TRIBUTARY TO TRUNK SEWERS 10 AND 11
- TRUNK SEWER BASIN BOUNDARIES

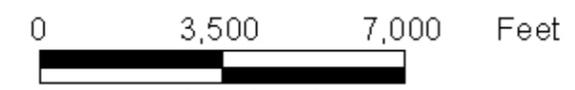


### LAND USES IN THE FUTURE VILLAGE OF SUSSEX: 2000



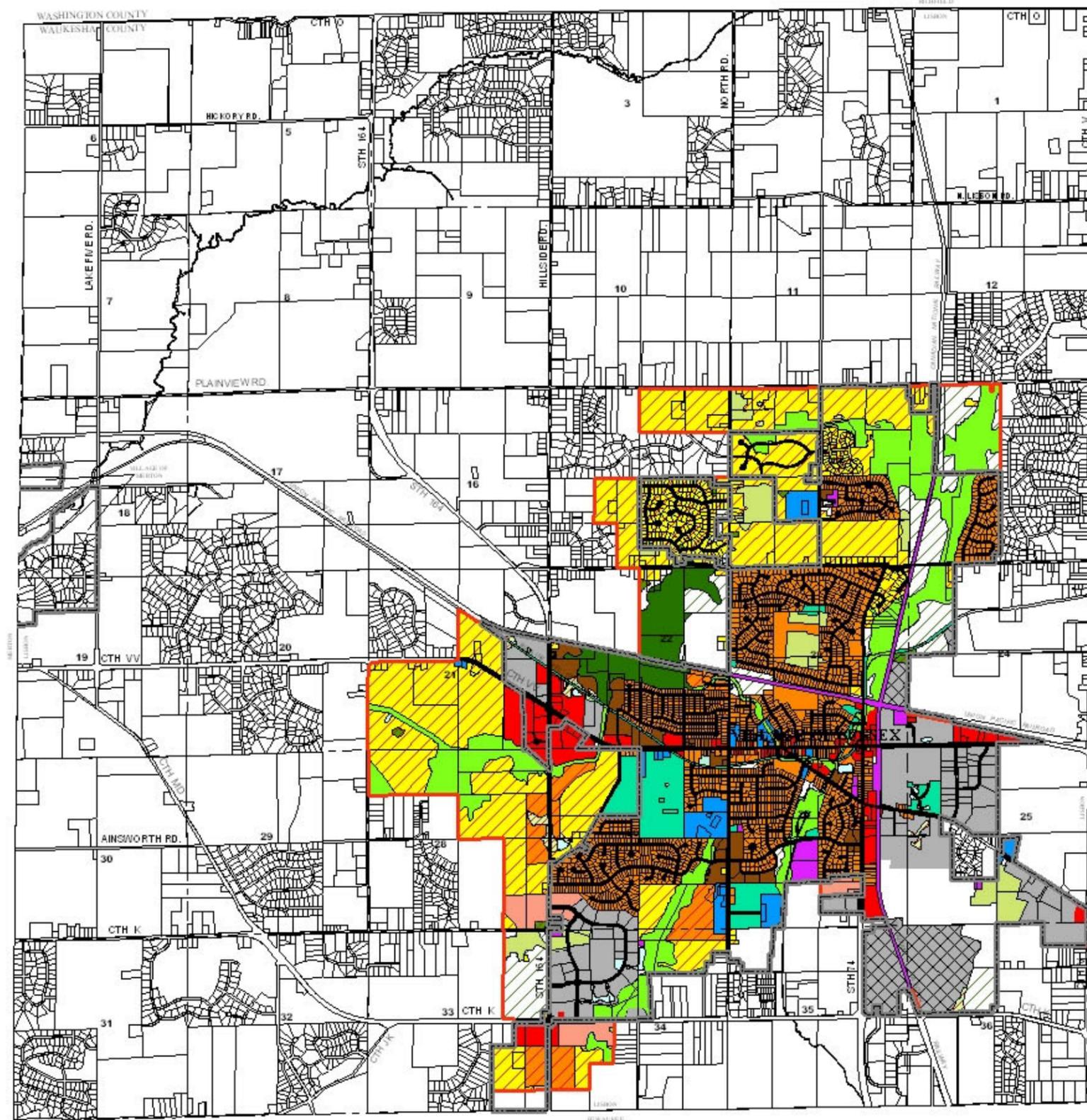
- FUTURE VILLAGE CORPORATE BOUNDARY
- URBAN LAND USES**
- SUBURBAN DENSITY RESIDENTIAL ( NONE)
- LOW DENSITY SINGLE-FAMILY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- TWO-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- STREETS AND HIGHWAYS
- RAILWAY, COMMUNICATIONS, AND UTILITIES
- PARKING
- NON - URBAN LAND USES**
- SURFACE WATER
- WOODLANDS
- WETLANDS
- AGRICULTURAL LANDS
- QUARRY

