



Village of Sussex

2040 COMPREHENSIVE PLAN



Adopted May 22, 2018



ACKNOWLEDGEMENTS

VILLAGE OF SUSSEX

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Vision Statement & Table of Contents

VISION

The Village of Sussex is dedicated to maintaining a small town atmosphere and continuing its commitment to improving the safety, welfare and quality of life for our citizens.

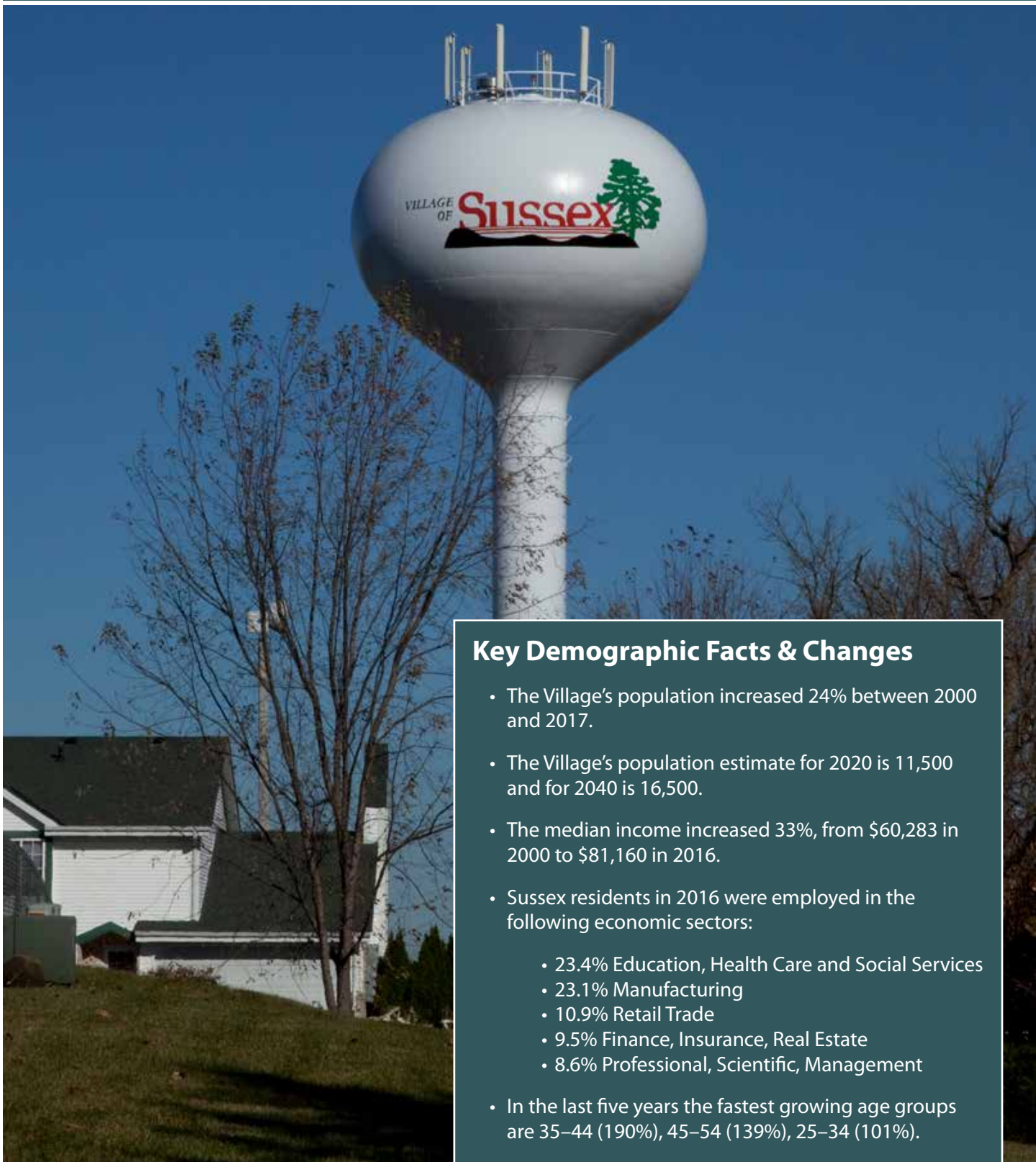
This is accomplished by providing responsive public services at a low cost, ensuring adequate supply of quality housing, attracting quality jobs for our residents and providing development and other economic opportunities for both existing commercial and industrial business owners and future entrepreneurs.



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CHAPTER 1: BACKGROUND AND CONTEXT



Key Demographic Facts & Changes

- The Village's population increased 24% between 2000 and 2017.
- The Village's population estimate for 2020 is 11,500 and for 2040 is 16,500.
- The median income increased 33%, from \$60,283 in 2000 to \$81,160 in 2016.
- Sussex residents in 2016 were employed in the following economic sectors:
 - 23.4% Education, Health Care and Social Services
 - 23.1% Manufacturing
 - 10.9% Retail Trade
 - 9.5% Finance, Insurance, Real Estate
 - 8.6% Professional, Scientific, Management
- In the last five years the fastest growing age groups are 35–44 (190%), 45–54 (139%), 25–34 (101%).
- Seven of the nine age groups 60 and under are growing, whereas none of five age groups over 60 is growing. This is vastly different than national trends.

Background and Context

Sussex originated around the Four Corners Area (Main Street and Maple Avenue) in 1843. The Village of Templeton started one mile to the east around the intersection of Waukesha Avenue and Main Street in 1885. The area had a lumber company, blacksmith shop, two post offices, a lime quarry and a general store to serve local area residents. By 1912, four railroads intersected the community transporting goods throughout the region. The Town Hall for Lisbon Township was in the Four Corners Area. In 1924, Sussex and the Templeton voted to merge and incorporate as the Village of Sussex.

It is important to explore the past to fully understand the present, major changes in recent history have had profound impacts on the Village. Significant growth in Sussex and throughout Waukesha County in the 1990's took this once small rural community and highlighted it as a sought after community in Southeast Wisconsin. Coupled with a school district with a reputation as one of the best in the state, and a high quality of life, the Village of Sussex has become a premier destination for families. Growth slowed to its lowest point in 50+ years during the great recession from 2008 until 2015 and the 2020 Comprehensive Plan's goals and objectives were largely put into place. The community and region is poised to grow again in a similar fashion to the 1990s and the Village will reach its boundary limits per the border stipulation in this 20+ year planning period, changing the story of Sussex once again.

Maintaining a high quality of life and maintaining and enhancing the Village's charm are important considerations for the community's future. The 2040 Comprehensive Plan will address these issues and more helping to guide the community's 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 and Public Participation

The 2020 plan was the community's first Comprehensive Plan and was a two-year effort to develop. The 2040 plan largely built on the success of the 2020 plan and was a one-year effort to update and refresh the 2020 plan. During the planning process, 40 residents and business leaders representing every corner of the Village participated in the plan update with public workshops to collect 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 data from multiple agencies including the Southeast Wisconsin Regional Planning Commission (SEWRPC), the U.S. Census Bureau, Waukesha County, State of Wisconsin Department of Administration, and several engineering and traffic consultants to pull together the findings for this plan. In addition to the Background and Context Chapter, eight other chapters are included in the 2040 Comprehensive Plan, as required by State Law. These chapters 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, existing conditions, Planning Commission, CDA, Park and Recreation Board, and Village Board recommendations, market conditions and trends, and available municipal services.

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 major shopping and dining experiences (Menomonee Falls, Brookfield, Waukesha and Delafield) are less than 15 minutes away. The Village is at the northern edge of the metro area and just 30 minutes from the Kettle Moraine State Park and 10 minutes from the lakes in Lake Country.

A great traffic network supports the Village’s connection to the region. State Highway 164 on the western side of Sussex is a four lane State Highway leading up from I-94 (6 miles) to the south and connecting to I-41 to the north. County Highway F a four lane highway on the eastern side of Sussex connects the Village to I-94 to the south and to I-41 (5 miles) through Menomonee Falls to the east. County Highway K runs along the Southern portion of the Community, County Highway VV, runs through the middle portion of the community, and County Highway W/Good Hope Road runs through the northern portion of the community, providing good east/west traffic routes into the metro area or out into Lake Country.

Planning Area

Exhibit 1-1 represents the Planning Area, which includes the Village of Sussex and all of the unincorporated areas lying within the Town of Lisbon. The entire study area encompasses 21,400 acres. As of 2017, the corporate limit of the Village of Sussex contained 5,013 acres, and the Town of Lisbon contained 16,387 acres. Per the Boundary Stipulation, the Village will ultimately be comprised of 5,552 acres. This leaves only 539 acres of the planning area to still come into the Village. Although the entire planning area will be mentioned at times throughout the document, the 2040 Comprehensive Plan will primarily address the corporate limits of the Village of Sussex as established by the Boundary Stipulation. The plan uses the term “Village Growth Area” to represent that portion of the Town of Lisbon that will become part of the Village, and “Future Village” to represent the Village’s ultimate corporate limits as established by the boundary stipulation.

EXHIBIT 1-1

Planning Area

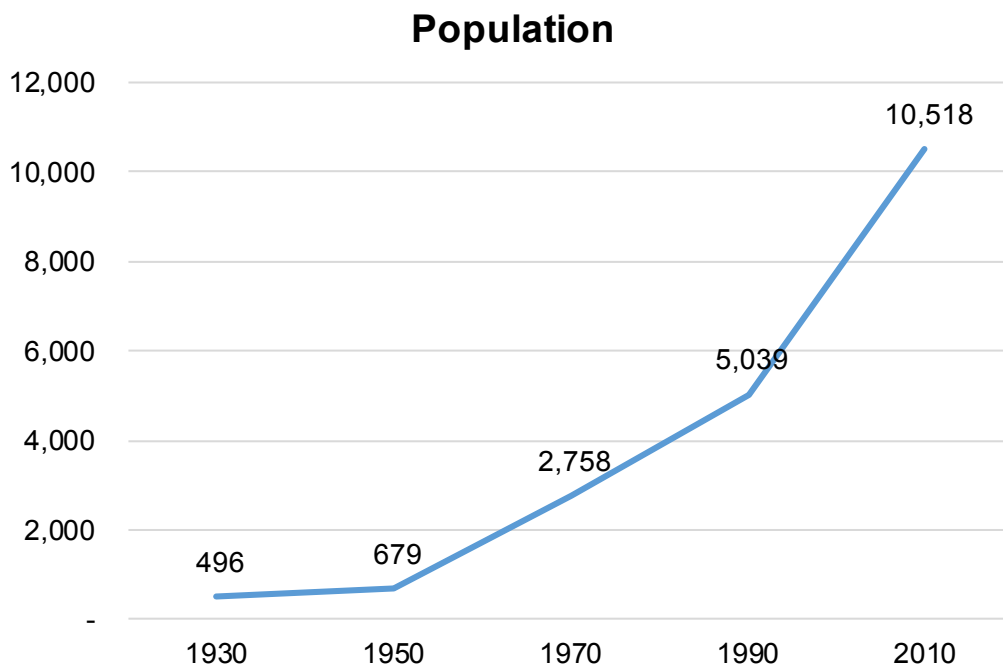
Area	Acreage	Percent
Existing Village of Sussex	5,013	23%
Future Village of Sussex	5,552	26%
Existing Town of Lisbon	16,387	77%
Future Town of Lisbon	15,848	74%
Total Study Area	21,400	100%

Source: Boundary Stipulation and Intergovernmental Cooperation Agreement Between the Village of Sussex and the Town of Lisbon, 2001

Population

Sussex has seen a lot of change since its incorporation in 1924 when 387 residents called it home. Sussex saw minimal population change in its first four decades, when the population finally hit 1,087 in 1960. The next three decades saw more growth as an average of 1,317 were added each of the next three decades, leaving Sussex with a population of 5,039 by the 1990 census. By 2000, the population had grown to 8,828, a 75% increase over that decade. The first decade of the 2000s saw Sussex population hit 10,518 (20% increase) by 2010. In 2017, the population is 11,047 and by 2020 the population is estimated to be around 11,500 (10% increase) over that decade. The level of growth from the most recent decade is below the pace of the preceding 50 years of the Village and is largely attributable to the great recession that halted most development. All signs point to a population growth rate returning such that about 2,000 to 3,000 residents are added each of the next two decades so that by 2040 the Village of Sussex population reaches a population of between 15,500 (40% over todays population) and 17,500 (58% over todays population) at full build out. This growth is shown in Exhibit 1-2 and 1-4 below.

EXHIBIT 1-2



Source: State of Wisconsin Department of Administration, 2017

The additional growth will have many implications for housing, services, and employment needs. The community will need to strategically align resources to maintain and enhance the quality of life that Sussex has established as a standard for the community.

Population projections are important for communities to anticipate the needs of residents. Exhibit 1-3 represents population forecasts for Sussex and the study areas. It provides a range of scenarios from intermediate growth to High growth.

The 2020 population estimate is around 11,500 as of 2017, closer to the lower end of the 2020 Plan predictions of between 10,743 and 18,879. This is largely due to the great recession, which impeded growth for almost a decade in this planning period. By 2040 it is estimated that Sussex will have a population between 15,500 and 17,500.

EXHIBIT 1-3

Population Projections

Intermediate Growth

Area	2000	2010	2017	2030 (Proj.)	Percent Change	2040 (Proj.)	Percent Change
Sussex	8,828	10,158	11,047	13,500	32.9%	15,500	52.6%
Lisbon	9,359	10,157	10,301	11,723	15.4%	12,950	27.5%
Total Study Area	18,187	20,315	21,348	25,223	24.2%	28,450	40.0%

High Growth

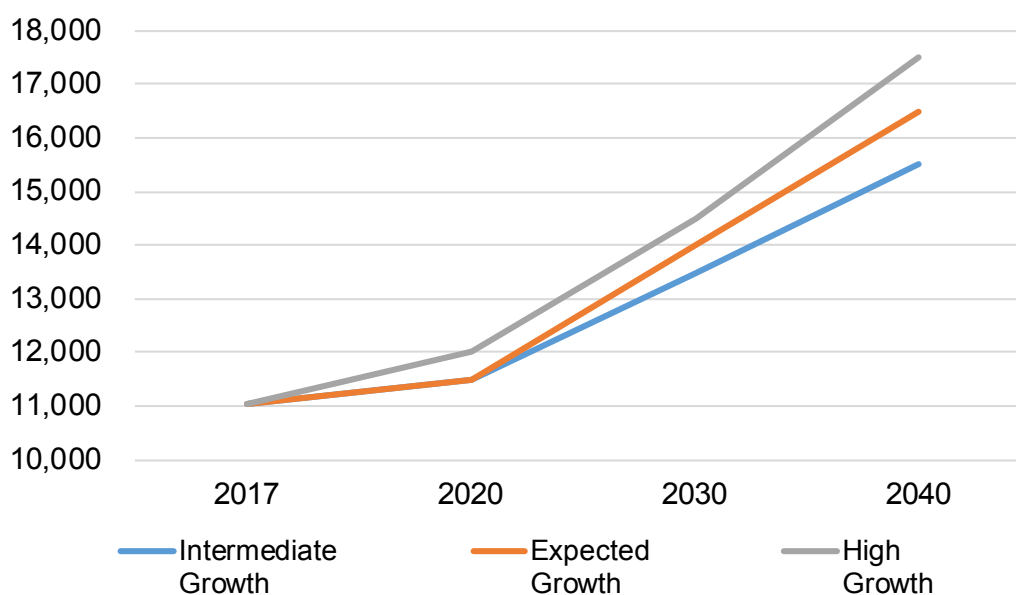
Area	2000	2010	2017	2030 (Proj.)	Percent Change	2040 (Proj.)	Percent Change
Sussex	8,828	10,158	11,047	14,500	42.7%	17,500	72.3%
Lisbon	9,359	10,157	10,301	13,325	31.2%	16,244	59.9%
Total Study Area	18,187	20,315	21,348	27,825	37.0%	33,744	66.1%

Source: SEWRPC and Village of Sussex, 2017

Exhibit 1-4 displays population projections estimated by the Village of Sussex. The Village is anticipating an intermediate growth scenario and projects that the Village will have a population of 16,500 by 2040. This figure is based on the availability of developable land within the Village and the 2040 Land Use Plan.

EXHIBIT 1-4

Population Projections



Source: SEWRPC and Village of Sussex, 2017

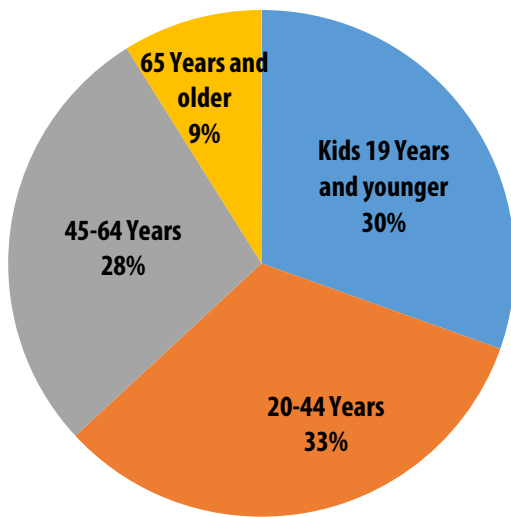
Age

The distribution of age is an important indicator of the future needs of the residents. Exhibit 1-5 compares the age distribution of Sussex residents in the year 2016 with Waukesha County, the State of Wisconsin, and the U.S. as a whole. It shows the largest age groups are 19 and Under and 20–44 Years, which is consistent with the large number of families that are living in the Village. The Village has a higher ratio of children—6% more than the County, and 5% more than the State—and has a significantly lower ratio of older residents—10% lower than the County, 6% lower than the State and Country. With current trends, the Village will likely continue to expand in the Below 65 age ranges and exceed County, State, and National Averages for younger population.

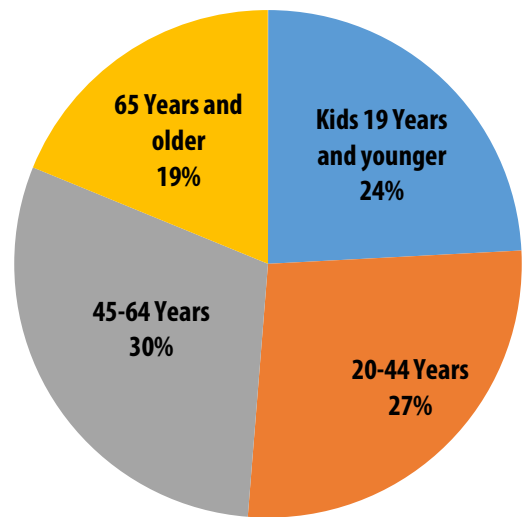
EXHIBIT 1-5

Age Distribution

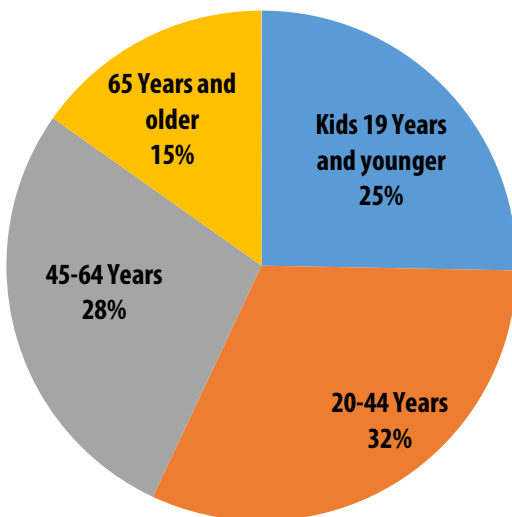
Sussex



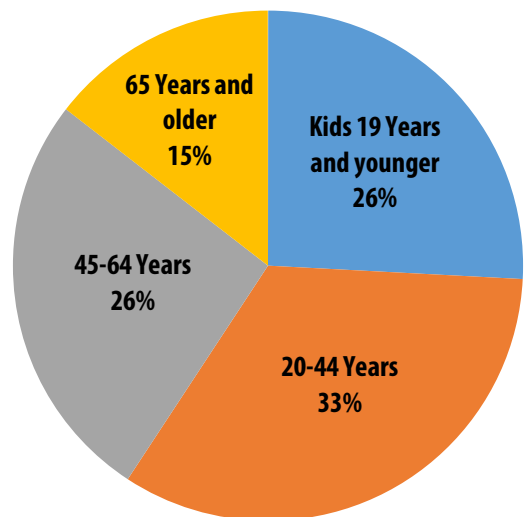
Waukesha County



Wisconsin



United States



Source: U.S. Census Bureau, 2016

Exhibit 1-6 compares the age distribution of Sussex residents between 2000 and 2016. The age groups 55–64 Years, 25–34 Years, 5–19 Years and Under 5 are increasing, with the 55–64 Years group growing at the fastest rate since 2010. In contrast, the 75 and Over, 45–54 Years, 65–74 Years, 20–24 Year and the 35–44 Years, with those groups over 45 decreasing at around a double-digit rate. If you look at more recent trends (Since 2013) then the 55 and Over groups are the only segment of the population declining, with triple-digit growth in the 25–54 age brackets. The more recent five-year trend line is more accurate as to where the community is going, as 2010 was in the middle of the recession with few developments occurring in the Community. The median age in Sussex is 36.9 compared to Waukesha County (43.0), State of Wisconsin (39.1), and US (37.7).

EXHIBIT 1-6

Age Distribution

AGE	2000	2010	2016	Percent Change
Under 5	799	801	831	3.7%
5 to 19	1,963	2,250	2,435	8.2%
20 to 24	438	627	597	-4.7%
25 to 34	1,382	1,027	1,274	24.0%
35 to 44	1,820	1,695	1,625	-4.1%
45 to 54	1,096	1,921	1,717	-10.6%
55 to 64	599	842	1,281	52.1%
65 to 74	402	606	548	-9.6%
75 and over	329	493	408	-17.3%
Total	8,828	10,262	10,716	4.4%

Source: U.S. Census, 2016

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, which had gone up 90% by 2000 to 3,310. By 2010 the number of households was 4,186, and by 2017 it is 4,766. Meanwhile, the average household size shrunk and then rose from 2.89 (1990) to 2.69 (2000) to 2.60 (2010) and was up to 2.99 (2016). The Village is attracting families and higher household sizes, despite national trends, and this will impact housing desires and demands over the next 20-year planning period. Issues regarding households is discussed in greater detail in Chapter 3: Housing.

Like population, it is important to project the number of households that will be required in the future. Population growth, demographic changes, and economic shifts will all play major roles in what additional housing is sought in the Village over the next 20 years. Exhibit 1-7 reflects the projected household growth for the Village of Sussex and the entire study area by 2040. The estimates show that the total number of households in the ultimate boundary of the Village could range between 6,500 and 7,400. With national trends for declining household sizes, Exhibit 1-7 maintains a 2.5 persons per household standard, which attempts to balance an aging population and additional multifamily units with the fact that Sussex largely attracts families, and will continue to do so, with its quality school system, low crime, and family-focused services and features.

EXHIBIT 1-7

Housing Projections

Intermediate Growth

Area	2000	2010	2017	2030 (Proj.)	Percent Change	2040 (Proj.)	Percent Change
Sussex	3,310	4,186	4,766	5,747	37.3%	6,547	56.4%
Lisbon	3,218	3,714	4,090	4,689	26.3%	5,180	39.5%
Total Study Area	6,528	7,900	8,856	10,436	32.1%	11,727	48.4%

High Growth

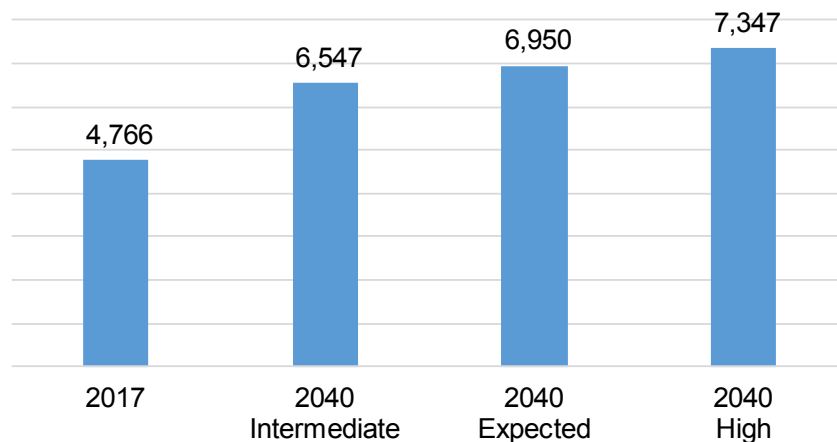
Area	2000	2010	2017	2030 (Proj.)	Percent Change	2040 (Proj.)	Percent Change
Sussex	3,310	4,186	4,766	6,147	46.8%	7,347	75.5%
Lisbon	3,218	3,714	4,090	5,330	43.5%	6,498	75.0%
Total Study Area	6,528	7,900	8,856	11,477	45.3%	13,845	75.3%

Source: SEWRPC and Village of Sussex, 2017

Household projections conducted by the Village of Sussex assume an intermediate growth scenario that incorporates population projections, availability of developable land and the 2040 Land Use Plan. The Village estimates that the total housing units in 2040 will be around 6,950, as shown in Exhibit 1-8. This is an additional 2,184 households from current levels.

EXHIBIT 1-8

Sussex Housing Projections

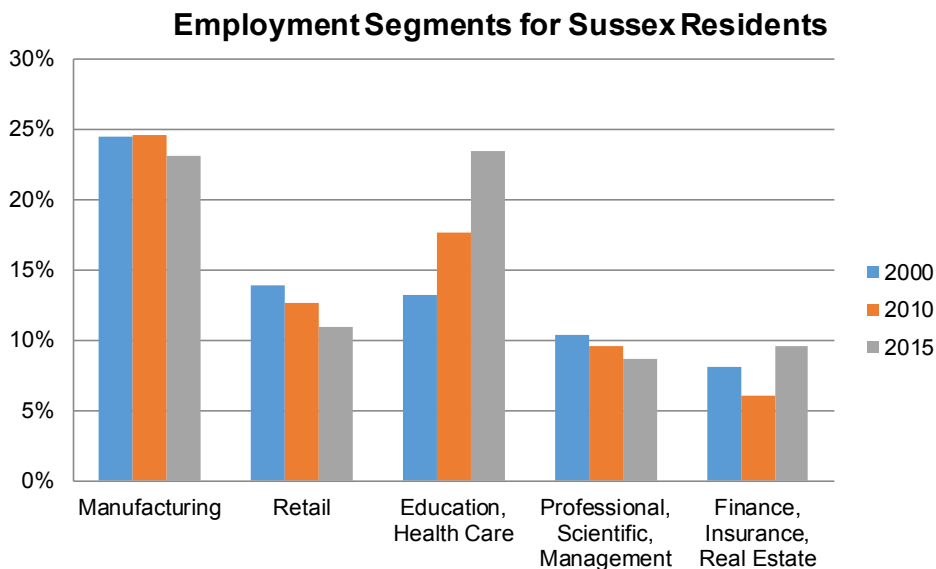


Source: SEWRPC and Village of Sussex, 2017

Employment

In 2000, the Village of Sussex had 4,980 residents employed in the civilian labor force. By 2010 that number had risen to 5,885, and as of 2016 the civilian labor force had risen to 6,078. In 2000, 24.4% of Sussex residents worked in Manufacturing, which has dipped only slightly to 23.1% by 2016. Printing was the single largest local category for this sector. In 2016, for the first time in decades the largest employment category shifted from manufacturing to education, health and social services (23.4%). Retail is now third, with 10.9% of the jobs for Sussex residents, and Finance, Insurance, and Real Estate is closing in on retail at 9.5%. Management and Scientific jobs have reached 8.6%. This accounts for 75% of the employment in Sussex. In 2000 and in 2010, approximately 65% of residents reported working in white collar occupations (Management, Professional, Sales and Office), a rise of 12% from 1990. That trend has started to grow again, and now currently 71% are working in white collar occupations as of 2016. Chapter 4: Economic Development will discuss the economic patterns in greater detail.

EXHIBIT 1-9



Source: U.S. Census, 2016

Education

In 2000, the U.S. Census showed that 90.8% of Sussex residents had at least a high school degree, with 25.9% having attained a bachelor's degree and 5.1% with a graduate degree. By 2010 these rates had climbed to 93.8% with a high school degree, 33.2% with a bachelor's degree, and 9.6% with a graduate Degree. The rates continued upwards, and by 2016 data the rates were 96.4% with a high school degree, 40.4% with a bachelor's degree, and 10.9% with a graduate degree. This pattern continues a trend whereby Sussex is now not only above average when compared to the State and Nation with rates of education achievement, but near the average in Waukesha County.

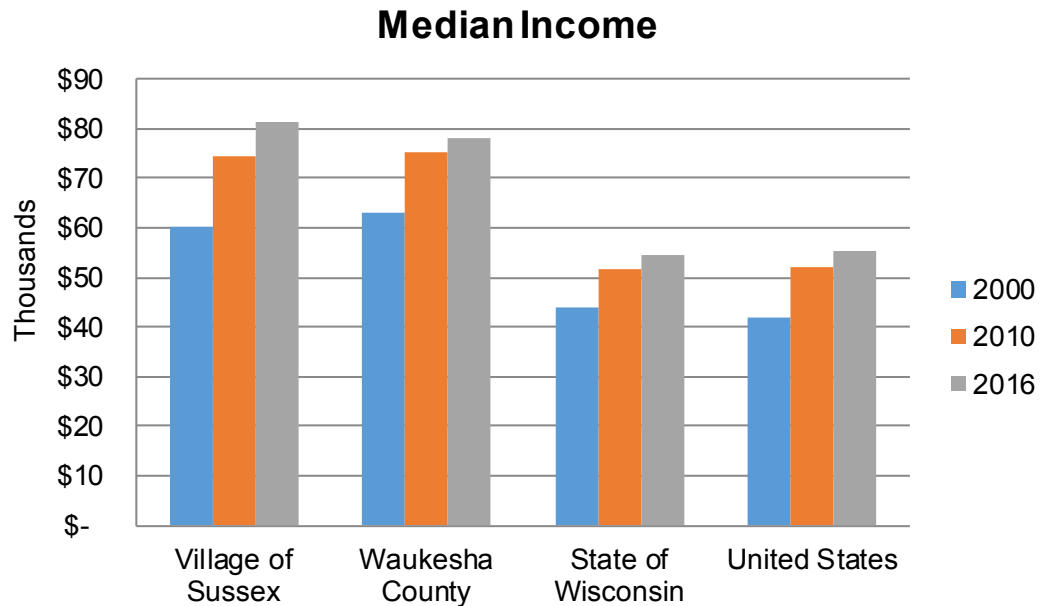
The Village is served by two school districts. Most of the Village is in the Hamilton School District, which has seen enrollment increase from 3,925 students in 2001–2002 School year to 4,500 students in the 2017–2018 School year. The Hamilton School District has some of the highest achieving results in Waukesha County and the State of Wisconsin, and is a driver in population expansion in the area.

The southwestern portion of the Village of Sussex that is largely undeveloped at this time is in the Arrowhead School District. Arrowhead is also a high performing school district. A good portion of Village growth between 2020 and 2040 will occur in the Arrowhead School District.

Income Levels

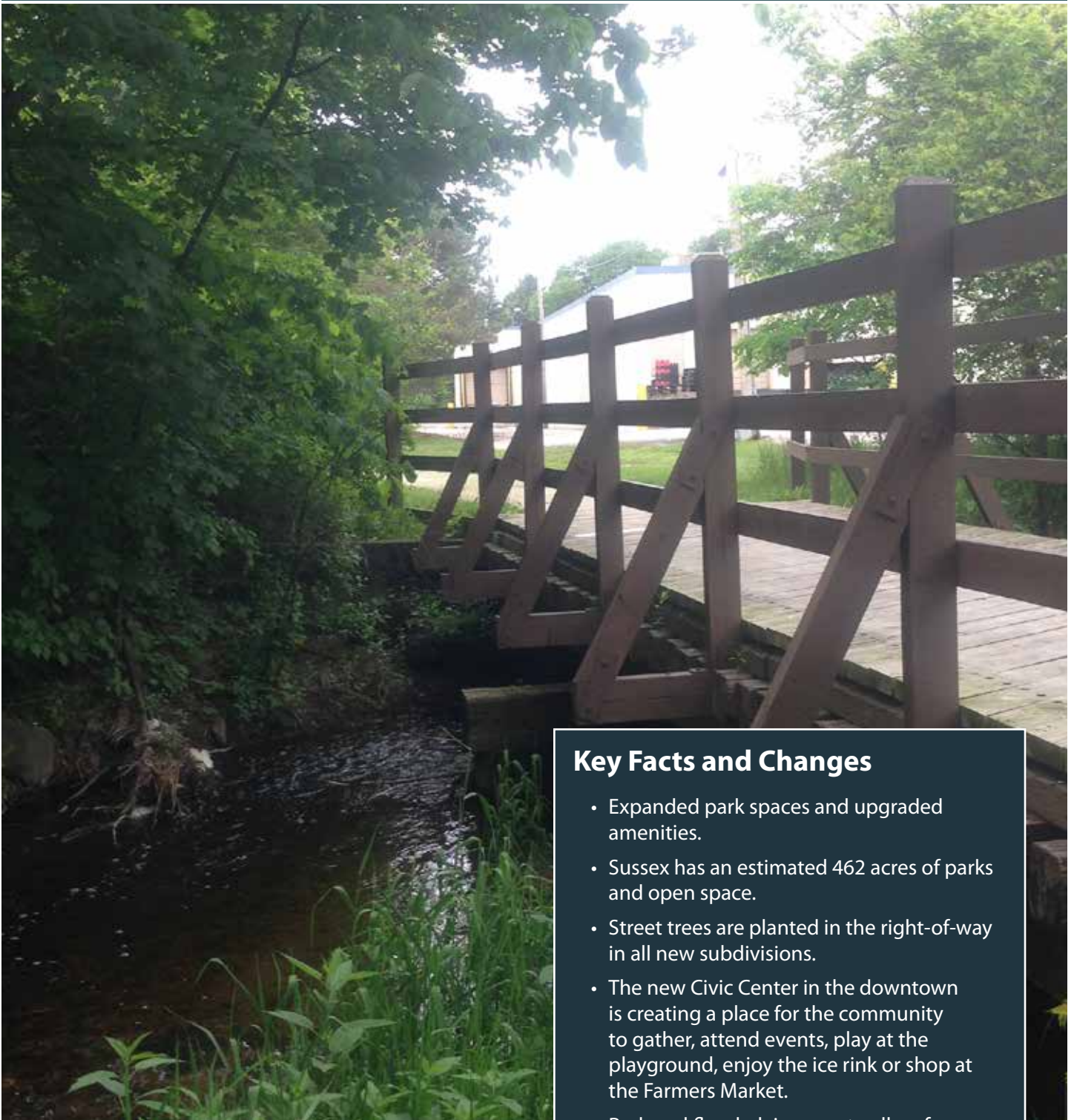
According to the U.S. Census Bureau, the median income for Sussex grew from \$41,168 in 1990 to \$60,283 in 2000 to \$74,363 in 2010, and now sits at \$81,160 in 2016. This equates to growth of 9.1% since 2010. This is in line with Waukesha County incomes and well above State and National averages. Exhibit 1-10 compares the income levels of Sussex to the County, State, and nationally over time.

EXHIBIT 1-10



Source: U.S. Census, 2016

CHAPTER 2: CULTURAL AND NATURAL RESOURCES



Key Facts and Changes

- Expanded park spaces and upgraded amenities.
- Sussex has an estimated 462 acres of parks and open space.
- Street trees are planted in the right-of-way in all new subdivisions.
- The new Civic Center in the downtown is creating a place for the community to gather, attend events, play at the playground, enjoy the ice rink or shop at the Farmers Market.
- Reduced flood plain areas to allow for responsible development.
- Installed and extended sidewalks and trails connecting subdivisions.

Cultural and Natural Resources

Sussex should continue to maintain and enhance its significant natural and cultural resources for future generations. 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 and Open Space Plan, the Sidewalk and Trails Plan, the 3 regional parks, 10 neighborhood parks, 9 Nature Preserves, 6 trails, the establishment of the Historic Train Depot at Madeline Park, and the Sussex-Lisbon Area Historical Museum in the Civic Center.

Cultural Resources

Art and History

Downtown Sussex contains several commercial and residential 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 St. Alban's Episcopal Church; the old German Church; Sussex United Methodist Church; Tailgators; 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 has a museum in the Civic Center to help bring the area's past alive to the community. The group also helped save the Historic Northwestern Train Depot that is located as a trailhead in Madeline Park.

In addition to architecture of buildings comes the historic themes of Sussex, stone and iron. Many homes, commercial buildings and civic buildings in the Downtown utilize these building materials and fence styles to highlight the history of the area. The entryways to the downtown and bridges in downtown use the combination of stone and iron design, as well. Even the path around the historic quarry pond uses the stone and iron to protect people from the steep cliff, while allowing the public a view of this historical venue.

Art and the spaces and places to experience the arts is growing in the community, as well. The High School's Performing Arts Center opened in 2004 and is a venue hosting school productions, public concerts, and other entertainment throughout the year. A painting studio, pottery studio, art studio and several dance and music studios have opened up in the Community and have avid followings. The Community has a seasonal banner program with scenes from Sussex, and has had High School artists design special banners in the past. The Library holds an annual student art show that is widely attended. The Community should consider adding art to its public spaces over time, as well, to reflect this growth and desire in cultural amenities.

The Village should explore parking options to support the retail and use of outdoor spaces (dining, beer gardens, etc.) and focus on attracting families to the downtown. Sussex should look to have facade improvement on existing buildings and improve the mixed use of the area while avoiding chain uses in the downtown in order to keep the quaint feel.

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. As of 2017, the park and open space sites within the Planning Area have increased from 29 sites and 494 acres (2%) of the Planning Area in 2000 to 60 sites encompassing 1,979 acres (9.2%) of the Planning Area. The Village alone has over 475 acres (9.4% of current land use) of parks and natural areas in 2017. In conjunction with development, an additional 255 acres may be added to this total, plus two new neighborhood parks (15 acres) for a total of 745 acres of Village-owned park and natural spaces (13% of the Village of Sussex). The parks provide numerous amenities, such as picnic facilities, playground equipment, tennis courts, softball diamonds, volleyball courts, and the recreational paths and natural areas provide trails, wildlife viewing, fishing, hiking, relaxing and environmental benefits.

The Village of Sussex prepares a long-range Park and Open Space Plan every five years, which sets forth a series of objectives that will serve the community's open space and recreational needs for the future. The plan calls for park lands in the northwest and west as development occurs, additional natural areas, and the implementation of the Village Park Master Plan. Furthermore, while some new recreational facilities should be considered (gymnasium, athletic fields, dog park) an emphasis on the quality of the existing system and facilities is highly desired. Additional landscaping areas were seen as an additional priority to beautify the parks and provide for more passive enjoyment of the parks. All of this needs to be balanced, as citizens care about the park system, but want to align resources for other community needs, such as public safety, etc. 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 population growth.

Parks and Recreation Inventory

Village Owned Community Parks



Armory Park (32.4 Acres) – Athletic fields, shelters, courts, parking, bathrooms, creek, trail, playground. Future expansion potential of 1.7 acres.

Sussex Village Park (71.7 Acres) – Athletic fields, shelters, courts, parking, bathrooms, trails, natural areas, 18 hole disc golf course, concession stands, playground, sledding hill, large open spaces for festivals. Future expansion potential of 18 acres.

Weyer Park (7.8 Acres) – Civic Center, library, parking, bathrooms, lawn for events, ice skating, creek, trail, open space and playground in the Downtown.

Village Owned Neighborhood Parks



Coldwater Creek (2.1 Acres) – Playground and open playfield.

Grogan Park (2.7 Acres) – Playground, basketball court, creek, and open playfield.

Madeline Park (3.9 Acres) – Playground, shelter, bathrooms, parking, trail, and open playfield.

Mapleway Park (8.3 Acres) – Playground, trail, and open playfield.

Melinda Weaver Park (1.6 Acres) – Basketball and tennis courts, parking

Old Brooke Square Park (0.5 Acres) – Future beer garden, sitting area, trail, creek, clock tower.

Prides Crossing Park (4.1 Acres) – Playground, basketball court, ball field, trail, and open playfield.

Ridgeview Park (2.5 Acres) – Playground and open playfield.

Spring Green Park (2.8 Acres) – Playground, trail, creek, and open playfield.

Stonewood Estates Park (1.6 Acres) – Playground, parking and wetlands.

Village Owned Natural Areas

Butler Nature Preserve (37.8 Acres) – Wetlands, creek, future trails, future parking and future shelter with bathrooms. Future Expansion (66 Acres).

Clover Downs Nature Preserve (10.2 Acres) – Wetlands, woods, creek, and trail.

Grogan Nature Preserve (29.5 Acres) – Wetlands, creek, and future trails. Future Expansion (5 Acres).

Madeline Nature Preserve (3.1 Acres) – Wetlands, meadow, creek, and future trail.

Pewaukee Creek Nature Preserve (28.7 Acres) – Wetlands, creek, and future trail. Future Expansion (34 Acres).

Prides Nature Preserve (23.2 Acres) – Woodlands and trails.

Sherwood Forest Nature Preserve (34.7 Acres) – Woodlands, wetlands, creek, and future trail. Future Expansion (78 Acres).

Spring Green Nature Preserve (10.2 Acres) – Woodlands, wetlands, creek, and trail. Future Expansion (3 Acres).

Woodland Creek Nature Preserve (145.9 Acres) – Village Nursery, Woods, wetlands, creeks, and future trail. Future expansion (39 Acres).

Village Owned Trails (See Exhibit 7.2) (The first four trails were considered highest priority)

Corky Curtis Trail (1.8 miles) – Future Expansion (1.3 miles) From Mammoth Springs Pond to Executive Drive along Spring Creek, Sussex Creek, and Pewaukee Creek.

Mapleway Trail (.75 miles) – Future Expansion (1.25 miles). From Waukesha Avenue to Maple Avenue along the Union Pacific Railroad and eventually through the Butler Nature Preserve.

Prides Trail (.15 miles) – Future Expansion (.85 miles). From Prides Park through the Prides Nature Preserve with most being a natural path with some steep slopes and uneven terrain.

Sussex Creek Trail (.25 miles) – Future Expansion (2.9 miles). From Old Brook Square Park to Weyer Park and eventually along Sussex Creek through Grogan Nature Preserve to Maryhill Road and Ausblick Ski Hill.

Woodland Creek Trail (.8 miles) – Future Expansion (3.1 miles). From the Bugline Trail on Waukesha Avenue to Good Hope Road and eventually through the Woodland Creek Nature Preserve.

Village Park Trail (1.3 miles) – Future Expansion (.75 miles). From Bugline Trail through Village Park and eventually to Sussex Creek Trail and to Corky Curtis Trail.

Other Government Parks, Trails and Nature Areas

Town of Lisbon

- Fred Keller Field (4 Acres)
- Lisbon Community Park (123 Acres)
- Lisbon Oaks Park (11 Acres)
- Stony C. Halquist Park (10 Acres)
- Stone Family Park (12 Acres)
- Town Hall Park (10 Acres)

Waukesha County

- Bugline Trail (16 miles)
- Bugline Trailhead (.32 Acres)
- Cooling Meadows Nature Area (16.6 Acres)
- Hillside (19 Acres)
- Lisbon Community Park Addition (21 Acres)
- Pewaukee Creek Nature Area (9.9 Acres)
- Ryan Park (103.2 Acres within the planning area)
- Watersedge (157 Acres)



Schools

- Richmond Elementary School Recreation Area (8 Acres)
- Merton Elementary School (37 Acres) Future School Site
- Hamilton High/Middle School (50 Acres); Maple Avenue Elementary School (24 Acres); Woodside School Elementary School (30 Acres) Future School (40 Acres).

Private/Non Profit Parks and Recreation

- Ausblick Ski Hill (44 Acres)
- Ironwood Golf Course (264 Acres)
- Fairways of Woodside Golf Course (208 Acres)
- Fairways Waukesha County Land Conservancy (113 Acres)
- Goetz County View Driving Range (15 Acres)
- Lynndale Farms Subdivision Park (5 Acres)
- Menomonee Falls Rod and Gun Club (30 Acres)
- Menomonee Falls Saddle Club (10 Acres)
- Peace Lutheran School (7 Acres)
- Quad Graphic Fields (6 Acres)
- Sherwood Forest Park (26 Acres)
- Songbird Hills Golf Course (90 Acres)

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 3,114 acres (17%) of the planning area are considered primary environmental corridors. Another 1,491 acres (8%) are considered secondary environmental corridors. The Village utilizes its Chapter 18 Land Division and Development Ordinance to preserve the natural state of both the primary and the secondary environmental corridors in Sussex. The Village should also look to protect and enlarge wetlands as set forth by the law as these areas provide key areas for stormwater management and healthy ecosystems. Exhibit

2-1 displays the Primary and Secondary Environmental Corridors for the Village of Sussex Planning Area and it shows the Isolated Natural Resource Areas that do not have the same protections as Primary and Secondary Environmental Corridors, but an emphasis on these areas prevents cookie cutter neighborhood design.



Natural and Geological Areas

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

EXHIBIT 2-2

SIGNIFICANT NATURAL AND GEOLOGICAL AREAS

Site	Type	Civil Division
Coolings Sedge Meadow	Natural Area	Sussex
Sussex Lime Kiln	Geological Site	Sussex
Lisbon Low Woods	Natural Area	Lisbon
Sussex Swamp	Natural Area	Lisbon
Thousand Oaks Tamarack Relict	Natural Area	Lisbon
Sussex Railroad Cut	Geological Site	Lisbon

Source: SEWRPC

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 3,272 acres (18%) of the 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 planning area. They cover approximately 1,073 acres (6%) 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, attempt to maintain 90% of tree coverage or replace trees to promote long range canopy coverage.

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 1,692 acres (9%) of the 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, the Sussex Creek, Spring Creek, and Pewaukee Creek are the 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 2020 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. 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 (53%) of the planning area. As shown in Exhibit 2-3, the amount of land zoned for agriculture and open land within Village of Sussex has been significantly reduced in keeping with all properties having zoning of their ultimate land use intent. In 2010, 1,353 acres were zoned for agricultural purposes within the Village limits and another 473 acres were within the Village Growth Area. The 2020 prediction was to have only 249 acres zoned for agricultural purposes, but it appears that this will underestimate the change as about 450 acres are likely to be zoned as Agriculture within the Village and the Village Growth Area at that time. Almost all of it will be in the Village Growth Area. While the lands within the Village may be zoned for their ultimate over 1,000 acres of land are still not developed and are actively farmed as of 2017. Focusing development within the Village will help preserve agricultural land in the surrounding township.