NOTE: Parcel lines reflect those existing on April 30, 2001



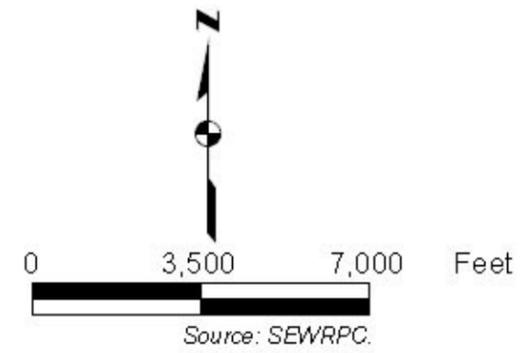
Source: SEWRPC.

### LAND USE PLAN FOR THE FUTURE VILLAGE OF SUSSEX: 2020



- FUTURE VILLAGE CORPORATE BOUNDARY
- URBAN LAND USES**
  - LOW DENSITY SINGLE-FAMILY RESIDENTIAL
  - MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL
  - SINGLE-FAMILY ATTACHED AND TWO-FAMILY RESIDENTIAL
  - MULTI-FAMILY RESIDENTIAL
  - COMMERCIAL
  - COMMERCE CENTER
  - INDUSTRIAL
  - GOVERNMENTAL AND INSTITUTIONAL
  - RECREATIONAL
  - STREETS AND HIGHWAYS
  - RAILWAY, COMMUNICATIONS, AND UTILITIES
- NON - URBAN LAND USES**
  - SURFACE WATER
  - WOODLANDS OUTSIDE OF ENVIRONMENTAL CORRIDOR
  - WETLANDS OUTSIDE OF ENVIRONMENTAL CORRIDOR
  - AGRICULTURAL AND OPEN LANDS
  - QUARRY
  - PUBLICLY-OWNED OPEN SPACE
- ENVIRONMENTAL CORRIDORS**
  - PRIMARY ENVIRONMENTAL CORRIDOR
  - SECONDARY ENVIRONMENTAL CORRIDOR
  - ISOLATED NATURAL RESOURCE AREA