EXHIBIT 2-3

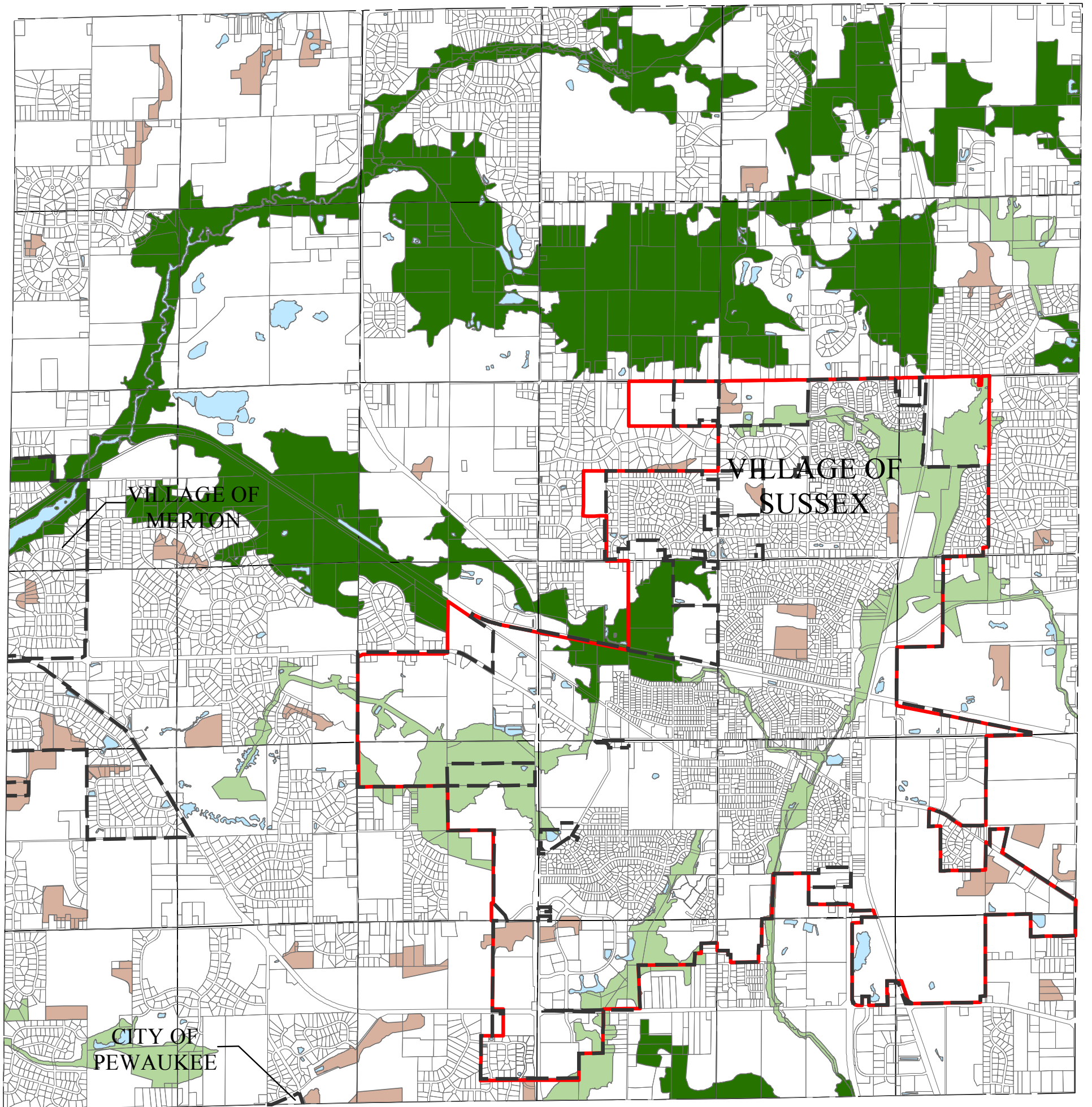
Land Zoned for Agriculture in Growth Area

Year	Acres	Percent
2000	2,247	41%
2010	1,826	33%
2017	473	9%
2030	100	2%
2040	-	0%
Total Land Area	5,552	

Source: Ruckert and Mielke and Village of Sussex, 2017

EXHIBIT 2-1

**PLANNED ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
IN THE VILLAGE OF SUSSEX AND THE TOWN OF LISBON**



— FUTURE VILLAGE CORPORATE BOUNDARIES

— VILLAGE CORPORATE BOUNDARY: 2017

■ PRIMARY ENVIRONMENTAL CORRIDOR

■ SECONDARY ENVIRONMENTAL CORRIDOR

■ ISOLATED NATURAL RESOURCE AREA

■ SURFACE WATER

Source: SEWRPC.

Goals and Policies

Overall Goals

- Focus on the quality of the Park System, Public Spaces and their amenities, while also increasing recreational opportunities in the Community.
- Protect and conserve the Village's physical environment by protecting air quality, preserving environmental corridors, maintaining wetlands and promoting and restoring tree canopies, and other physical attributes.
- Enhance the downtown as a gathering place for the Community and encourage outdoor spaces and uses and strong architecture in the downtown.
- Form a system of sidewalks, parkways, or trails that link neighborhoods to each other and to and through recreational amenities, public open spaces, and the Downtown to support a walkable community.
- Coordinate natural and cultural resource planning with surrounding governmental units.
- Manage the acquired sensitive lands for permanent wetland and wildlife refuge areas and look to preserve others as feasible.
- The Village would emphasize the maintenance of existing facilities and when establishing new facilities, ensure the long-term investment necessary to maintain the assets at a high quality standard.
- Find creative ways to seek involvement and investment from the business community to improve and maintain public amenities.

Policies for Cultural and Historic Resources

- Utilize the design guidelines to promote architecturally significant design.
- Implement the Downtown Design and Development Plan with its emphasis on the materials that have been used historically in Sussex.
- Explore how the arts and private and public spaces can be integrated and encouraged

Policies for Natural Resource Protection

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 surrounding governments.
3. Link parks, neighborhoods, schools and recreational areas with a network of pathways.
4. Provide recreational facilities and opportunities for residents broad interests.
5. Develop management plans for the Preservation areas.
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 woodlands when feasible.
2. Maintain the 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 floodplain areas.
3. 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.
4. Restrict development in floodplains to protect environmentally sensitive land in accordance with the Village of Sussex Zoning Code, Land Development and Design Ordinance and Stormwater Management Ordinance .

Erosion Control and Prevention

1. Protect and improve water quality through soil erosion control methods.

Agricultural Resources

1. Continue to coordinate efforts with the extraterritorial area as required by the joint boundary agreement to encourage compact development within the incorporated areas and alleviate development pressures on agricultural land within the township.

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 3: HOUSING



Housing Facts and Changes

- Growth continues to create a demand for new housing units.
- 34.9% of housing was constructed between 1990 and 2000, 16.8% in the 1980s, 14.3% in the 2000s, and 9.7% of the housing was constructed since 2010.
- The percentage of multifamily units exceeds national averages, but rental vs. owned units are below State and National Averages.
- 49% of owner-occupied homes are valued between \$200,000 and \$300,000.
- The Village has much greater balance in housing and will continue to see diversification of its housing stock with growth and demographic changes.



Housing

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 1930s can be found near the Village center, while newer suburban-style living is spread throughout the community. Apartments and condominiums are layered into single-family residential neighborhoods, providing separation from busier commercial and high-traffic roadways.

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 housing demand, this information helps determine housing needs.

Housing Units

According to the 2016 U.S. Census the Village of Sussex had 4,057 housing units. As shown in Exhibit 3-1, almost 70% of all housing units were single family. Two-family homes represented 0.5% and multifamily units represented 29.8%.

When compared to national figures, the Village of Sussex is comparable for single-family homes, has far fewer duplex units, and exceeds the national average for multifamily housing. This should not be confused with owner vs renter status, just type of structure. There is not a desire to see additional duplex units in the community.

According to the U.S. Census Bureau, the median value of owner-occupied housing units for the Village in 2016 was \$259,100. Exhibit 3-2 represents the price range of homes within the Village of Sussex in 2016. The largest percentage, 49%, of homes falls between the \$200,000 to \$299,999 price range. The second largest percentage, 28%, falls between the \$300,000 to \$499,999 price range and the third largest percentage, 16%, falls between the \$150,000 to \$199,999 price range. The Village of Sussex has dramatically increased its inventory in homes over \$300,000 since the last plan was adopted. Very few homes are available under the \$150,000 price range.

EXHIBIT 3-1

Housing Characteristics

Type	Sussex	United States
Single-Family	69%	69%
Two-Family	1%	4%
Multi-Family	30%	22%
Other	0%	6%
Total Units	4,057	134,054,899

Source: U.S. Census Bureau, 2016

EXHIBIT 3-2

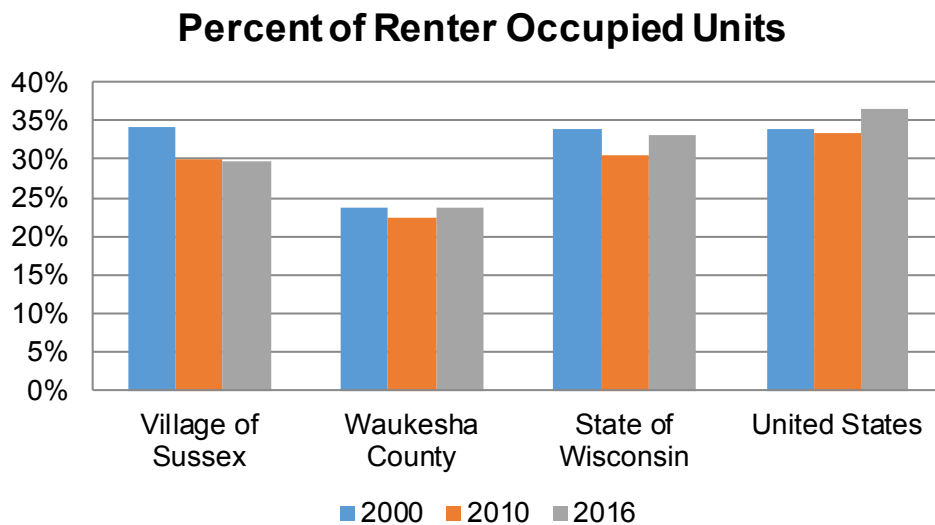
Owner-Occupied Housing Units

Value	Number	Percent
Less than \$150,000	122	5%
\$150,000 to \$199,999	446	16%
\$200,000 to \$299,999	1,332	49%
\$300,000 to \$499,999	754	28%
\$500,000 or more	62	2%
Total Units	2,716	100%

Source: U.S. Census Bureau, 2016

Exhibit 3-3 compares the rental-occupied rates of Sussex, Waukesha County and the State of Wisconsin.

EXHIBIT 3-3



Source: U.S. Census, 2016

Tenure

“Tenure” refers to whether a housing unit is owner or renter occupied. The U.S. Census Bureau reported in 2016 that 70% of all housing units in the Village were owner-occupied and approximately 30% 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 322 owner-occupied condominium units.

A comparison of the Village of Sussex tenure to Waukesha County’s tenure 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 and state averages, which are 63.6% owner occupied and 36.4% renter occupied, the Village of Sussex has a much higher ratio of owner-occupied units. 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, 1.8% of the Village’s housing units were vacant in 2016. Housing markets with vacancy rates of 5% or lower, like Sussex, are considered strong.

Subsidized and Special Needs Housing

The Village of Sussex recognizes the need to supply housing options for low-income residents. The Southeast Wisconsin Regional Planning Commissions Housing Plan 2035 stated there was no priority for additional subsidized housing for Sussex. This is keeping with the 2002 Public Policy Forum’s study findings. The 2035 Housing plan did suggest a deficiency in modest single-family homes. A list of subsidized housing units is provided in Exhibit 3-6.

EXHIBIT 3-6

Subsidized Housing Units

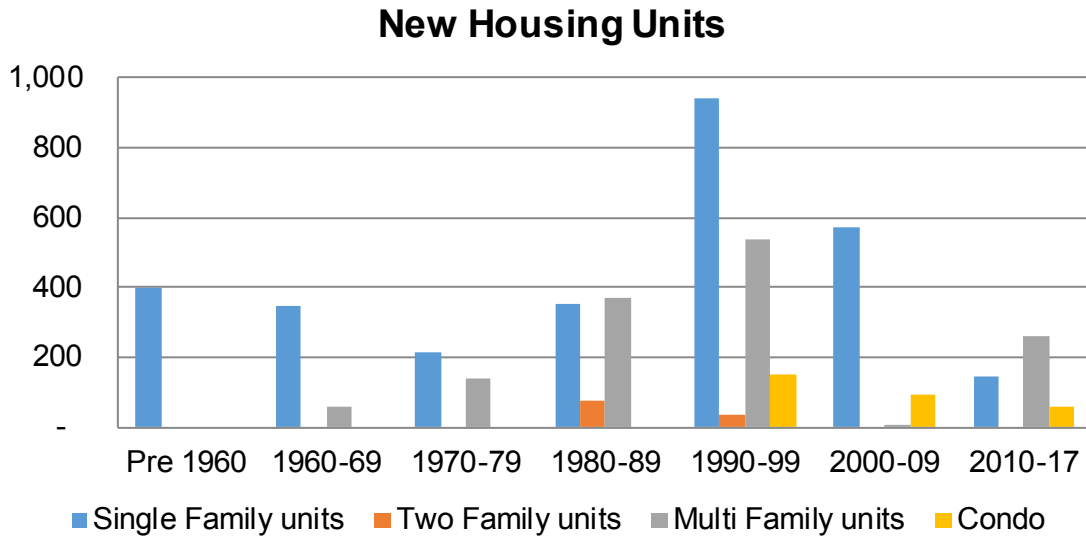
Name	Family	Elderly	Disabled	Total
Bristol Courts/Chicester	33	61	23	117
Stonegate	91	-	-	91
Sussex Mill Apartments	-	60	-	60
Total Units	124	121	23	268

Source: WHEDA

Building History

New housing units are being constructed annually within the Village of Sussex. As shown in Exhibit 3-4, over 900 single-family homes were built in the 1990s, along with over 500 multifamily units. The 1980s saw a balance of single-family and multifamily units and the 2000s saw almost no multifamily units constructed. The 2010s are on pace for the slowest level of growth since the 1970s, but the last two years of the decade will see growth return and will approximate the growth seen in the 1980s. There still remain very few two-family units in the Village and what there is was built in the late 1980s and early 1990s.

EXHIBIT 3-4



Source: Village of Sussex, 2017

Rent

According to the U.S. Census Bureau in 2016, the median rent within the Village was \$941. Exhibit 3-5 represents the distribution of rental values within the community. Overall, the rental prices are fairly moderate. The largest percentage, 53%, of rentals falls between the \$500 to \$999 price range and the second largest percentage, 36%, falls in the range of \$1,000 to \$1,499. Many of the new units established are in the \$1,500 and up category.

EXHIBIT 3-5

Rental Values

Value	Number	Percent
Less than \$500	91	7.4%
\$500 to \$999	649	53.1%
\$1,000 to \$1,499	436	35.7%
\$1,500 to \$1,999	42	3.4%
\$2,000 or more	5	0.4%
Total Units	1,223	100%

Source: U.S. Census Bureau, 2016

Condition of Housing Stock

One way to measure the condition of the housing stock is to look at the age of the homes. Exhibit 3-7 illustrates the development pattern within the Village over time. Although the Village of Sussex contains a range of homes from different eras, 59% of homes have been built within the past 30 years. More specifically, 35% of the homes were built between 1990 and 2000 and 24% of the homes were built after this. This indicates that the housing stock is relatively new and will require minimal repairs at this time. Owners of older homes should be encouraged to keep up properties to maintain an aesthetically pleasing environment and values.



EXHIBIT 3-7

Age of Housing

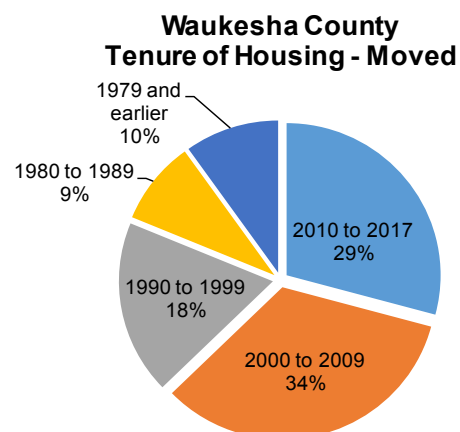
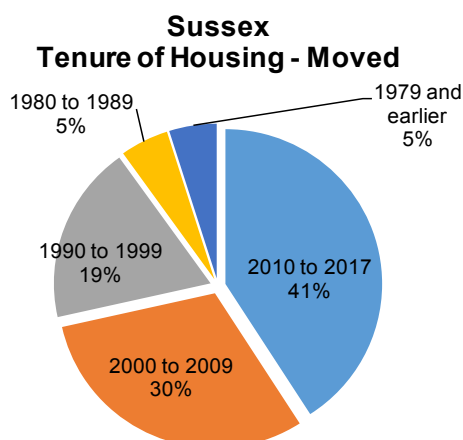
Year Built	Units	Percent
2010-Present	464	10%
2000-2009	670	14%
1990-1999	1,664	35%
1980-1989	801	17%
1970-1979	360	8%
1960-1969	408	9%
1950-1959	172	4%
1940-1949	45	1%
1939-earlier	182	4%
Total	4,766	100%

Source: Village of Sussex, 2017

Tenure of Residents

Another sign of housing is not just how old the structures themselves are, but how long have people lived in their homes as a sign of turnover. Since 2010 8.5% of the homes have been built in Sussex, but 41% of the residents have moved into their homes in that time period. This is sizable compared to Waukesha County at 29%. The Village didn't experience 30% growth, so that means people were moving into and within the community, either downsizing or up sizing for their lifestyle or coming into Sussex for the schools, etc. Other measures suggest there is both a lot of movement within the community and new residents moving in. That speaks to the desire to stay in the community and the availability of housing choices, which was talked about as an issue of concern in the 2020 Comprehensive Plan.

EXHIBIT 3-8



Source: U.S. Census, 2016

Size of Existing Single-Family Homes

Exhibit 3-9 represents the range of homes by square feet. Prior to 2000 over 90% of the Village’s housing stock ranges between 1,000 and 2,500 square feet. This is now down to 81% as the housing stock saw significant diversification over the last 20 years. Changing housing demands will likely see more homes built in the 2000–2500 range and there are larger generational trends that are pushing housing sizes lower again. It is expected that the 2000–2500 category will become the largest sector of homes in the community with some increase in the 2500-3000 category as well.

EXHIBIT 3-9

Housing by Square Footage

Size	Percent
Under 1,500	27%
1,501 to 2,000	31%
2,001 to 2,500	23%
2,501 to 3,000	11%
3,001 or more	8%
Total Units	3,093

Source: Village of Sussex, 2017



Housing Demand

Several factors determine the demand for housing in any given community. The current and future population projections, the character of the housing stock and the vibrancy of the community will play large roles in determining the demand for housing in a community. A major generational shift is taking place as baby boomers give way to the millennial generation in the workforce and in the home buying market place. The generations have different desires in the types and sizes of homes sought, the cost factor for those types of homes, and the size of yards. The Village will continue to need to broaden its housing style to diversify its place in the market.



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 2040 is 16,500, which is a 49% increase from the year 2017. To accommodate this growth it is anticipated that approximately 1,800 new housing units will be constructed. This figure is based on the availability of developable land within the Village and the 2040 Land Use Plan.

Household Characteristics

While household size has been dropping for decades as a broader national trend, for Sussex household size has rebounded and appears to be climbing to 3 per household. This is higher than it was in 1990 in Sussex. This may impact ultimate population numbers if the trend holds. The success of the School Districts and the Village’s efforts since the 1990’s to be very family oriented have led to a strong reputation and have attracted this wave of families to the community. Almost 50% of the downtown mixed use housing growth has been older adults whose children have left home, while downtown single-family homes are seeing a youth movement.

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 still has a small town atmosphere, but at the same time is providing more employment and shopping opportunities for its residents than ever before. With growth also occurring in Lisbon, Pewaukee, and Western Menomonee Falls the location will no longer be rural in nature over the planning period, but at under 20,000 in population Sussex will be able to continue to have a warm and inviting feel to it. Also, the growing downtown district as well as the schools, parks, open space and the Civic Center will continue to draw people to the Village and create continued demand for housing.

Development Potential

Available Land

The Village of Sussex and the surrounding township have not been fully developed and will be able to accommodate planned growth. The 2001 border agreement between Sussex and Lisbon will start to become a limiting factor for the community by the end of this planning period. The majority of the growth is expected to occur in the western and northern sections of the community and within the Downtown.

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 this area approximately runs along Main Street from Weaver Drive (west) to the Canadian National Railroad (east). Along Waukesha Avenue from the Union Pacific Railroad trestle (north) to Silver Spring Drive (south), and along Silver Spring Drive from the Canadian National Railroad to Main Street. There are different areas of downtown with the Four Corners, Sussex Center, East End, and the Triangle all having different styles and development patterns ahead. The CDA was created to promote redevelopment of downtown and carryout the Village's Downtown Plan.

The Village of Sussex Downtown Plan was created in 2003, after previous versions of the plan in 1989 and 1996 were not implemented. The plan was tweaked again in 2011 to address new opportunities for housing and commercial development and to add vibrancy in the center of the Village. The latest 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. The Village completed the reconstruction of Main Street in the spirit of the Downtown Plan's vision in 2017 and significant progress has been made on the latest version of the Downtown Plan. The Village of Sussex established attached single-family and two-family dwelling units in the downtown with the Villas of Maplewood Terrace, which will be complete in 2018.

The Mammoth Springs Project is a mixed use development with three phases, the first two are complete and include over 260 housing units and 26,000 square feet of commercial added to the Downtown in the last three years. The third phase includes the potential for an additional 60 housing units and 10,000 square feet of commercial in E of contaminated sites.



Another project beginning in 2018 is the development of senior housing for assisted, rehabilitation and memory care with 110 rooms just off of Main Street and Silver Spring. This will address a need for additional senior care housing.

The Sussex Center project will begin in 2018 and bring an additional 60 housing units and 10,000 square feet of commercial to the heart of downtown. These developments, once completed by 2020, will have added over \$50 million in tax base to the downtown and brought density to allow the commercial properties and vibrancy of the downtown to flourish.

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 has updated plans for sewer, water, stormwater, parks, open space, and public safety, and is exploring Library needs to assure adequate facilities to meet the needs of projected population growth. The Village will continue to look at those plans and others as the community grows. Focusing new development within the existing urban service area is the most cost effective method to provide municipal services and examining density of service is also crucial to have sustaining systems particularly in a levy limit environment that did not exist when the previous Comprehensive Plan was completed.

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 has much more diversity than in did prior to 2000. A trend towards larger homes on smaller lots is the current trend being sought by the market. Additionally smaller, but modern homes on smaller lots are sought as well as senior housing. The larger lot, bigger home, additions added in the 2000s are largely meeting the demand in the marketplace. The Village's goal should be to continue to have a variety of housing options for the varied and changing desires of the marketplace to ensure community and economic stability.