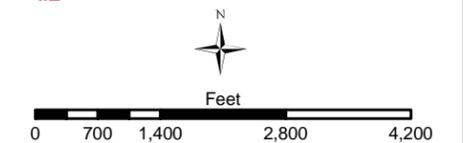
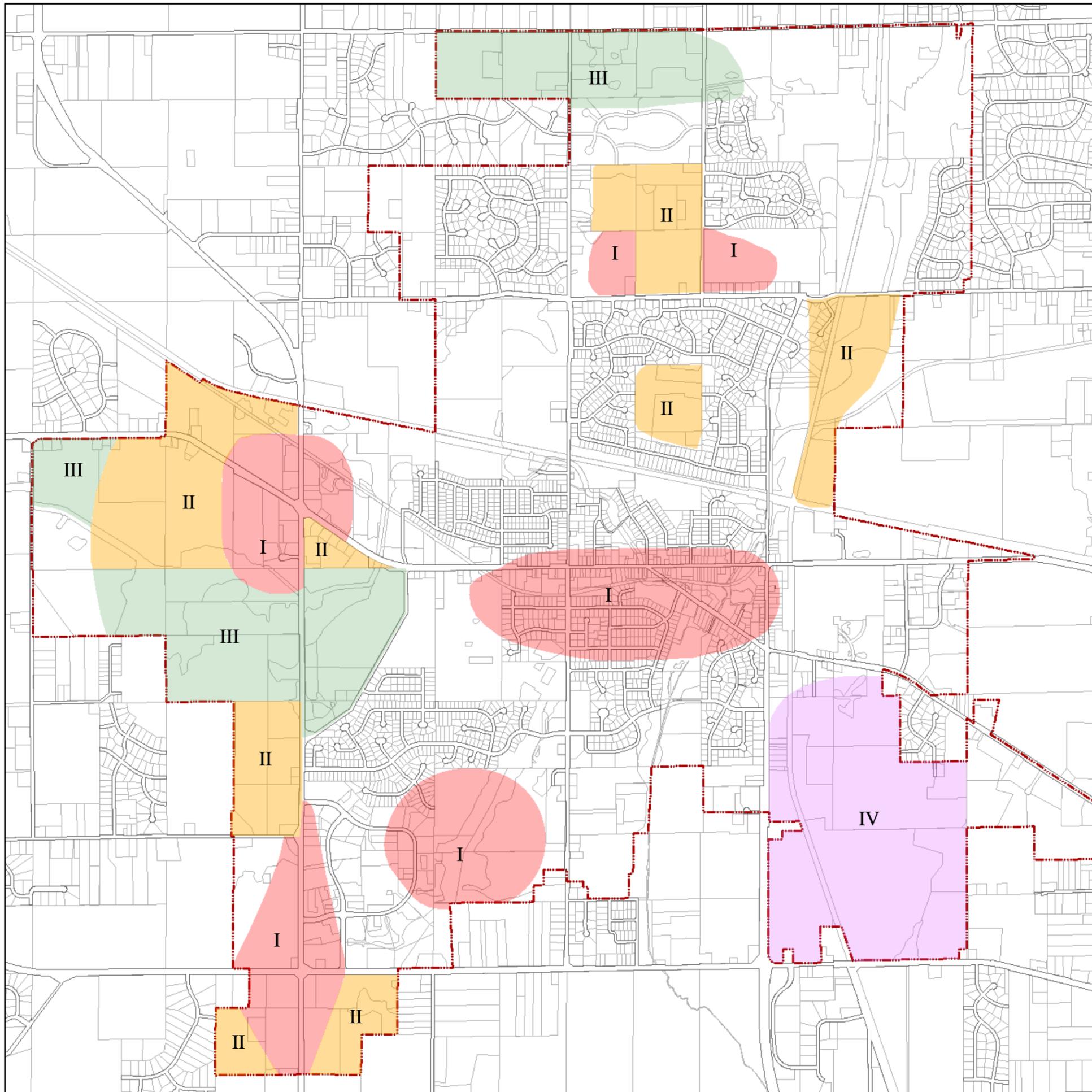
NOTE: Parcel lines reflect those existing on April 30, 2007.



## Exhibit 5

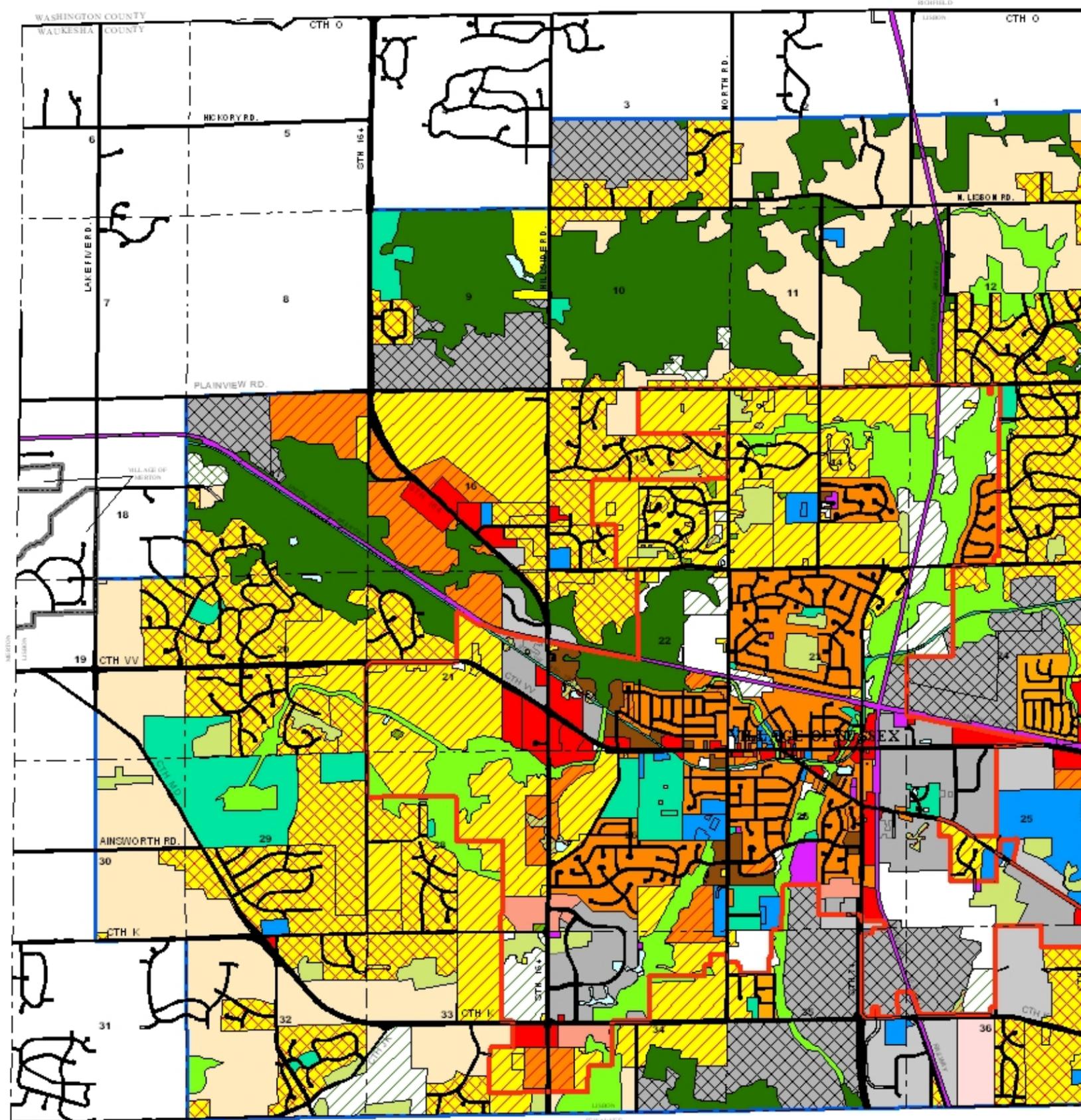
### Village of Sussex Growth Assumptions