Attached Single-Family & Two-Family: The 2040 Land Use Plan continues to incorporate additional areas for attached single-family and two-family units. Residential units that fall into this category include row houses 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.



Multifamily: The Village's current housing stock exceeds national averages for multifamily units. Some additional high quality multifamily units are appropriate to offer the full spectrum of housing opportunities within the Village. Many professionals, especially young professionals are choosing to live in multifamily units for various lifestyle reasons. In addition a significant number of 55-plus individuals are now choosing to live in multifamily structures for the flexibility of their lifestyle, which was not as prevalent back in 2000. These types of units come in several different forms, including apartments and town homes. Multifamily units are not only attractive to professionals, but also for those who desire quality housing, but do not want to maintain a lot. Since Sussex has a higher percentage of renter-occupied units than Waukesha County, new multifamily units that are owner-occupied can also be encouraged, but the marketplace will drive this area as individuals seek more flexibility. Furthermore, the Village's existing supply of rental multifamily 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 multifamily units will be attractive for older individuals who have higher income levels, but no longer are able to or desire to maintain a single-family home.

Subdivisions: Single-family units are in strong demand in the community. It is likely that most new subdivisions will not have a conventional suburban form as the new housing develops away from the center of the Village, where it is desirable to encourage conservation, or clustered subdivisions in order to minimize the impact of housing development on environmentally sensitive lands and to preserve open spaces. There are very few development areas left that are not impacted in some way by environmental features.



Affordable Housing: The Village has successfully provided a range of housing opportunities for all income levels and should maintain this diversity. Manufacturing and retail sectors supply a large number of employment opportunities within the Village. The workers of these establishments need affordable housing opportunities to be able to live and work in Sussex. The availability of a labor force is an important business retention policy. In addition many elderly will be unable to afford high-end housing and will need affordable housing options found in multifamily type settings. As a result, the Village should monitor the community's housing stock over the time frame of the 2040 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 2040 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 appropriate for the local marketplace, while keeping in mind broader trends in Southeast Wisconsin and the United States.
- Increase the number of condominium style or apartment style housing units for professionals, elderly, and workers, but focus said development in the Downtown. Two-families and single-family attached developments may make sense as buffers between single-family and other uses outside of the downtown. The community does not want to see an increase in the ratio of multifamily to single-family.
- Transition to conservation style subdivisions as growth develops at the outer rings of the Village towards the Town of Lisbon.
- 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. This impacts growth in the north by necessitating growth from east to west due to sewer service.
 2. All development and redevelopment are subject to design guidelines.
- 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 moderate priced housing units should be provided.
 2. Additional senior housing should be provided.
- Existing housing stock will be properly maintained or rehabilitated
 1. Adopt neighborhood programs that encourage home rehabilitation projects.

CHAPTER 4: ECONOMIC DEVELOPMENT



Key Economic Development Facts and Changes:

- Key employers have opted to grow their business and to stay in Sussex.
- Created a TIF to aid in the redevelopment of a blighted area.
- Expanded the availability of goods and services for Sussex residents
- Streamline the process for businesses to expand operations.

Economic Development

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, Sussex IM, Sharp Packaging, and Nature’s Path that provide jobs to residents and area wide communities.

Local Economic Base

Labor Force

According to the U.S. Census, in 2016 the Village of Sussex had 5,911 residents employed in the labor force. Exhibit 4-1 summarizes the employment patterns of Sussex residents. The results indicate that the largest percentage of residents worked in education and health care, which accounted for 23.4% of the population. This is a huge shift as just 17 years ago this sector accounted for just 13.2% of the population. For the first time in over 30 years manufacturing isn’t the highest category of employment for Sussex residents and while this has been stable over the previous planning period, it is expected this category will decline as the community continues to grow with newer residents having occupations outside of manufacturing. The Finance sector has and will continue to rise as retail drops. Another sector seeing significant increases over the planning period is the Arts, Entertainment and Recreation category as it has almost doubled from 4.6% of the population to 7.4%. This trend is also likely to continue as demographic and population changes occur over the next 20 years.

EXHIBIT 4-1

Sussex Residents Employment by Industry

Category of Employment	Employed	Percent
Educational services, health care and social assistance	1,381	23.4%
Manufacturing	1,368	23.1%
Retail trade	643	10.9%
Finance and insurance, real estate and rental and leasing	564	9.5%
Professional, scientific, management, administrative, and waste services	507	8.6%
Arts, entertainment, recreation, accommodation and food services	439	7.4%
Construction	314	5.3%
Wholesale trade	268	4.5%
Other services, except public administration	164	2.8%
Transportation, warehousing, and utilities	116	2.0%
Information	60	1.0%
Public administration	58	1.0%
Agriculture, forestry, fishing, hunting, and mining	29	0.5%
Total	5,911	100.0%

Source: U.S. Census, 2016

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. The latest data on just Sussex is from the 2012 Economic Census data and it is missing significant growth in the services and manufacturing sectors that occurred in the last five years. The information is summarized in Exhibit 4-2. The results demonstrate that manufacturing is very important to the local economy and provides the largest number of available jobs within all available employment within the Village and is mainly concentrated in the printing and packaging industry. The Services, Wholesale trade, and Retail is the second largest tier of businesses in the community. Construction and mining are still vital aspects of the community, but have the fewest area jobs.

EXHIBIT 4-2

Available Employment by Industry

Industry	Employment	Percent
Manufacturing	2,889	58%
Services	944	19%
Wholesale Trade	538	11%
Retail Trade	476	10%
Construction	73	2%
Mining	66	1%
Total	4,986	100%

Source: U.S. Economic Census, 2012

86% (2016 U.S. Census) of residents' place of employment was located outside of the Village. The Village is not a bedroom community with over 208 businesses and the Village has significant employment, but Sussex businesses must recruit workers from other communities to fill available positions. For example, 2,889 manufacturing workers (2012 US Economic Census) are employed in the Village, while only 1,368 residents in the 2016 U.S. Census reported working in the same industry. This is a significant challenge for growth of the local economy, as businesses seek to find employees for the job openings.

The economic value of the products and services provided within the community is another indicator of the local economic base. Exhibit 4-3 summarizes the sales that are generated by each industry located within the Village of Sussex as of 2012. As can be seen, manufacturing is dominant over other industries. It generates 58% of total sales receipts within the Village. Wholesale trade is next and, when combined with manufacturing, accounts for over 81% of the economy in Sussex. If more current data were available, it would show a large shift upwards within retail trade, services and construction sectors. The Manufacturing and Wholesale sectors will continue to dominate the economic output of the community.

EXHIBIT 4-3

Sales Receipts by Industry

Industry	Employment	Percent
Manufacturing	651	58.0%
Wholesale Trade	266	23.7%
Retail Trade	110	9.8%
Services	92	8.1%
Mining	4	0.4%
Total	1,123	100%

Source: U.S. Economic Census, 2012

Employment Projections

The Southeastern Wisconsin Regional Planning Commission conducted employment projections for the industrial, retail, and service sectors. As shown in Exhibit 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 2050. These projections were done in 2013 and, given the vast changes on the horizon with A.I., could be vastly off as work is automated and whole sectors of the economy change.

EXHIBIT 4-4

2050 Employment Projections

Scenario	Employment Sector					Total
	Industrial	Retail	Service	Wholesale	Other	
Intermediate Growth	2,418	543	1,222	659	150	4,992
High Growth	2,794	625	1,338	735	167	5,659

Source: SEWRPC

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. The existing business parks, are almost fully built out and are not sufficient to sustain industry needs between now and 2040. 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. The Village should foster its relationships with the Waukesha County Center for Growth, the Wisconsin Economic Development Corporation, and regularly examine its financial assistance programs and development approval processes to ensure an effective approach to retaining and growing the business community in Sussex. Furthermore, it may be desirable to make more concerted efforts towards downtown business ventures to further revitalize this area through the CDA and other partners.

Availability of Labor Force

Providing a source of labor may be an important business retention policy as the availability of qualified workers diminishes. Few residents are employed locally and Sussex businesses must recruit workers from outside the community for most sectors, such as manufacturing and retail. Maintaining a diverse range of housing choices for various income levels will help address some local labor force issues along with exploration of transportation issues.

Provide Employment for Residents

The Village of Sussex should periodically assess the employment needs of its residents. The Village has seen a huge shift towards "white collar" residents and that trend is likely to continue over the planning period. Through the planning sessions we heard from residents that it is okay that they go to employment in the broader region and don't need their jobs to be in Sussex. It is always helpful to attract headquarters of businesses and more importantly to have a diversified business community. If more change happens to allow more Sussex residents to work closer to home, then that is a positive outcome. Another factor the Village should consider is how to support the online economy, small businesses and those who work from home.

Consumer Demand and Retail/Service Development



The Village of Sussex is slowly growing its advantage to attract retailers to the community, but that advantage is being offset by the economic shift towards online retail. As Sussex, Lisbon, and western Menomonee Falls continue to grow, retailers can draw customers with the critical mass necessary to stay in business. Retail feeds on success in core areas and should be located around STH 164, Main Street, STH 164 and County Highway K, and downtown. Expansion of the already highly-traveled STH 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. Even with the online marketplace shift there is still a major role for service based retail and the Village should examine ways to consolidate retail to these key areas and allow for the redevelopment of other areas.

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 the growth that has occurred over the past 20 years. While additional retail would be welcome in the community the current trend towards online shopping means there is not likely to be significant additions to the retail marketplace in Sussex.

The Village could also use additional service type businesses such as cafés, restaurants and professional services. While many other businesses would be patronized, it will take Capitol Drive retail locations in Pewaukee filling up before Sussex can expect to see significant growth.

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. With the FOXCONN project coming to the region, there may be growth in the technology sector and as a supplier of parts. Artificial Intelligence and the Internet will have huge implications on what sectors grow and the economy is likely to be vastly different in ten years from its current make-up. The Village should be prepared to be flexible and adjust as necessary to be relevant in a changing world that will be greater in its level of disruption than the industrial revolution

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, but little progress was made on the implementation of those plans. The Downtown Development and Design Plan was created in 2003 and seeks to create a downtown with pedestrian walkways, public space, and residential developments. Desired downtown commercial developments include retail shops and offices that serve the local community. It was updated in 2011 and that plan has begun implementation with over \$30 million

of private sector redevelopment growth already established based upon that plan and another \$20 million to begin shortly. The Mammoth Springs site, which sat vacant for over 20 years has been successfully redeveloped. These projects are creating a more vibrant downtown and allowing the retail portions of the concept a chance to function in the marketplace. Downtown is also the Village’s designated smart growth area that promotes redevelopment and encourages mixed-use development and higher densities. Parking options should be explored to support retail and use of outdoor spaces (dining, beer gardens, etc.) and focus on attracting families.

State Trunk Highway 164

State Trunk Highway 164 is a major four-lane highway on the western side of the Village of Sussex. It will eventually be four-lanes all the way to I-41 and currently is already four-lanes from Sussex to I-94. The corridor sees over 22,000 cars per day making it a highly valuable corridor. 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 reflects issues such as compatibility with the existing community character, traffic congestion, design standards, and pedestrian friendly linkages. To avoid a continuous strip of commercial developments along the freeway, residential developments are incorporated into the Land Use Plan and commercial developments will be confined to retail nodes.

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 and encourages mixed use development. Some examples of successful downtown enhancement projects include the Civic Center, Sussex Mills, Mammoth Springs, Mammoth Springs South, Villas of Maplewood Terrace, Brookdale Assisted Living, and the Master Sales Office Building. Other projects approved by the CDA and that will continue to shape the downtown include Real Senior Living, Sussex Center, and Mammoth Springs North. The CDA will continue to follow the Downtown Plan; as more residents and retail are established, the growth of the Downtown will be sustainable, along with helping existing businesses thrive. The CDA can also help with other programs like marketing of the Downtown and should explore those avenues. 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.

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 character of downtown.

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.

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 completely redone the landscaping and streetscaping of Downtown, including power burial, 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. The Village has also done streetscaping along STH 164 and will do so along all of its major corridors. Street trees are required in all new developments and decorative light standards are used with development as well.

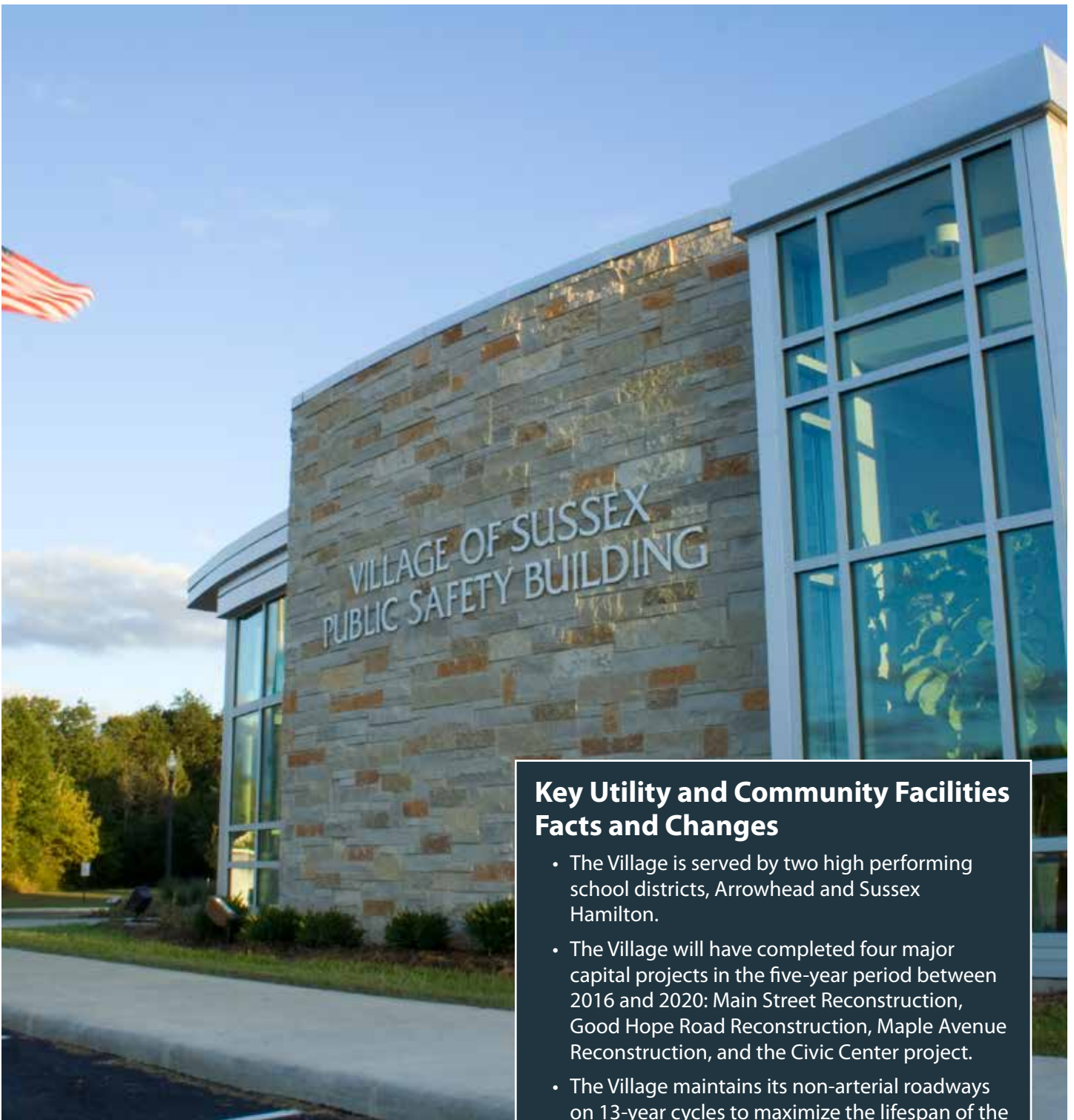
Design Guidelines

The Village of Sussex has operated with a set of design guidelines since 2004 and these guidelines are updated regularly and 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.

Goals

- Implement the Sussex Downtown Plan, consider marketing of the place (Civic Center, etc.).
- Explore the role and programs the CDA could offer to help the Downtown grow (Facade Improvement, BID, Main Street program, etc.), and expand the Community Enhancement Fund.
- Expand the availability of preferred retail goods and services for Village residents, specifically a family restaurant.
- Nurture existing local firms and assist businesses with employee needs and finding suitable land/space for expansion. Business retention efforts should focus on relieving pain points for businesses. What are their issues and how can the Village help.
- Encourage in-fill development in existing industrial/business parks while targeting industries that will diversify the local economic base.
- Target growing business sectors in southeastern Wisconsin.
- Employment Opportunities: Don't need to match primary employment with skill set of Sussex population. Commuting isn't an issue. Just focus on primary employment attraction in general.
- Highway 164: Want to wait and be patient for good businesses. Don't want it to be Bluemound Road.
- Strip malls are a problem and need refreshing of appearance, locations are outdated, and commercial needs to be consolidated and some of those lands re-purposed to industrial uses.
- Strengthen the relationships with building owners and property managers to promote and highlight the benefits of a business in Sussex.
- Employment Opportunities: We are a regional economy. Provide choices by offering diverse housing allowing residents to transition to more expensive houses in this community.
- Working remotely is becoming more common. Should be working at the power grid and Internet access in order to accommodate this group of people. This is also important to businesses. Redundancy of electricity and other services to ensure businesses don't go down. Free public WIFI office space for people working from home to have an alternative office location (similar to incubator, but with employees working remotely).

CHAPTER 5: UTILITIES AND COMMUNITY FACILITIES



Key Utility and Community Facilities Facts and Changes

- The Village is served by two high performing school districts, Arrowhead and Sussex Hamilton.
- The Village will have completed four major capital projects in the five-year period between 2016 and 2020: Main Street Reconstruction, Good Hope Road Reconstruction, Maple Avenue Reconstruction, and the Civic Center project.
- The Village maintains its non-arterial roadways on 13-year cycles to maximize the lifespan of the roadways and efficiency of dollars spent.
- As the Village continues to grow additional capital investments will be possible and needed to enhance the quality of life in the community.

Utilities and Community Facilities

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 3,471 customers and maintains two elevated towers, one standpipe, four large deep wells, and one shallow well for blending. With the completion of radium treatment by 2019, the old water trust wells 1,2, and 3 will be abandoned and the properties placed back on the tax rolls. The 1994 Water System Study plan was updated in 1997, 2000, 2010, and again in 2016 with the radium compliance requirements. With the completion of Well 8 and the emergency inter-connect with Menomonee Falls, the Village water supply is good through the 2040 Land Use Plan. Exhibit 5-1 displays the Village's Water system.

Sanitary Sewer

In 2010, the Village of Sussex enlarged the wastewater treatment facility with the capacity of 5.1 million gallons per day, which was designed to handle flows through the year 2040 for the Village. An additional plant will be added to address growth from Menomonee Falls in approximately 2030. Exhibit 5-2 displays the Village's 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. Exhibit 5-3 shows the service area map.

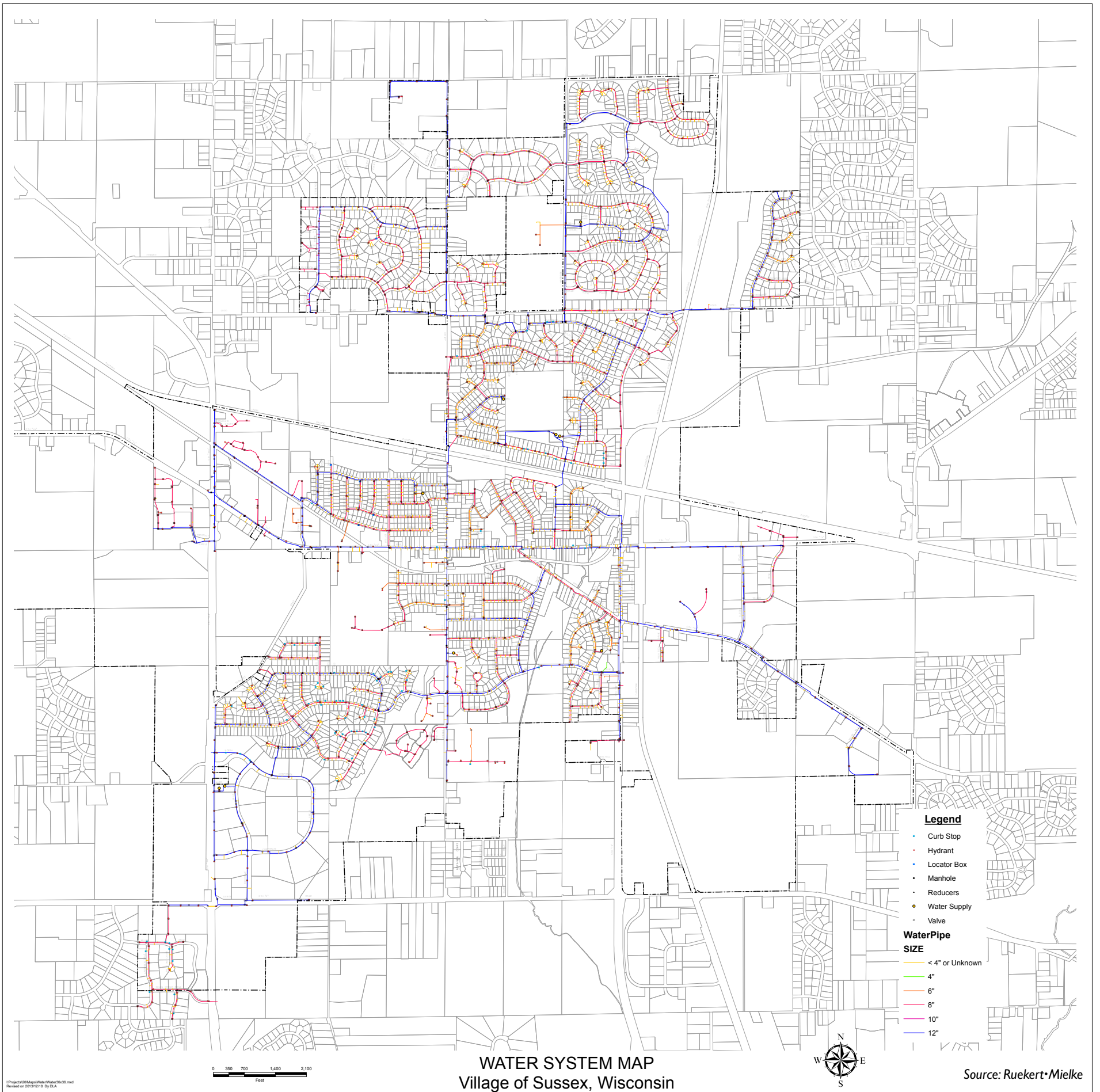
Sussex is allocated 1.92 mgd of treatment plant capacity and about 1.2 mgd of the loading was attributable to the Village in 2017. The Town of Lisbon wishes to serve various areas of the Town and agreements will need to be reached for utilization of the existing Village interceptor system. The Village will also need to establish an interceptor system across the north portion of the Village to realize development in the Northwest portion of the community and across the Meissner Farm to serve areas to the west. The North interceptor has been designed and the west interceptor has been partially built through the Shopko/Kohls Development. The Village has been able to get rid of several lift stations over the years and now maintains just two such stations within the Village, both south/downstream of the WWTF.

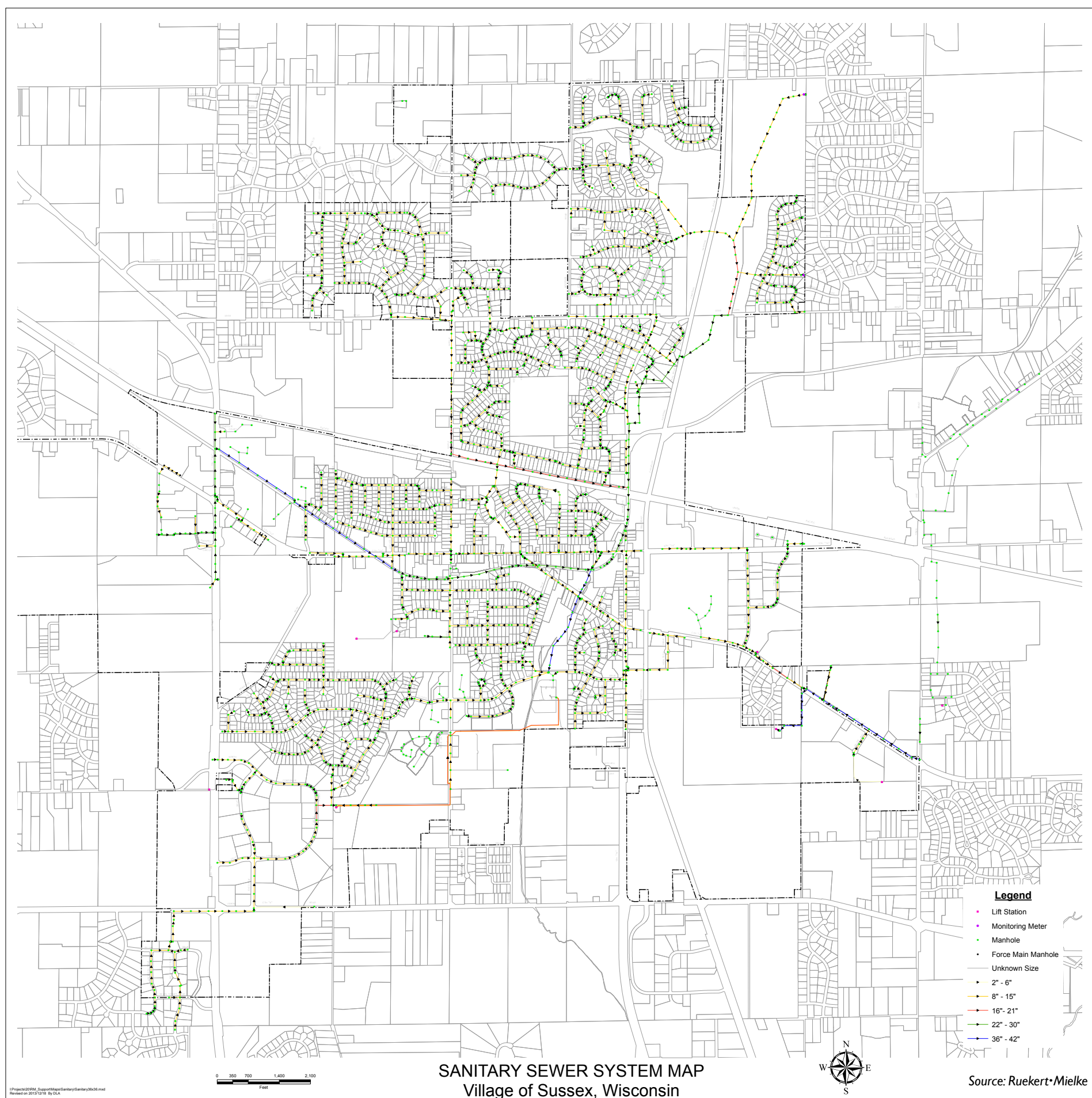
Stormwater Management

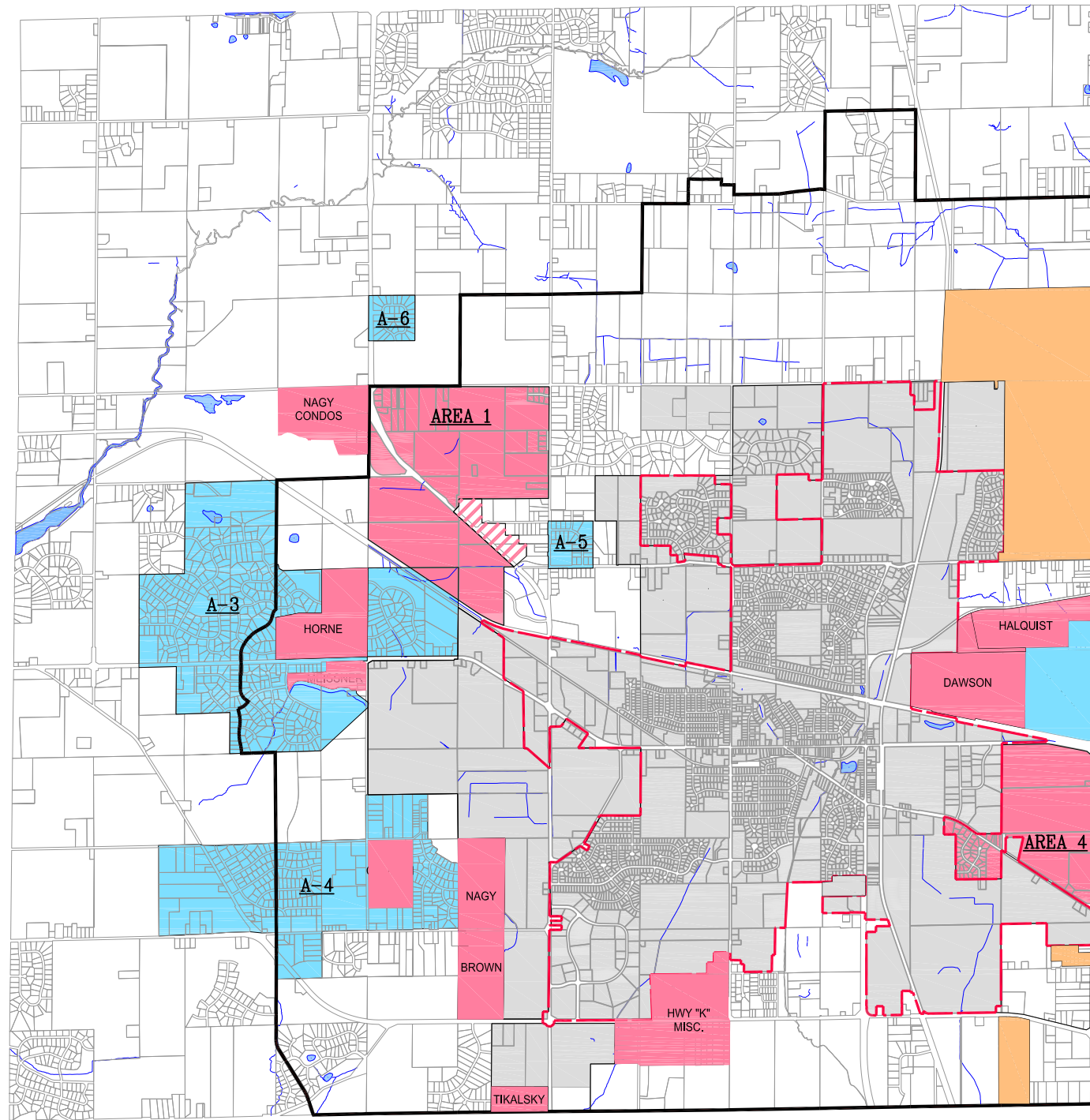
A stormwater management plan was completed in 1997 to address flooding, drainage, and quality of storm water discharge for the Villages of Sussex, Lannon, Menomonee Falls, and the Town of Lisbon. The plan was updated in 2011 and accounts for development through the 2020 Land Use Plan. Additional updates will be needed to the plan as growth progresses in the community. In 2005 the Village started a Stormwater Utility, whose initial focus was stormwater quality. The Village hit its water quality standards and a bigger priority for the community became management of existing stormwater infrastructure as neighborhoods were not able to maintain their systems. The Village has over 30 ponds and has tackled major projects to reduce flooding, floodplains, and fix damaged facilities in Eagles Ridge, Woodland Creek, Main Street, Butler Wetland, Brandon Oaks, Braddock Place, Pewaukee River, Spring Creek, Stonewood, Prides, Grogan Park, Corporate Center Ponds, and more. Additional improvements along Good Hope Road, Maple Avenue, and meeting future TMDL standards will require additional investments. A system map is shown as Exhibit 5-4

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. That service includes automatic pick-up and weekly recycling. The Village also runs a yard waste site, collects tires, waste oil, and picks up brush and leaves annually.



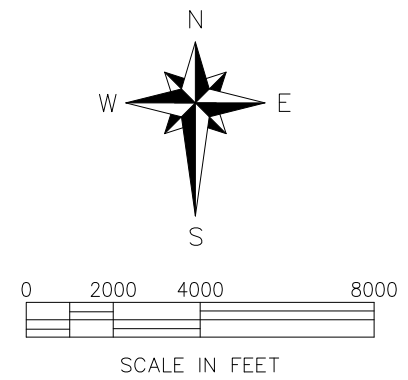




SEWER SERVICE AREA
VILLAGE OF SUSSEX,
WAUKESHA COUNTY, WISCONSIN

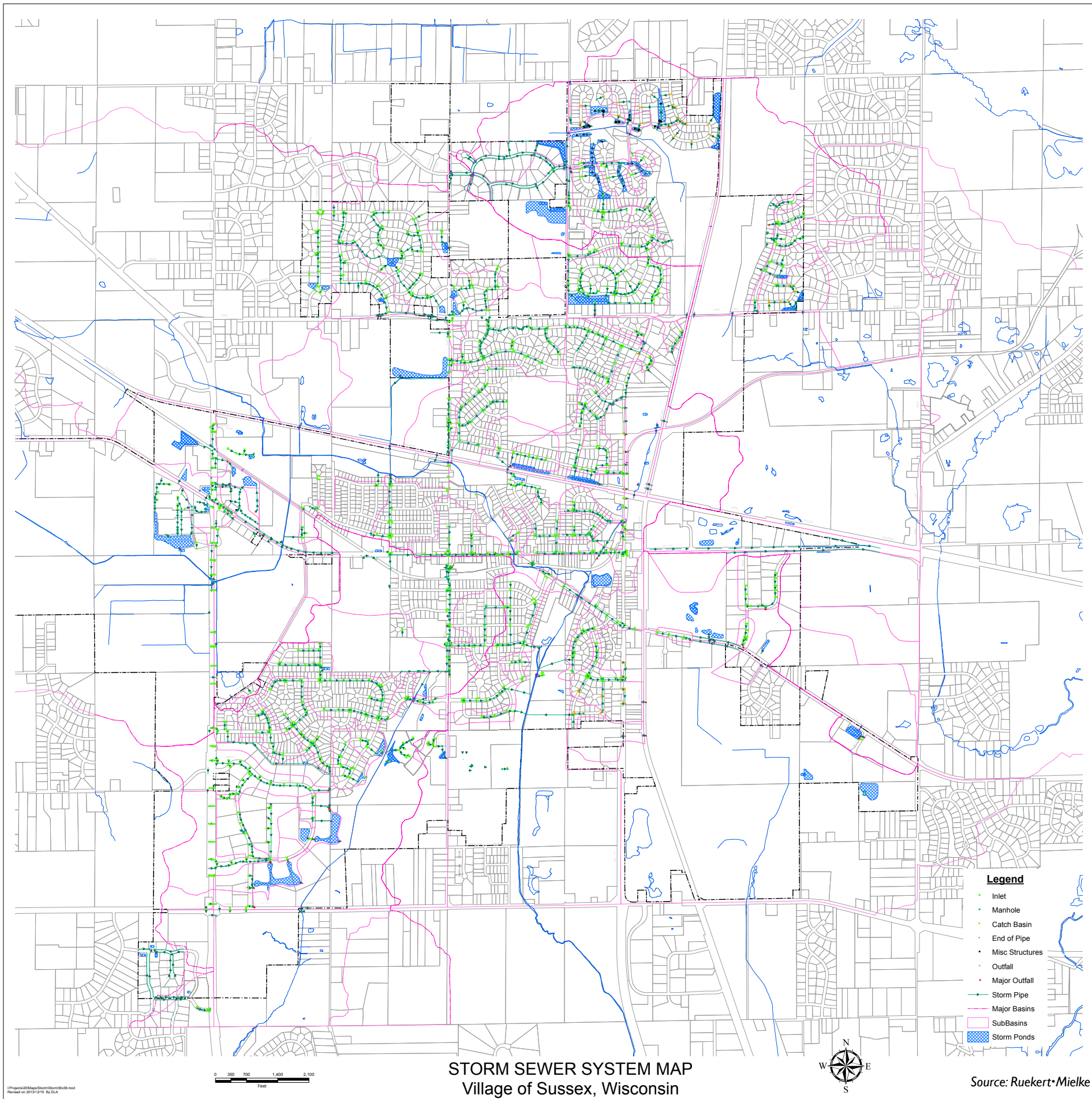
LEGEND

- - - CURRENT MUNICIPAL BOUNDARY
- EXTRATERRITORIAL ZONING JURISDICTION BOUNDARY
- VILLAGE OF SUSSEX
- AREAS TO REMAIN IN TOWN BUT RECEIVE SUSSEX UTILITY SERVICE
- ▨ AREAS TO REMAIN IN TOWN BUT RECEIVE SUSSEX UTILITY SERVICE SUBJECT TO APPROVAL OF DETAILED DEVELOPMENT PLAN
- EXISTING SERVICE AREA
- TOWN OF LISBON SANITARY DISTRICT NO. 1



REVISED 12-28-00

Source: Ruckert•Mielke



Community Facilities

Local Government Buildings

The Civic Center and library at Weyer Park are at the heart of Village’s Downtown and a key gathering place of the community.

The **Civic Center**, completed in 2016, hosts the Village offices, the Waukesha County Senior Meal program, the Village’s Park and Recreation programs, the Chamber of Commerce office, the Sussex Outreach Services, the Sussex-Lisbon Area Historical Society, and tons of special events and rental opportunities. The front lawn of the Civic Campus is home to the ice skating rink, tree lighting, National Night Out, outdoor movie night, weekly farmers market, and many other events. A future addition to include a full gymnasium and other facilities could be looked at since the original YMCA partnership for this location didn’t materialize.

The **Pauline Haass Public Library** is one of the highest circulating libraries in Waukesha County and a significant asset to the community. Solely operated by the Village since the Town of Lisbon terminated its joint governance at the end of 2014, it continues to grow and attract people from outside the community. Growth in population and changing functions of libraries in a digital world make it important to study a possible expansion to the Library and redesign of its spaces.



The **Public Safety Building** located on Main Street on the edge of Downtown is the home for the Police and Fire Departments.

The Village contracts for Police services with Waukesha County Sheriff’s Department. The Village has 24-hour protection and access to all of the resources of the Sheriff’s Department. In addition, the Sussex Public Safety Building houses the Sheriff’s officers and detectives that serve the Northeast sector, and the Lisbon and Merton contract officers.

The Sussex Fire Department is transitioning from a paid-on-call department to a paid-on-premise department, and by 2022 the Department should have five paid paramedic/firefighters in the station every hour of the day. It is anticipated the workforce will still be largely part time for the foreseeable future. Over 80% of the calls are for non-fire calls and the needs will continue to grow on the emergency health care side of the Department. Partnerships and cooperation with regional partners should be continually explored, especially with the cost of equipment and vehicles.



The Public Works Department has a modern garage built in 2004 that allows the vehicles to be parked inside and maintained. It contains a brine making system and offices for the Public Works Field staff. The building is expandable for future growth needs. The Department also has the WWTF and well houses from which to maintain and operate the utility systems. The Parks Division currently operates out of the PW Garage during non-summer seasons.

The Parks Division operates out of a garage in the Village park during the summer season. It maintains several storage sheds, shelters, fields, and buildings throughout the park system. As part of Phase 1 of the Village Park Master Plan, a larger storage facility will be established in the basement of the stadium concession building to allow for more efficient operations. Long term, this division will need additional facility resources.

Medical and Health Facilities

Although the Village of Sussex does not have a hospital located within the community, three are within close proximity. They include Community Memorial Hospital of Menomonee Falls, Waukesha Memorial Hospital, and Elmbrook Memorial Hospital. There are also three clinics in the Village, and land is owned by all three hospital groups for additional medical facilities in the community in the future. The Village also contains dentist, podiatry, eye care and chiropractic offices. Several day spa facilities have also opened in the Village.

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 Village is served by two School Districts. The Hamilton School District for most of Sussex, and the Arrowhead Union District for the southwestern portion of the Village.



The Hamilton School District, which touts a well-rounded education and

high academic achievement, serves six municipalities, including portions of the Villages of Sussex, Butler, Menomonee Falls and Lannon, the City of Pewaukee and the Town of Lisbon. District-wide enrollment during the 2017– 2018 school year was 4,860 students. In 2017 it was the highest rated School District in Waukesha County and 6th Highest in the State of Wisconsin.



The Arrowhead Union District is also a successful School District with high academic achievement and it serves ten municipalities including parts of the Village of Sussex, Town of Lisbon, City of Pewaukee, City of Delafield, Town of Delafield, and all of the Village of Merton, Town of Merton, Village of Hartland, Village of Nashotah, Village of Chenequa. Few Sussex residents are currently in the district, but this will change with future growth.

Goals and Objectives

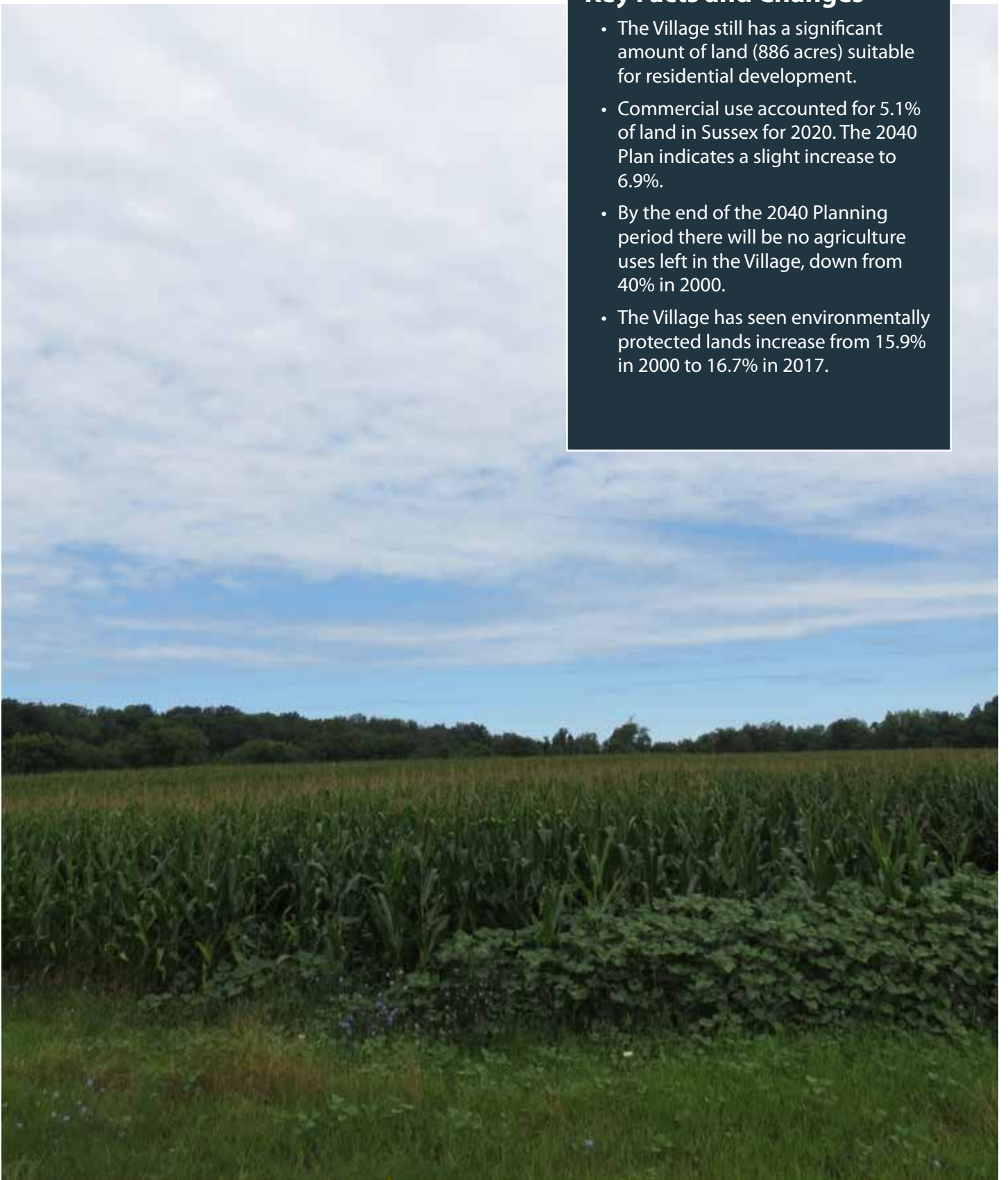
The Village of Sussex will provide a range of quality services for its residents and businesses. Future challenges should be addressed with the following goals and objectives in mind:

- Continue to seek out opportunities to combine public services with surrounding communities when it makes financial sense.
- Develop a long-range fire/paramedic 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 outpace the Village's ability to expand services or jeopardize the quality of services provided by the community.
- Update utility plans and be ready for development.
- 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 utilities can handle developments while balancing developer's fees to remain competitive in the market.
- Monitor telecommunication facilities and update building codes to ensure infrastructure will accommodate future demand and technological changes.
- Look beyond Southeast Wisconsin to see what the best communities in the nation are doing and look to learn from what they are accomplishing.
- Implement the use of sustainable/renewable energy, such as fostering development of projects that use renewable and sustainable energy, or finding ways of incorporating renewable/ sustainable projects into existing development.
- Find creative ways to seek involvement and investment from the business community to improve and maintain public amenities.

CHAPTER 6: LAND USE

Key Facts and Changes

- The Village still has a significant amount of land (886 acres) suitable for residential development.
- Commercial use accounted for 5.1% of land in Sussex for 2020. The 2040 Plan indicates a slight increase to 6.9%.
- By the end of the 2040 Planning period there will be no agriculture uses left in the Village, down from 40% in 2000.
- The Village has seen environmentally protected lands increase from 15.9% in 2000 to 16.7% in 2017.



The Village of Sussex's existing Land Use Plan was updated in 2015 to project the community's growth through 2040. The Land Use chapter describes the existing land use, land use trends, and future land use projections for the Village of Sussex.

Land Use Yesterday, Today, and Tomorrow,

An analysis of the existing land use patterns within the Village is necessary to make assumptions about future land use requirements and to direct growth in a desirable manner. Based on the existing patterns, and 2040 population forecasts and other data, the Village of Sussex has completed a 2040 Land Use Plan. Land use projections are based on desired change and anticipated demand for particular uses. The plan addresses the Downtown Plan, continued implementation of the Boundary Stipulation, and development to the north and west of the Village, particularly along STH 164. The Land Use Plan is based on the Village's overall objectives and identifies lands that are inappropriate for development, such as wetlands. The Land Use Plan serves as a guide to manage future development.