- All development is subject to Village of Sussex Approval.
- Some growth will occur simultaneously throughout all areas of the Village.
- This map is a combination of known development plans and recognized planning theory.



Source: HNTB Corporation and SEWRPC

## LAND USE PLAN FOR THE VILLAGE OF SUSSEX FUTURE EXTRATERRITORIAL AREA: 2020



- FUTURE VILLAGE CORPORATE BOUNDARY
- FUTURE EXTRATERRITORIAL BOUNDARY

### URBAN LAND USES

- SUBURBAN DENSITY RESIDENTIAL
- LOW DENSITY SINGLE-FAMILY RESIDENTIAL SEWERED
- LOW DENSITY SINGLE-FAMILY RESIDENTIAL UNSEWERED
- MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL
- SINGLE-FAMILY ATTACHED AND TWO-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- COMMERCE CENTER
- COMMERCIAL / SPECIAL USE
- INDUSTRIAL
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- STREETS AND HIGHWAYS
- RAILWAY, COMMUNICATIONS, AND UTILITIES

### NON - URBAN LAND USES

- SURFACE WATER
- WOODLANDS OUTSIDE ENVIRONMENTAL CORRIDOR
- WETLANDS OUTSIDE ENVIRONMENTAL CORRIDOR
- OPEN LANDS
- PUBLICLY-OWNED OPEN SPACE
- OPEN LANDS TO BE PRESERVED
- RURAL RESIDENTIAL AND AGRICULTURAL LANDS
- QUARRY