Exhibit 6-1 summarizes the acres dedicated to land uses of the "Future Village" for the 2000, 2020 Plan, and the 2040 Land Use Plan.

Exhibit 6-2 displays the 2040 Land Use map for the Village of Sussex and Exhibit 6-3 displays the 2020 Land Use Map for the planning area.

EXHIBIT 6-1

Sussex Land Use Plans

Land Use Plan Land Use Category	2000		2020		2040		2020 to 2040 Change	
	Acres	Percent	Acres	Percent	Acres	Percent	Acres	Percent
Single-Family Residential	997	18.0%	2,114	38.1%	2,166	39.0%	52	0.9%
Multi-Family Residential	90	1.6%	253	4.6%	182	3.3%	(71)	-1.3%
Commercial	83	1.5%	285	5.1%	384	6.9%	99	1.8%
Industrial	303	5.5%	496	8.9%	484	8.7%	(12)	-0.2%
Transportation, Comm., Utilities	532	9.6%	545	9.8%	596	10.7%	51	0.9%
Governmental & Institutional	89	1.6%	103	1.9%	104	1.9%	1	0.0%
Recreational	140	2.5%	146	2.6%	356	6.4%	210	3.8%
Natural Resource Areas	883	15.9%	889	16.0%	929	16.7%	40	0.7%
Quarry	188	3.4%	190	3.4%	351	6.3%	161	2.9%
Agricultural & Open Lands	2,247	40.5%	531	9.6%	-	0.0%	(531)	-9.6%
Total	5,552	100.0%	5,552	100.0%	5,552	100.0%	-	0.0%

Source: SEWRPC, 2000 and 2020 Plan, Ruekert and Mielke 2040 Plan

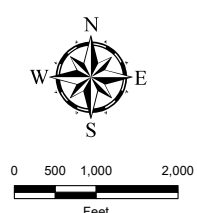
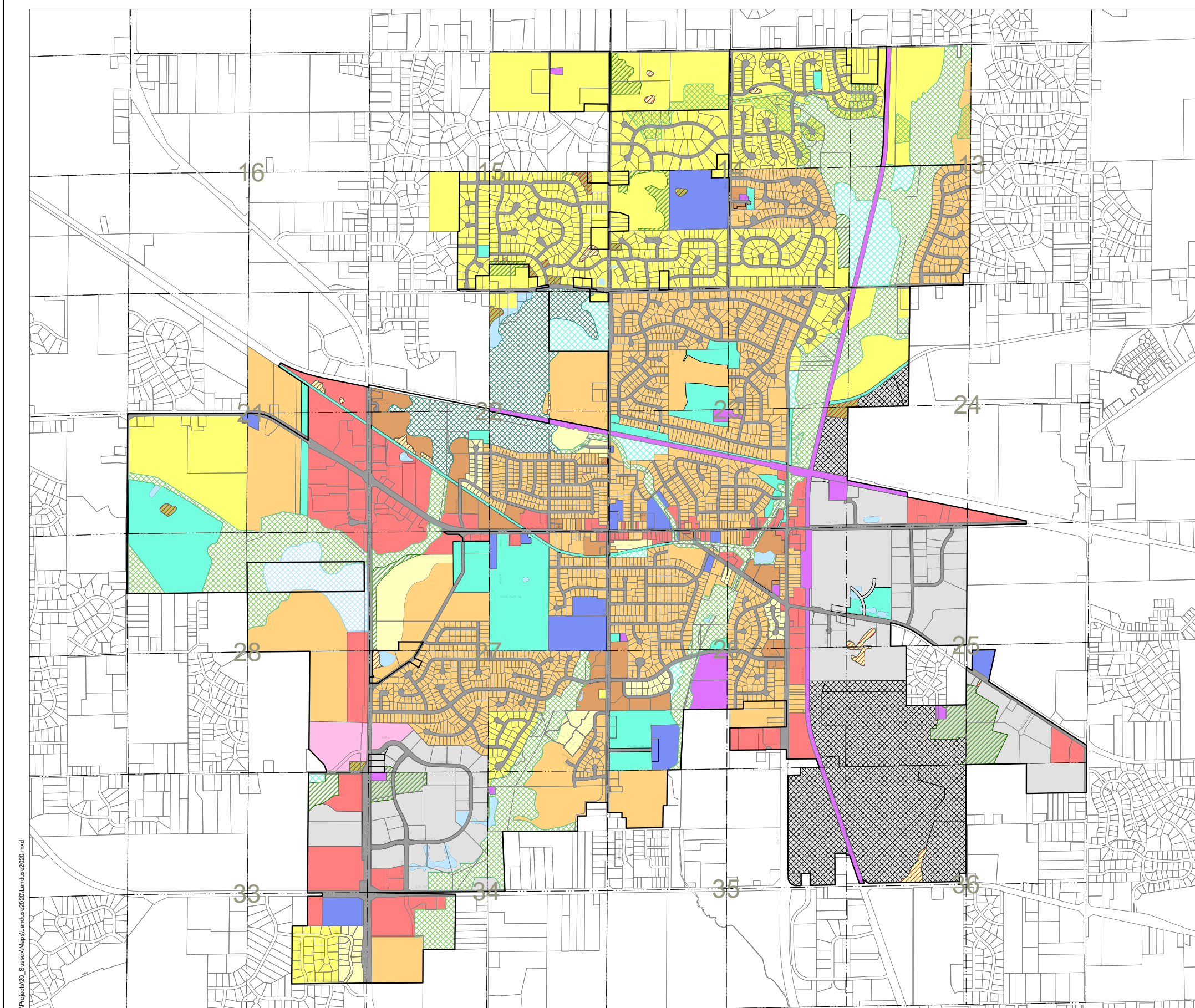


VILLAGE OF SUSSEX 2040 Land Use Map

Amended by Village Board January 12, 2009
Amended by Village Board December 11, 2012
Amended by Village Board June 24, 2014
Amended by Village Board December 9, 2014
Amended by Village Board March 31, 2015
Amended by Village Board December 8, 2015

Legend

- Low Density Single-Family Residential (0-2.9 dwelling units per net acre)
 - Single-Family Attached and Two-Family Residential (3-8.7 dwelling units per net acre)
 - Medium Density Single-Family Residential (2.91-6.1 dwelling units per net acre)
 - Multi-Family Residential (6.2 and up dwelling units per net acre)
 - Commercial
 - Commerce Center
 - Industrial
 - Quarry
 - Government and Institutional
 - Recreational
 - Publicly Owned Open Space
 - Streets and Highways
 - Railway, Communications and Utilities
 - Surface Water
- Environmental Overlay**
- Flood Storage Area
 - Woodlands Outside of Environmental Corridor
 - Wetlands Outside of Environmental Corridor
 - Primary Environmental Corridor
 - Secondary Environmental Corridor
 - Isolated Natural Resource Area
 - Civil Division



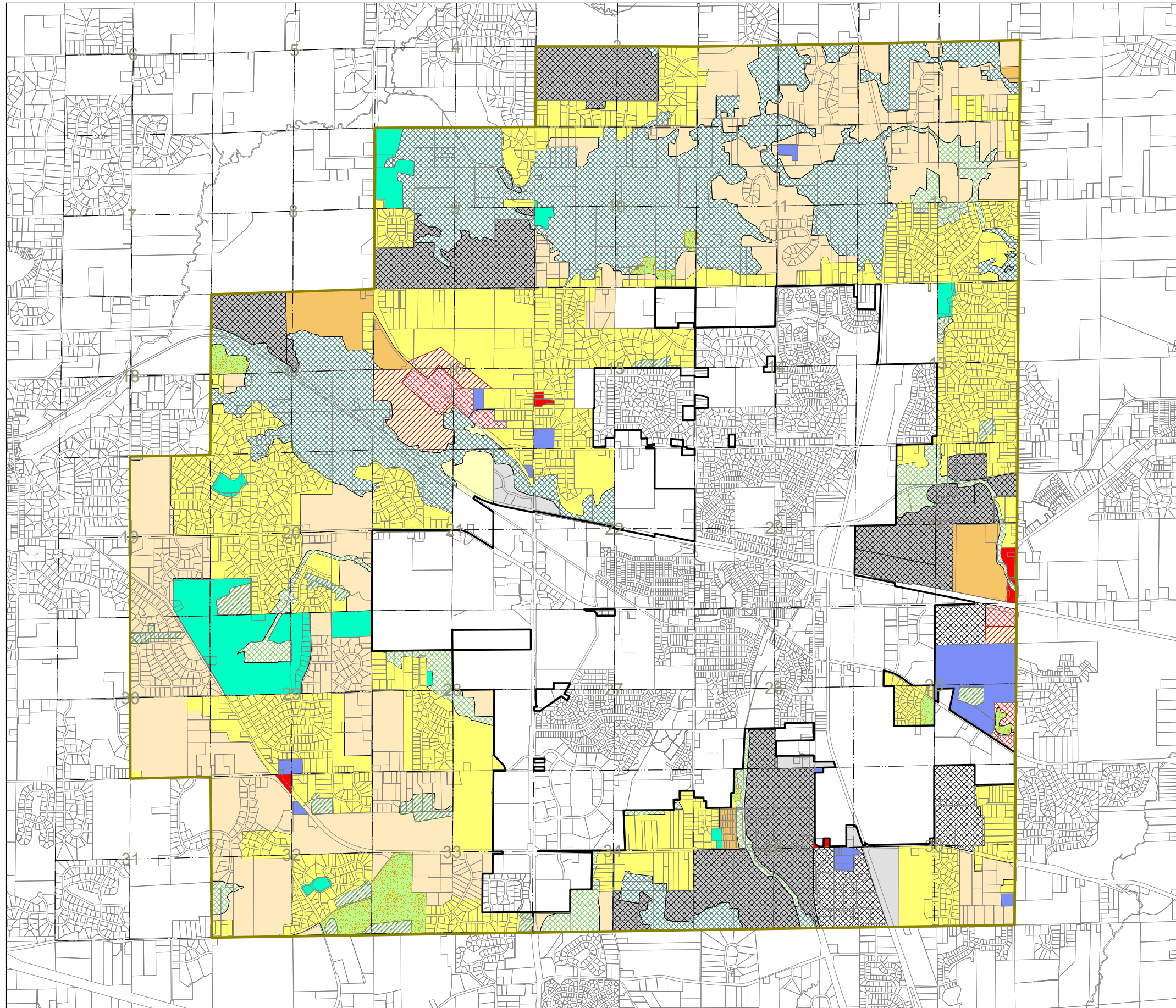
Source: Ruckert-Mielke

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Date: February, 2018

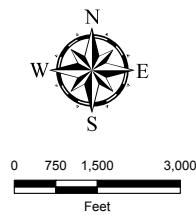


LAND USE PLAN FOR THE VILLAGE OF SUSSEX FUTURE EXTRATERRITORIAL AREA



Legend

- Extraterritorial Boundary
- Single-Family Attached and Two-Family Residential
- Single-Family Attached and Two-Family Residential (Special Use)
- Low Density Residential
- Rural Residential and Agricultural Lands
- Medium Density Residential
- Commercial
- Commercial (Special Use)
- Industrial
- Industrial (Special Use)
- Extractive
- Governmental and institutional
- Recreational
- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area
- Other Agricultural or Open Lands to be Preserved
- Transportation, Communication and Utilities
- Civil Division



Date: February, 2018

Source: Ruckert-Mielke

Residential

The 2020 Land Use Plan had residential with the largest urban land use category for the Village of Sussex. It accounted for 2,367 acres (42.7%) of the total land area. With the 2040 Land Use Plan, this would remain the largest land use, but decrease to 2,348 acres (42.3%) of the total land use. Residential land use categories are divided between single-family and multifamily uses.

- The single-family classification represents residential areas that are generally low- to medium-density and contain one dwelling unit per parcel. The 2020 Land Use Plan showed the Village of Sussex with 2,114 acres (38.1%) of single-family land use. The 2040 Land Use Plan shows the Village of Sussex with 2,166 acres (39%) of single-family land use, a slight increase.
- The multi-family classification includes properties that house more than one dwelling unit per parcel. The 2020 Land Use Plan had 253 acres (4.6%) of the land area in multifamily land use, whereas the 2040 Land Use Plan has only 182 acres (3.3%) of the land area in multi-family land use. This change is due to the compactness of multi-family and addition of mixed use developments within the downtown area and a shift away from multi-family on the edges of the community where other land uses are deemed more appropriate.

There are about 886 acres of available land for single-family development as of 2017. This will accommodate the demand for new single family housing over the planning period. The goal is to maintain the quality of the existing housing stock as well as diversify the housing opportunities to provide a full range of housing choices within the Village and to be prepared as a generational shift occurs with housing desires. As determined in the Housing Chapter of this report, there is a need for housing choices for those over 65 and for young professionals that are looking within the multifamily category, but those areas should be limited to the downtown and as buffers between single family and other uses.

Commercial

The Commercial classification represents retail shopping centers, professional offices, highway- orientated businesses, and mixed commercial and residential areas. Commercial land uses accounted for 285 acres (5.1%) of the total land area in the 2020 Land Use Plan. Commerce Center areas are indicative of office use. This is changing slightly with the 2040 Land Use Plan to have 384 acres (6.9%) of Commercial use in the community. Commercial uses can be found in the Downtown, along STH 164, and along County Highway F. The key Commercial node at STH 164 and Main Street has developed since the last plan was adopted. Another key node at STH 164 and County Highway K has started, but major changes in the commercial market place may impact the full development of this node. This may also limit commercial development between those two areas despite the high traffic corridor that is STH 164. Commercial development along County Highway F is flat and there may be questions to its long-term sustainability at its edges. The Downtown has seen significant commercial growth in the last several years and this is likely to continue with the addition of population to the area. There is about 107 acres of Commercial left to develop.

Industrial & Quarry

The industrial land use classification includes heavy and light manufacturing. The quarry category includes extraction of stone, sand, and gravel. The combined land use category makes up 17.3% of the total land area in the future Village of Sussex.

The industrial businesses are generally located in one of the three Business Parks and make up 496 acres (8.9%) of the land area in the 2020 Land Use Plan. This drops slightly by 12 acres to reflect a shift of some lands into commercial in the Sussex Corporate Center with the 2040 Land Use Plan. There are about 122 acres of land available for industrial development left as of 2017. While additional lands for industrial are not called for per the Land Use Plan, it may be the repurposing of existing industrial uses to more modern industrial practices where the Village sees additional growth from this sector vs additional lands for the same.

The quarry accounted for 190 acres (3.4%) of the land area with the 2020 Land Use Plan. This shifts to 351 acres (6.4%) of the 2040 Land Use Plan as Lannon Stone Quarry acquired the Vulcan Quarry and looks to expand its operations over time. The Sussex Quarry is one of the few remaining established quarries in southeast Wisconsin and the demand for its products will only go up over the foreseeable decades.

Governmental & Institutional

Governmental and institutional land uses include all municipal buildings, public schools, hospitals, churches, cemeteries and similar facilities. This category includes 104 acres (1.9%) of the total land area and hasn't and isn't projected to change much.

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 the 2020 Land Use Plan had 545 acres (9.8%) of the total land area in the future Village of Sussex, which goes up slightly to 596 acres (10.7%), a 0.9% increase in the 2040 Land Use Plan. This change is to reflect the additional roads in the expected developments.

Non-Urban Land Uses

The 2020 Land Use Plan contained 146 acres (2.6%) of the total land area for developed recreational land uses, and the 2040 Land Use Plan calls for 356 acres (6.4%). Additional park lands have been added to the system since the 2020 Land Use Plan was done and there are several parks and park additions that are scheduled in the next twenty years. Some of these park areas will be kept more natural for trails, etc., but have been included in this category moving forward. Available park and open spaces are very important to the Community and will continue to grow as the planning area develops.

Natural resource areas, which include environmental corridors, wetlands, woodlands, and surface water accounted for 889 acres (16%) of the total land area in 2020 Land Use Plan. This increases to 929 acres in the 2040 Land Use Plan (16.7%) and reflects additional lands being identified as important natural resources areas than in the previous plan. As lands containing these natural areas develop, the portions of those lands should be protected from development and potentially added to the park system inventory of natural areas as appropriate.

Agricultural and other open land accounted for 531 acres (9.6%) of the total land area in the 2020 Land Use Plan. This category goes to 0 by 2040 as it is anticipated that all land within the Future Village boundary will be developed or maintained as a park or natural resource area by that time. This is a significant change from the 2000 plan where almost 40% of the land was agriculture.

Historic Trends

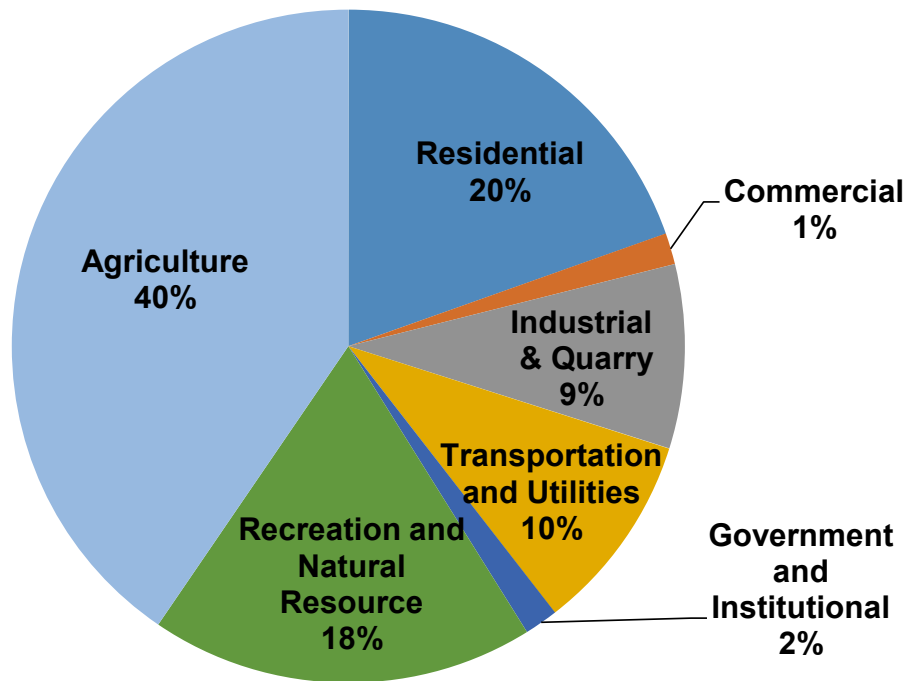
The Change in Land Use Over Time

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.

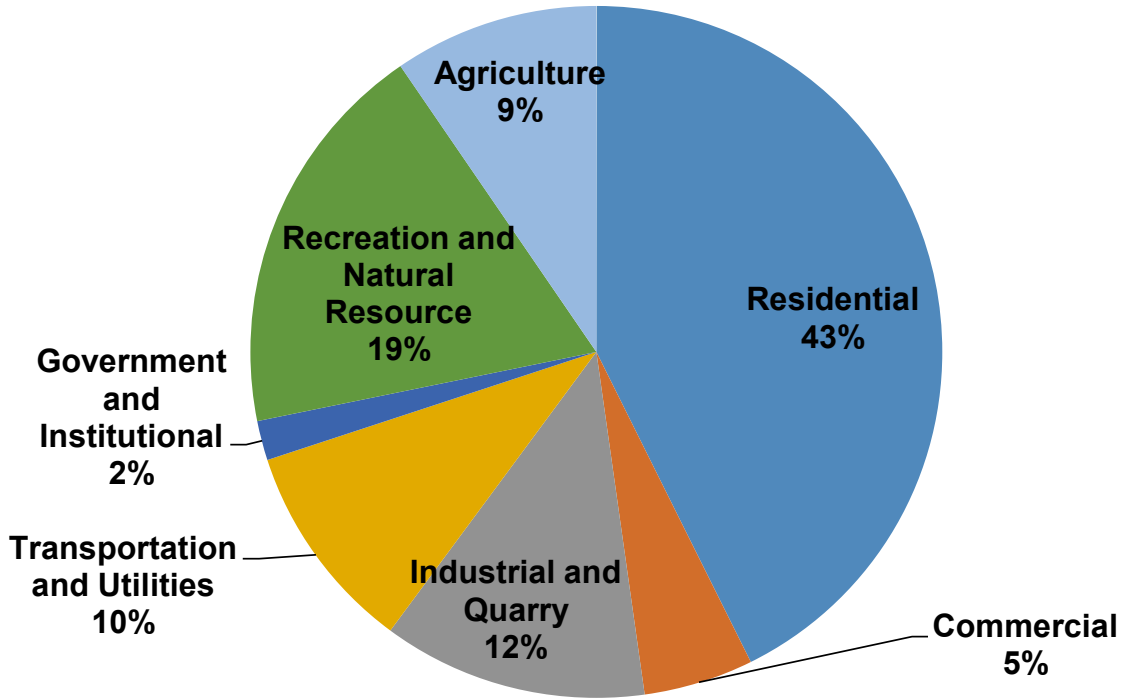
Growth since 2000 has continued to occur both within and outside of the boundaries of the Village with several developments occurring in the Town of Lisbon around golf course developments.

The growth has happened in such a way that many residents of the area do not know whether they are in Lisbon or Sussex and neighborhoods flow from one into the other in many areas. There is no longer a key distinction of agriculture and urban areas, except at the edges of the planning area.

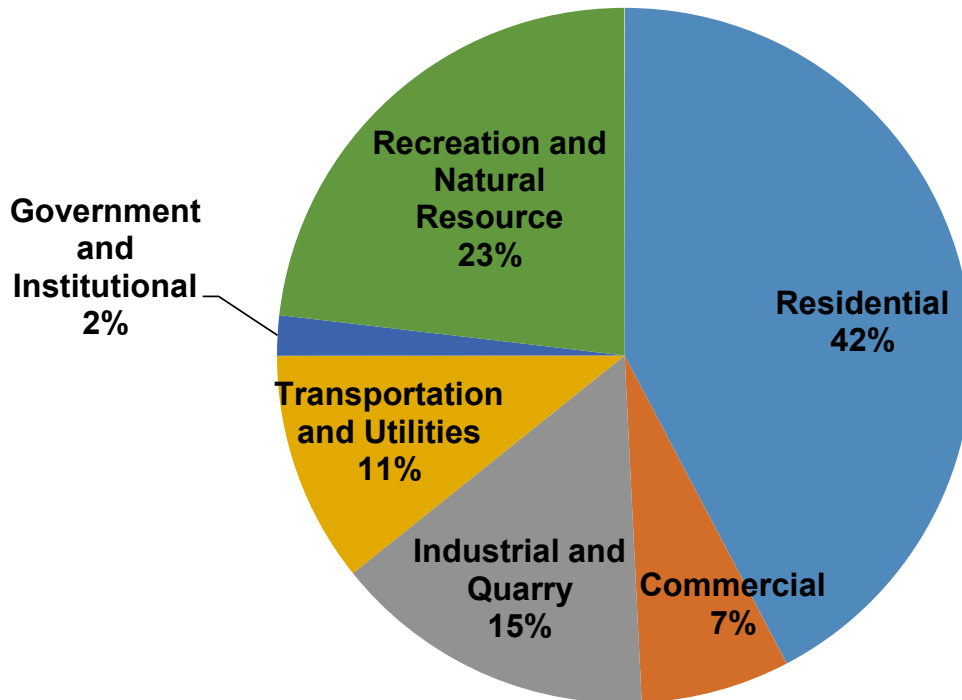
EXHIBIT 6-4
2000 Land Use Plan



2020 Land Use Plan



2040 Land Use Plan



Growth Plan Assumptions

In order to provide quality municipal services and retain the community's 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:

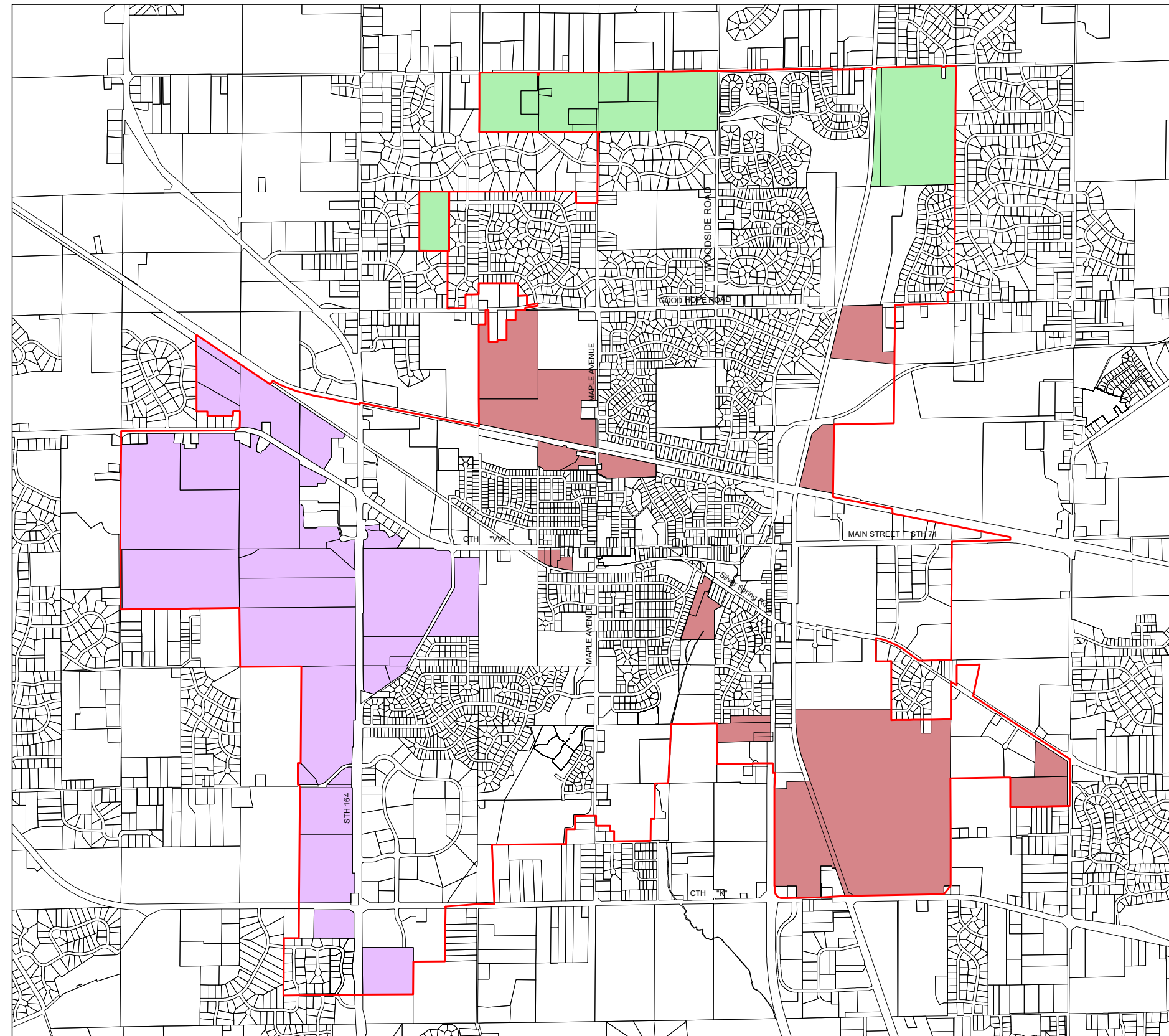
1. Growth will occur outward from the center of the Village.
2. Growth will be limited to areas with municipal water and sewer.
3. Extension of water and sewer service will generally occur next to existing services.
4. New development will generally occur adjacent to existing development and along transportation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

Based on these assumptions and known development plans, growth is likely to occur in a logical order between 2020 and 2040 as shown in Exhibit 6-5. Phase I, occurring between 2020 and 2027, will form along the STH 164 corridor. Phase II, occurring between 2028 and 2035 will occur along the northern boundary of the Village (likely from east to west) and west of STH 164. 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 for Phase I. Phase III, occurring between 2036 and 2040 will be the remaining in-fill developments. This area is likely to develop last and extend past the timeframe of the 2040 Comprehensive Plan due to a lack of infrastructure, constraints on the site from natural resources, quarry operations, and ownership wishing to not develop the properties. It should be expected that in each phase of the planning period there will be continued redevelopment within the Downtown areas. 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

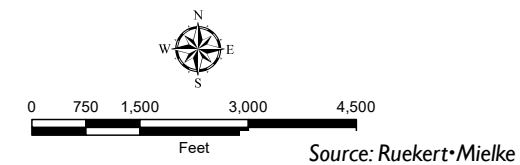
The Village of Sussex exercises its planning and platting extraterritorial authority under Wisconsin State Statutes Section 62.23(2). Exhibit 6-6, the Joint Planning Area Map from the Boundary stipulation, reflects the Waukesha County Development Plan except for those areas changed by the boundary stipulation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

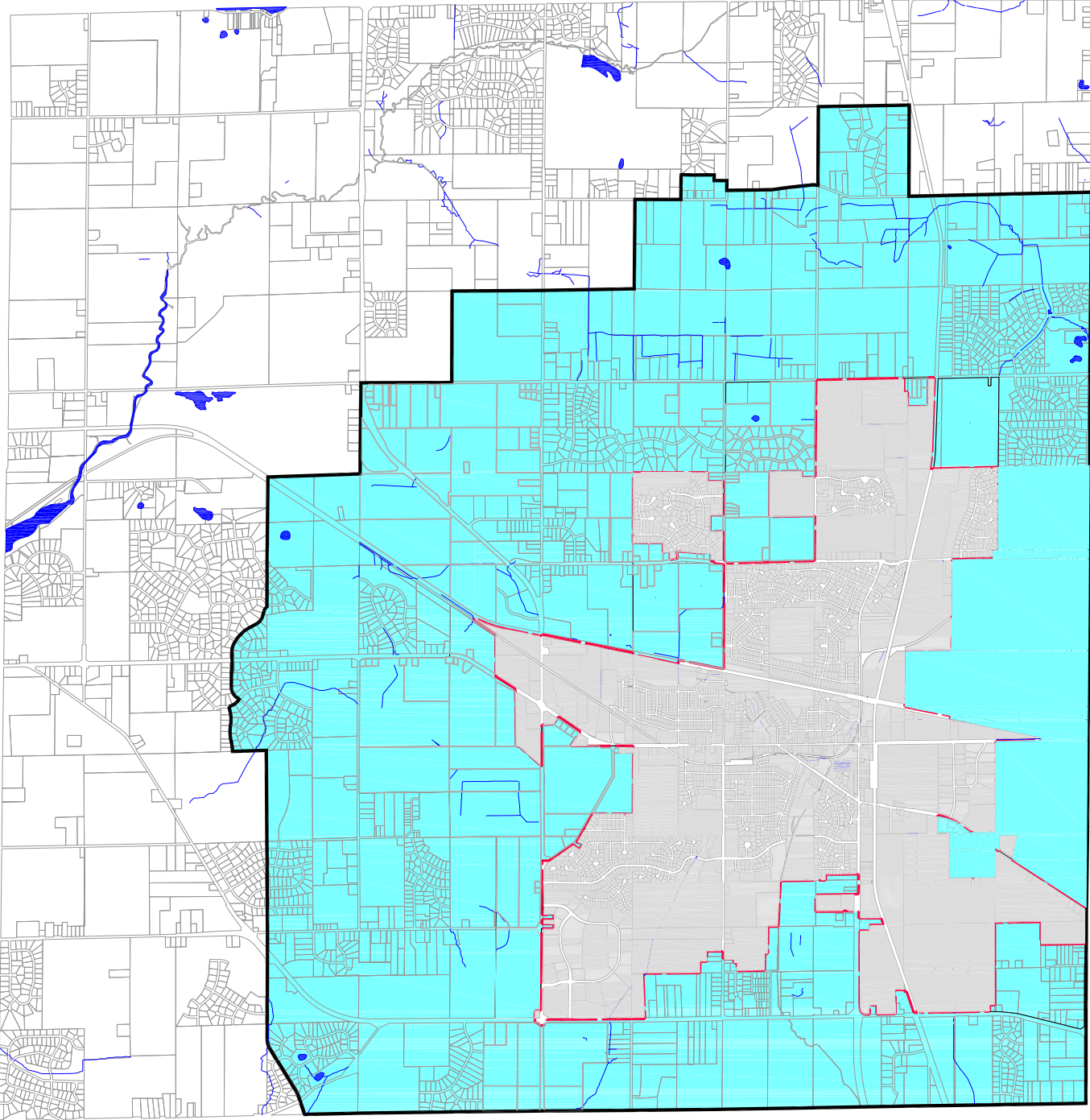




- Legend**
- Phase 1 2020 - 2027
 - Phase 2 2028 - 2035
 - Phase 3 2036 - 2040
 - Future Village Limits

Growth Assumptions
Village of Sussex



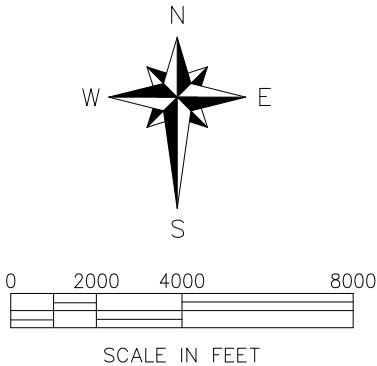


JOINT PLANNING AREA MAP

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

LEGEND

- - - CURRENT MUNICIPAL BOUNDARY
- EXTRATERRITORIAL ZONING JURISDICTION BOUNDARY
- JOINT PLANNING AREA
- VILLAGE OF SUSSEX GROWTH AREA



Source: 2001 Boundary Agreement

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 2020 and 2040. 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 2040 Comprehensive Plan will not be supported.

Land Suitability

Residential subdivision development should be suitable with the ability of the land to accommodate that development. It 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 Village.
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

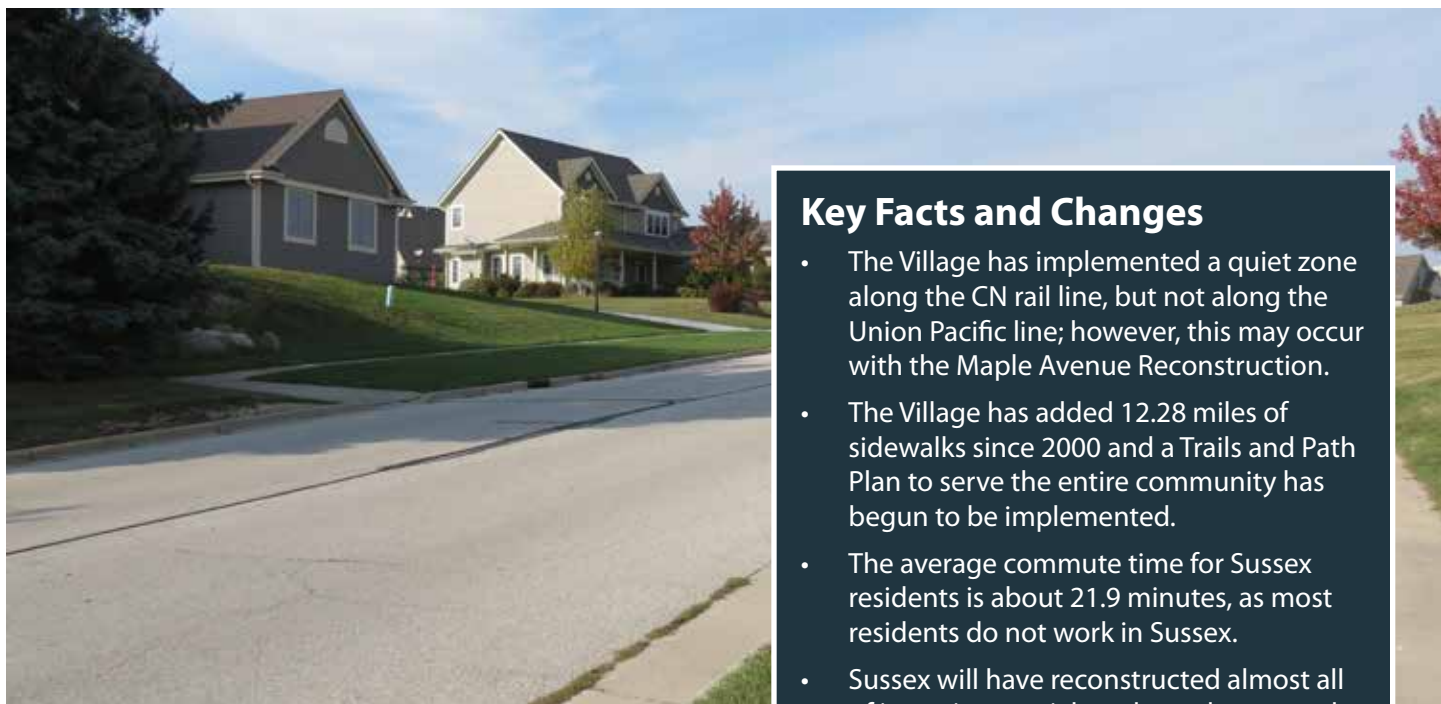
Efforts should be made to limit the interaction between incompatible uses, such as residential and industrial. If incompatible uses cannot be avoided, different buffers should be used including fences, berms and open space per the design guidelines.

Possible Changes to the Land Use Plan

The 2040 Workgroup examined the Land Use Plan and suggested the following items be considered by the Plan Commission for updating in the Land Use Plan. The 2040 workgroup recognizes there are many factors at play and understands the Plan Commission should, and would, go into greater depth about these potential changes.

- The lands north of the Union Pacific Railroad on the west side of Maple Avenue should be considered potentially for condo development vs. single family.
- The lands south of Good Hope Road and west of the Canadian National Railroad should be considered potentially for a mix of condo and single-family development vs. single family.
- The lands on the west side of STH 164 just north of Clover Drive extended should be considered potentially for a mix of condo and single family and eliminate the commercial uses.
- The lands on the west side of STH 164 north of Hwy K and south of Richmond Road should be considered potentially for just business park and not commercial.
- The lands on the west side of CTH F north of Paul Schmidt Trucking should have a buffer from the quarry operation and maybe should include condo uses.

CHAPTER 7: TRANSPORTATION



Key Facts and Changes

- The Village has implemented a quiet zone along the CN rail line, but not along the Union Pacific line; however, this may occur with the Maple Avenue Reconstruction.
- The Village has added 12.28 miles of sidewalks since 2000 and a Trails and Path Plan to serve the entire community has begun to be implemented.
- The average commute time for Sussex residents is about 21.9 minutes, as most residents do not work in Sussex.
- Sussex will have reconstructed almost all of its major arterial roadways between the years of 2000 and 2020.

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 throughout 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 2040 Comprehensive Plan.

Existing Plans and Services

The existing transportation system is well established.

- Main Street is the main roadway connecting the community east and west. Main Street (also County Highway VV west of Locust Street) traverses from future residential on the west through the Main Commercial District at STH 164, through a residential and multifamily section into the Downtown's mixed uses, to the original Industrial sections of the community, and finally to the residential in the east from Lannon and western Menomonee Falls. It is the backbone of the community.
- STH 164 serves as the busiest roadway in Sussex, connecting residents from north and south to I-41 and I-94 respectively, and remains largely undeveloped through the Village. This corridor will see great change over the planning period as development and access to the corridor occurs.
- Silver Spring connects in the heart of downtown to Main Street and runs east at an angle all the way to Milwaukee and the Northshore suburbs. It serves as a large commuter route for the region and brings significant traffic into downtown.
- County Highway F (Formerly STH 74) connects the community to I-94 to the south and to Menomonee Falls to the east.
- County Highway K serves a key east to west route on the southern portion of the Village.
- Good Hope Road facilitates more localized traffic in the northern portion of the Village for east to west traffic from STH 164 to Milwaukee and the North Shore suburbs.
- Maple Avenue is the primary north south route through the Village of Sussex running from Plainview Road to County Highway K.
- County Highway V is on the eastern edge of the Village and allows north-south movement from County Highway K to County Highway Q.
- Plainview Road and Waukesha Avenue provide minor arterial routes, whereas Woodside Road, Richmond Road, Clover Drive and Maryhill Road provide collector routes for more localized traffic to get to the larger arterials listed above.

The Village of Sussex is one of the fastest growing communities in Waukesha County, but this well-designed traffic system means minimal traffic congestion except for impacts from the Canadian National Railroad and Union Pacific Railroad at key points during rush hours at a few intersections (Silver Spring and County Highway F, and Maple Avenue and County Highway K)

The existing transportation system in the Village of Sussex is comprised of six main road categories: 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 (north, central, and south) and north-south arterials located (east, central, and west) within the Village and on the Village boundaries. Exhibit 7-1 is a summary of the four major categories of roadways within the Village of Sussex:

EXHIBIT 7-1

Major Roadway System

Roadways	Name
State Highways	STH 164
County Highways	CTH F
	CTH K
	CTH V
	CTH VV
Local Arterials	Maple Avenue
	Good Hope Road
	Waukesha Avenue
	Richmond Road
	Plainview Road
Collectors	Woodside Road
	Clover Drive
	Pewaukee Road
	Maryhill Road
	Executive Drive

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 2040 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

STH 164 is a major traffic arterial through Waukesha County. It has been expanded during the previous planning phase from two to four lanes from I-94 through the Village of Sussex at Good Hope Road. SEWRPC has recommended the four lanes extend to County Highway Q, and eventually four lanes to I-41 at some point in the future, to serve as a western Milwaukee metro bypass to I-94 and I-41. This work may be beyond this planning phase, but when completed will have a major impact on this corridor and Sussex.



2. Silver Spring Road (County VV)

SEWRPC recommends expanding Silver Spring Road from County Highway F (Waukesha Avenue) to four lanes east through the Village of Menomonee Falls.

3. County Highway F

County Highway F has been expanded to four lane capabilities throughout the Village and should be made functional as such when traffic dictates said action.

Jurisdictional Changes

SEWRPC recommends the following jurisdictional change:

1. Transfer Plainview Road through the entire planning area from Town and Village to County jurisdiction. The Village feels that Good Hope Road should be the roadway transferred if such a transfer is to occur because Good Hope Road already becomes County Highway W in Lannon to the east.

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 16 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 Drive: Main Street to Townline Road
- Maple Avenue: Lisbon Road/CTH K to Bugline Trail
- Swan Road: Connect with Lisbon Road/CTH K
- Lisbon Road/CTH K between Maple Avenue and Swan Road

The Village has started the following trail system to further bicycle and pedestrian connections of the Village (See Exhibit 7-2).

- **Corky Curtis Trail** (1.8 miles)- Future Expansion (1.3 miles) From Mammoth Springs Pond (BugLine Trail) to Executive Drive along Spring Creek, Sussex Creek, and Pewaukee Creek.
- **Mapleway Trail** (.75 miles)- Future Expansion (1.25 miles). From Waukesha Avenue to Maple Avenue along the Union Pacific Railroad and eventually through the Butler Nature Preserve.
- **Prides Trail** (.15 miles)- Future Expansion (.85 miles). From Prides Park through the Prides Nature Preserve with most being a natural path with some steep slopes and uneven terrain (Off road biking may be possible)
- **Sussex Creek Trail** (.25 miles)- Future Expansion (2.9 miles). From Old Brook Square Park to Weyer Park and eventually along Sussex Creek through Grogan Nature Preserve to Maryhill Road and Ausblick Ski Hill.
- **Woodland Creek Trail** (.8 miles)- Future Expansion (3.1 miles). From the Bugline Trail on Waukesha Avenue to Good Hope Road and eventually through the Woodland Creek Nature Preserve.
- **Village Park Trail** (1.3 miles)- Future Expansion (.75 miles). From Bugline Trail through Village Park and eventually to Sussex Creek Trail and to Corky Curtis Trail.