### ENVIRONMENTAL CORRIDORS

- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA

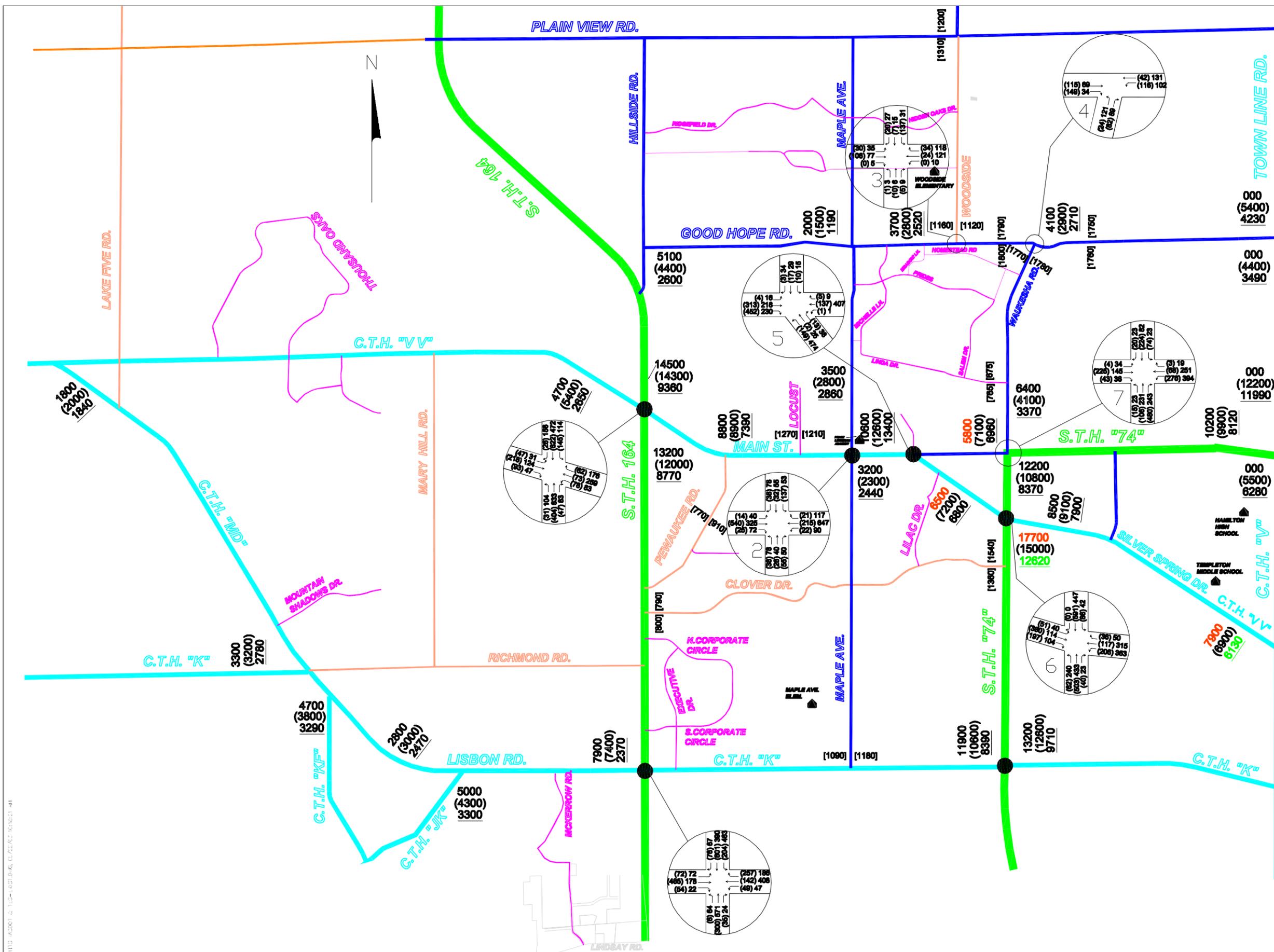
NOTE: This map includes all of the area within 1.5 miles of the planned future boundary of the Village of Sussex on the north and west. In accordance with Section 66.0105 of the Wisconsin Statutes, the extraterritorial area may be reduced to less than 1.5 miles if it overlaps the extraterritorial jurisdiction of another Village or City.



0 3,500 7,000 Feet



Source: SEWRPC.



**LEGEND**

- EXISTING TRAFFIC SIGNAL 2001

XXX 2000 WISDOT  
 (XXX) 1997 WISDOT  
 XXX 1994 WISDOT  
 [XXX] 2001 TES

**STREET CLASSIFICATION**

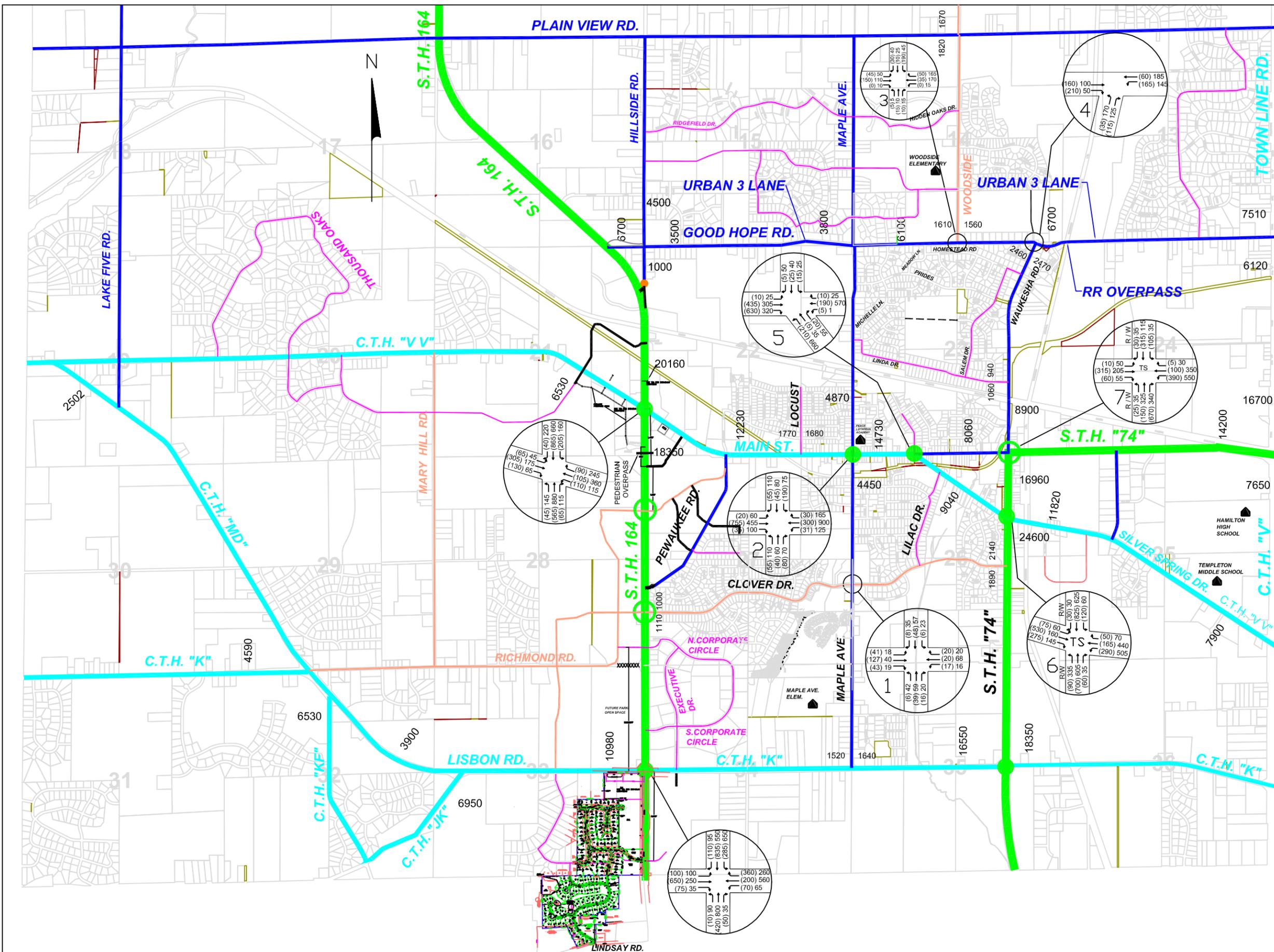
- STH —
- CTH —
- LOCAL ARTERIAL —
- COLLECTOR —
- LOCAL COLLECTOR —
- SCHOOL

**TRAFFIC TURNING MOVEMENTS 2001 (AM) PM**

**EXHIBIT 7**

TRAFFIC ENGINEERING SERVICES, INC.

**SUSSEX EXISTING TRAFFIC**  
 TES JN 00E37B  
 DATE 07-12-01  
 REVISED DATE 08-21-02



**LEGEND**

- EXISTING TRAFFIC SIGNAL 2001
- FUTURE TRAFFIC SIGNAL CONSIDERED

XXX 2020 WISDOT WITH 20 YEAR GROWTH RATE AVERAGE DAILY TRAFFIC

**STREET CLASSIFICATION (R/W)**

- STH (100'-180') █
- CTH (80'-100') █
- LOCAL ARTERIAL (66'-80') █
- COLLECTOR (66'-80') █
- LOCAL COLLECTOR (66') █
- FUTURE STREET (60') ---
- SCHOOL ▲

**TRAFFIC TURNING MOVEMENTS 2020 PROJECTIONS (AM) PM**

**EXHIBIT 8**

**TRAFFIC ENGINEERING SERVICES, INC.**

SUSSEX 2020 TRAFFIC  
 TES JN 00E37B  
 DATE 03-13-02  
 REVISED DATE 08-21-02  
 REVISED DATE 03-12-03  
 REVISED DATE 04-17-03