Map Exhibit 7-2 Trail System and Parks

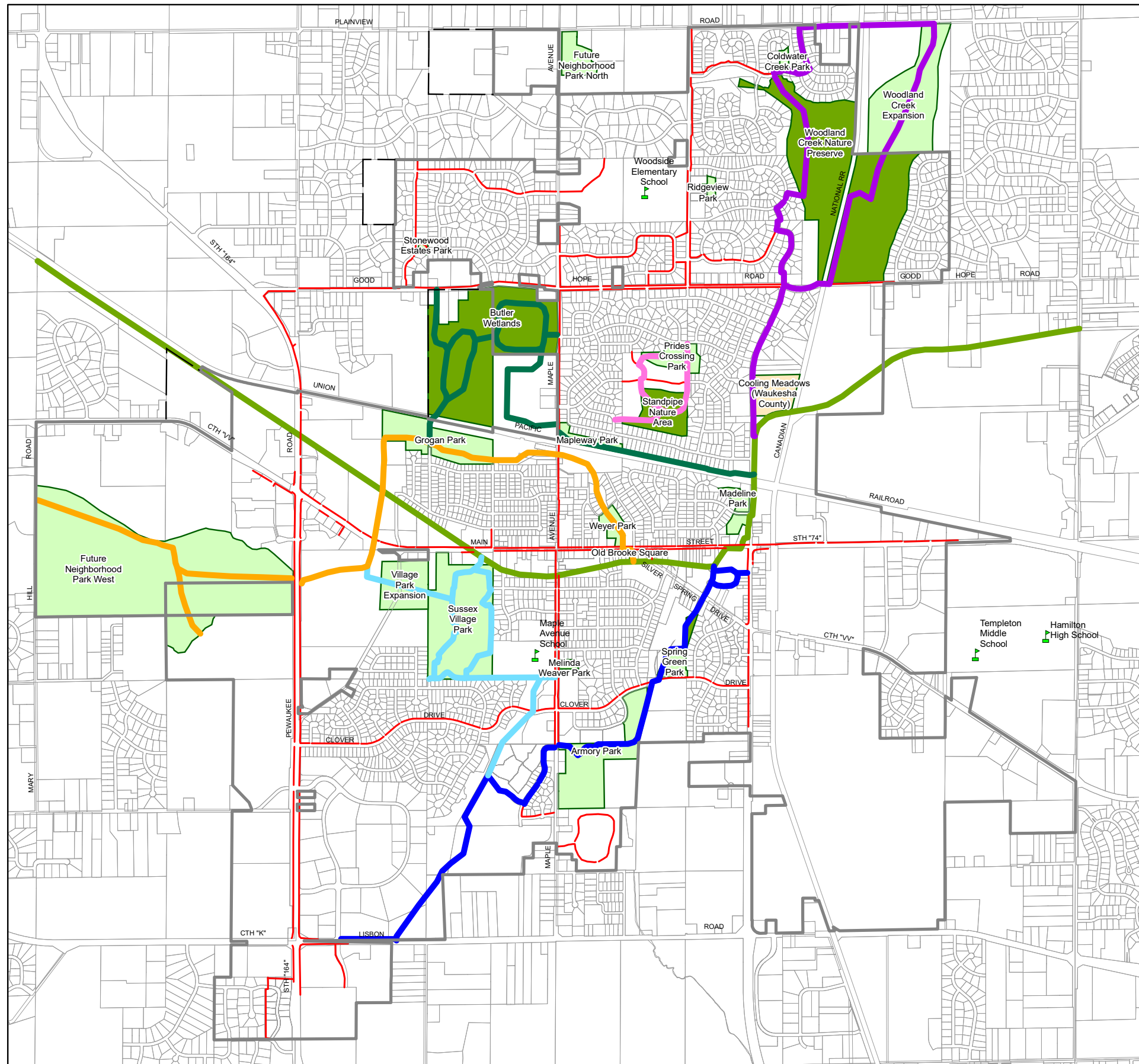
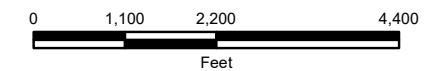
Legend

Trails

- Corky Curtis
- Mapleway
- Prides
- Sussex Creek
- Village Park
- Woodland Creek
- Existing Sidewalk
- Bugline

ParkSystem

- Village Parks
- County Park
- Natural Areas
- Schools
- Municipal Boundary



Date: February, 2018

Source: Ruerkert•Mielke



**Existing Traffic Counts
Exhibit 7-3**

Legend

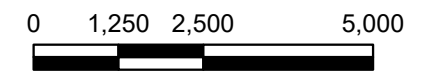
- Schools
- Employee Bus Rapid Transit Stops
- Existing Traffic Signal
- Future Intersection Improvement

Street Classifications

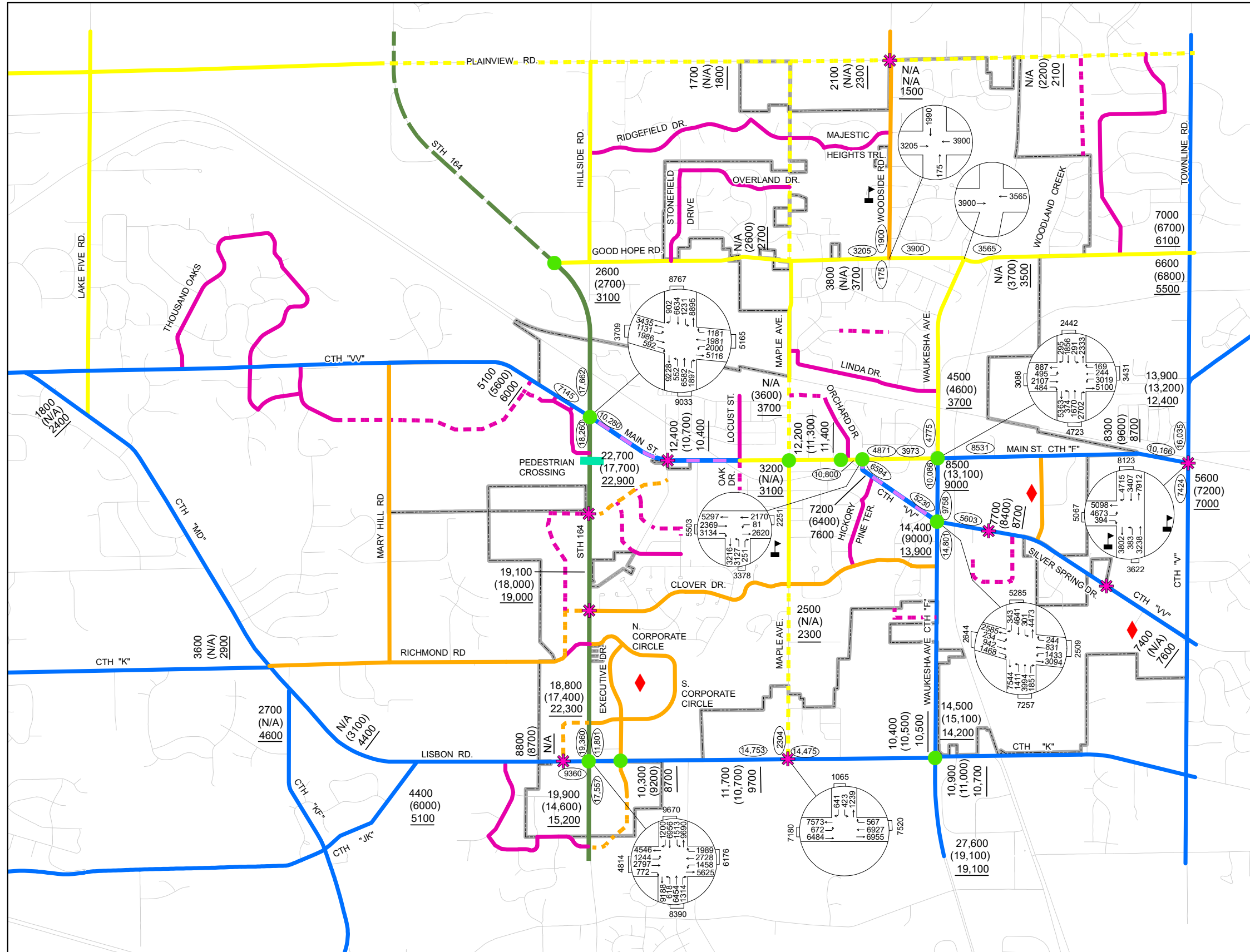
- STH (100'-180')
- Future STH (100'-180') Expansion
- CTH (80'-100')
- Future Jurisdictional Transfer - County to Village
- Local Arterial (66'-80')
- Local Arterial Width Improvements
- Collector (66'-80')
- Future Collector (66'-80')
- Local Collector (60')
- Future Local Collector (60')
- Pedestrian Crossing
- Civil Division

XXX 2015 WISDOT
 (XXX) 2012 WISDOT
 XXX 2009 WISDOT

TRAFFIC TURNING MOVEMENTS
 24 HR PROJECTIONS
 AVERAGE ANNUAL DAILY TRAFFIC (AADT) (XXXX) TOTALS



Source: Ruckert•Mielke





2040 Traffic Counts
Exhibit 7-4

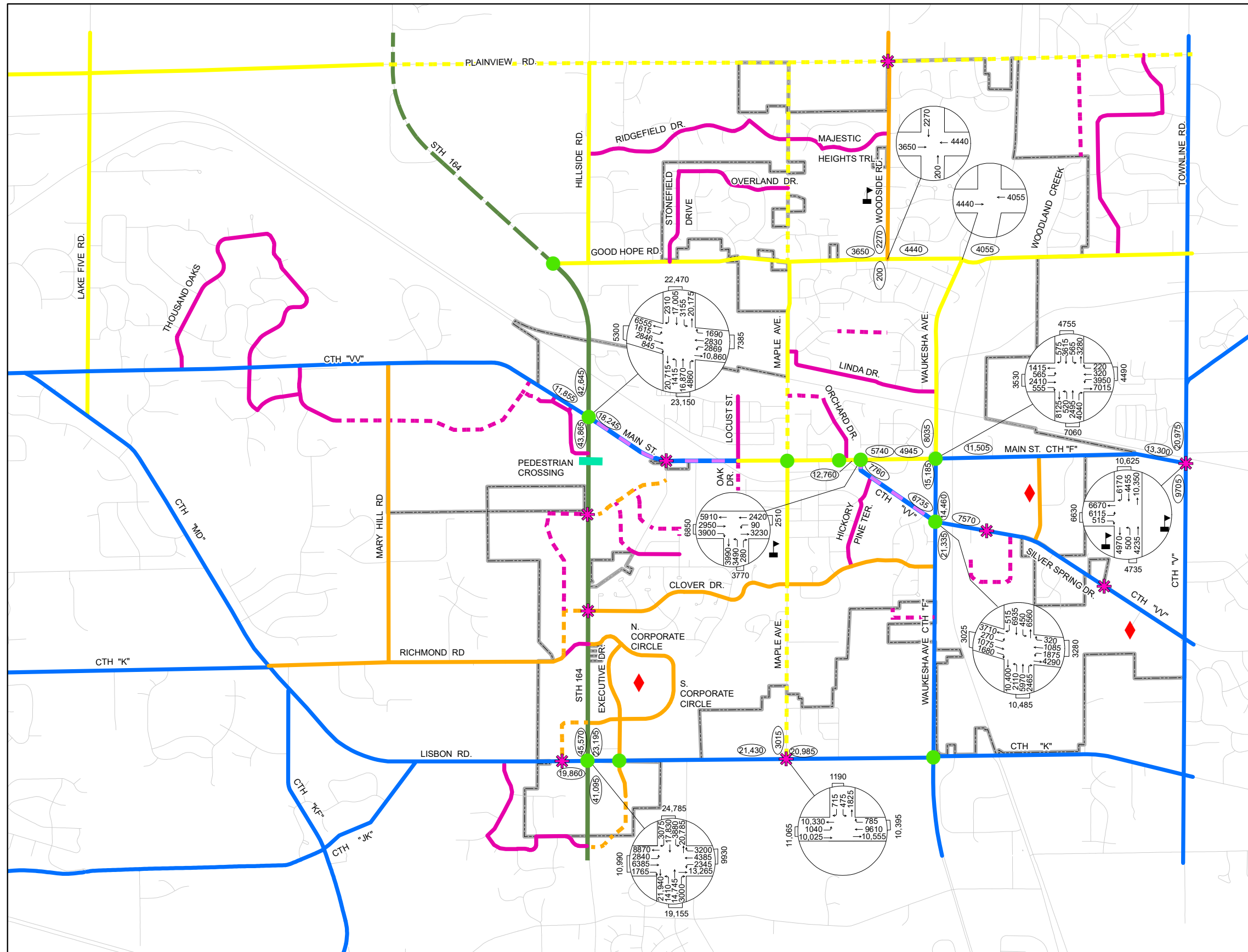
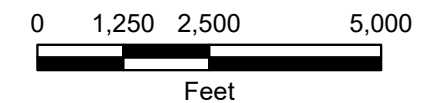
Legend

- Schools
- Employee Bus Rapid Transit Stops
- Existing Traffic Signal
- Future Intersection Improvement

Street Classifications

- STH (100'-180')
- Future STH (100'-180') Expansion
- CTH (80'-100')
- Future Jurisdictional Transfer - County to Village
- Local Arterial (66'-80')
- Local Arterial Width Improvements
- Collector (66'-80')
- Future Collector (66'-80')
- Local Collector (60')
- Future Local Collector (60')
- Pedestrian Crossing
- Civil Division

TRAFFIC TURNING
MOVEMENTS 2040
24 HR PROJECTIONS
AVERAGE ANNUAL
DAILY TRAFFIC (AADT) TOTALS



Date: March, 2018

Source: Ruekert+Mielke



Significant Transportation Projects Exhibit 7-5

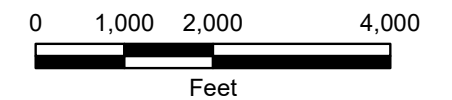
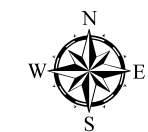
Legend

- Schools
- Employee Bus Rapid Transit Stops
- Future Intersection Improvement

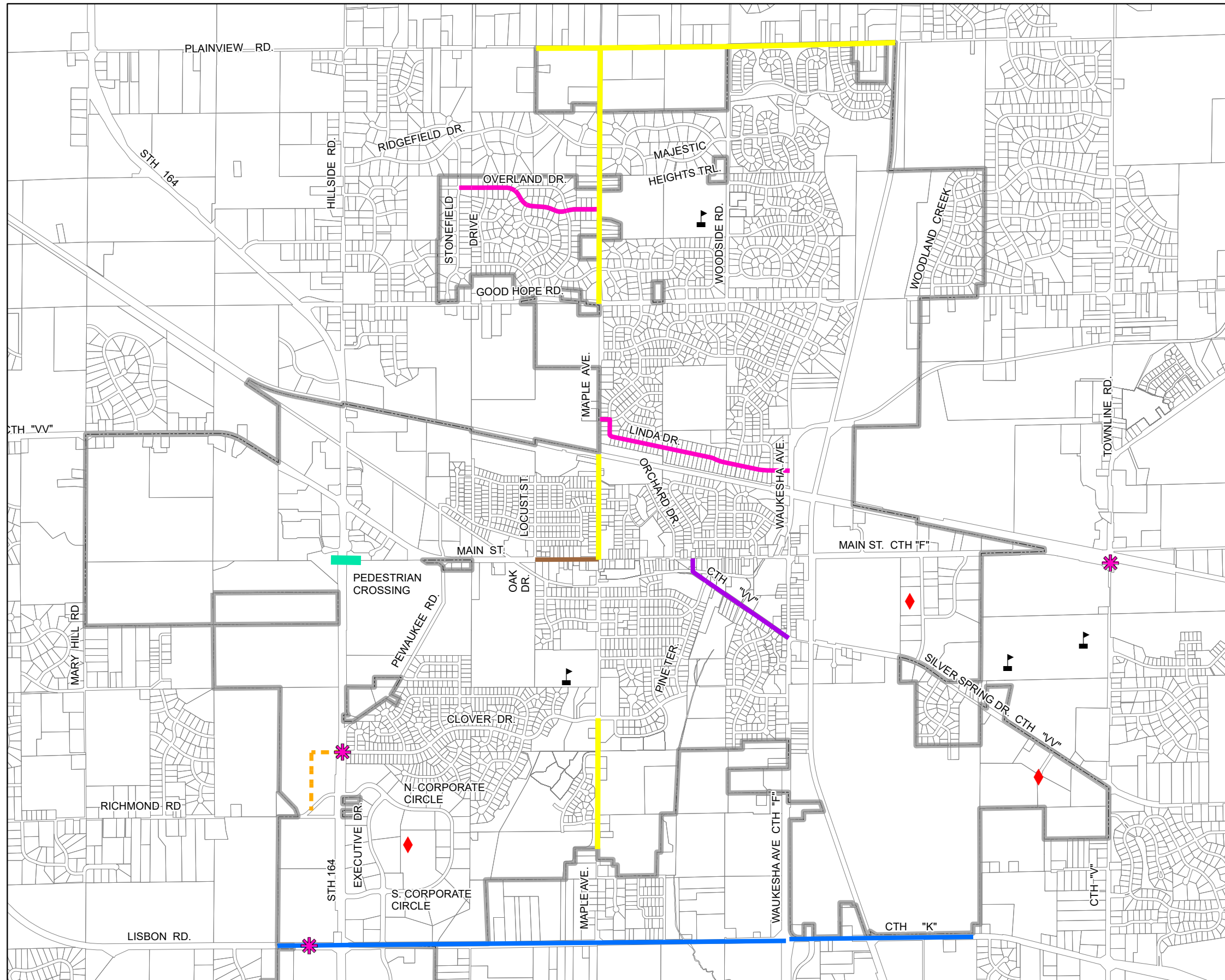
Street Classifications

- Future Collector (66' - 80')
- Future Jurisdictional Transfer - County to Village
- Local Arterial - (66' - 80')
- Local Arterial Width Improvements
- CTH (80' - 100')
- Local Collector (60')
- Pedestrian Crossing
- Civil Division

Date: February 2018



Source: Ruekert•Mielke



Pedestrian Accommodation

Pedestrian accommodation is a high priority 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 Trails and sidewalk plan are some examples of how Sussex will carry out the State's Pedestrian Policy. Since the early 2000s, Village Ordinance requires sidewalks on both sides of arterials and collectors, and at least on one side for local streets outside of cul-de-sacs.

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 and 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:

- Sussex Town Center CTH VV and STH 164 Log #3176
- Continental Property STH 164 and CTH "VV" southwest quadrant (WisDOT Log # 136).
- The Glen at Seven Stones STH 164, CTH K south to Lindsay Road.
- Sharp Packaging Silver Spring Road.
- Sussex IM CTH K.
- Mammoth Springs Waukesha Avenue.
- Lied's CTH F and Townline Road.
- Meijer STH 164 and CTH K WisDot #2662.

Corridor Study

- Main Street reconstruction
- Good Hope Road reconstruction

Traffic Volume

Existing average daily traffic volumes were collected in 2009, 2012, and 2015 by Wisconsin Department of Transportation and have been summarized on Exhibit 7-3 (Existing traffic) and Exhibit 7-4 (2040 Traffic Counts). Also summarized on Exhibit 7-3 are 2014–2018 turning movement count data collected by Traffic Analysis and Design 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 7-4 summarizes the year 2040 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 2040 transportation plan should also be updated periodically throughout the planning timeframe as developments are constructed 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 throughout 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 to cross STH 164 to connect neighborhoods when development occurs on those properties.
 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.
 8. Provide a transportation system that efficiently moves goods and services to related businesses.
 9. 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 on Exhibit 7-5, the map and below:

Maple Avenue Reconstruction

In the near term, reconstruct Maple Avenue from the southern limits of the Village through Clover Drive, and from Main Street to the Union Pacific Railroad, and from Good Hope to Plainview. Consider improvements at UP railroad crossing for Quiet Zone application. Adjust the roadway size as appropriate, add sidewalks, appropriate turn lanes, and work with the Town of Lisbon to see improvements on Maple Avenue to CTH K. Work with County on CTH K and Maple Avenue to see that intersection improved, including the possibility of a roundabout or signalized intersection. Longer-term extend Orchard to Maple Avenue as a means of egress onto Maple Avenue for the neighborhood. It should also be considered whether Maple Avenue should be extended south to cross Lindsay Road and connect with Swan Road connecting to STH 164 in Pewaukee.

Main Street

Reconstruct Main Street from Maple Avenue to Locust Street. Adjust the roadway size as appropriate; add sidewalks to STH 164, appropriate turn lanes, and work with the County to reconstruct Main Street from Locust Street to STH 164. Consider a transfer of Main Street from Locust to HWY 164 (or Locust to Pewaukee Road) from County to Village in exchange for possibly a transfer of Good Hope or other considerations. Improve with possible roundabout at Pewaukee Road and reconstruct Pewaukee Road to connect to STH 164 at the pre-determined lighted intersection location and TBD roadway to serve the property to the west. Long term, consider connecting Oak Drive to Main Street aligning with Locust Street for opening up parcels for redevelopment.

Silver Spring

Complete the transfer of Silver Spring from County to Village for the stretch from Waukesha Avenue to Main Street. Work with the County to expand Silver Spring to four lanes from County Highway V to Waukesha Avenue (CTH F), add sidewalks from Pine Terrace through to County Highway V. Address the intersection of CTH F and Silver Spring, especially the east bound turns from CTH F, and the south bound turns from eastbound Silver Spring to CTH F, address the access issues at Quad Graphics truck docks, and consider a traffic signal at the intersections for the School District and Sharp Packaging and Silver Spring.

STH 164

Align Richmond Road to line up with Clover Drive and install a traffic signal at this intersection. Provide for a pedestrian overpass of STH 164 with the trail system to connect west side of Village to Village Park and Downtown. Ensure that North Corporate Circle and South Corporate Circle maintain full access. Extend Executive Drive south to STH 164 aligned with Seven Stones Drive, consider traffic signal at said location.

CTH F

Consider intersection alternatives with CTH F and CTH V (Lied's). Extend Lilac to connect with CTH F with development.

Plainview Road

Reconstruct Plainview Road from Village Border to Village Border. Adjust the roadway size as appropriate, add sidewalks, appropriate turn lanes, and work with the Town of Lisbon to see improvements from STH 164 to Village Border and to CTH V. Extend Woodland Creek Drive to Plainview with development.

Overland Road

This roadway no longer serves as a collector and upon reconstruction should be reduced in roadway width to standard local street widths.

Clover Drive

Consider traffic calming alternatives along this roadway.

Linda Drive

Consider traffic calming alternatives along this roadway.

Mass Transportation

Consider rapid transit from Corporate Parks to east and south

CTH K

Consider a new signalized intersection to the west of STH 164 aligned with the Ascension property and proposed Business Park to the North. Extend sidewalk both sides along CTH K to path at Sussex IM. Consider grade separation on CTH K and Canadian National for east west access at all times. Consider whether four lanes be established through the Village of Sussex.

Trails and Path Plan

The various paths and sidewalk connections should be implemented per the sidewalk plan.

In general, subdivision development should include 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. Priorities include sidewalk on Silver Spring to Middle School, on Main Street east of STH 164, and on Waukesha Avenue south of Main Street.

The Village should continue its maintenance cycle so all roadways are maintained approximately every 13 years with mill and overlay cycles to project the longest and most effective life expectancy and efficient cost delivery for the same.

CHAPTER 8: INTERGOVERNMENTAL COOPERATION



Key Facts and Changes

- The Village partners with neighboring communities/governments in the provision of over 15 services, saving the taxpayers over a million dollars annually in costs.
- The Village has standing partnerships with over 35 different local governments, extending beyond Waukesha County, into Washington, and Jefferson Counties.
- The Village Board has a standing goal to annually look for additional ways to deliver services at more effective rates through partnership.

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. The Village currently shares the following services with other governments

Administration

The Village has supported neighboring communities in various areas including contracting financial accounting services on a limited basis, participating in joint purchasing with Waukesha County of election equipment, being a member of the Value Purchasing Program, offering joint training for region communities, serving as the Independent hearing officer for other communities HR matters, and participating in joint Revolving Loan Fund management, to name just a few partnerships.

Culture and Leisure

Library

The Village, through the Pauline Haass Public Library, provides the region extensive educational and recreational opportunities and materials. The library is a member of the Bridges Library System and CAFÉ consortium, whose 24 libraries share and circulate to the public over 2.4 million physical materials and a vast digital resource collection.



Parks and Recreation

The Village provides regional senior, recreation, and special event services for residents in the Town of Lisbon, Merton, Lannon, Richfield, northern Pewaukee, and western Menomonee Falls. Many of the Village programs wouldn't be able to run without the attendance from the broader region. The Village also partners with Waukesha County to run some programs. The Village partners with Lisbon for National Night Out, Egg Hunt and other special events. The Village specifically partners with Menomonee Falls and Hartland for trips and day camp events to effectively run those programs.

Planning and Development

Building Inspection

The Village partners with the Villages of Richfield and Slinger to provide joint inspection services for the three communities. This provides higher level services for lower costs.

Economic Development

The Village is an original member of the Waukesha County Center for Growth, a regional Economic Development Corporation formed in 2016.



Public Safety

Police

The Village contracts with Waukesha County for Police Protection, houses the regional Public Safety Building for officers of the Village of Merton, Town of Lisbon, and Waukesha County Northeast Sector Officers and Detectives. The Village also processes administrative police tickets for five communities out of the Sussex Public Safety Building.

Fire

The Village contracts with the City of Waukesha for Technical Rescue operations and was a leader in the Waukesha County Joint Dispatch. The Village is participating in the regional study of fire services and is interested in seeing more shared service opportunities in this service area.

Municipal Court

The Village is a member of a 21 community Joint Municipal Court and is the second largest contributor to the Court.

Public Works

Operations

The Village partners with Lisbon and Waukesha County to share plow routes, and the Village contracts with the County for use of the salt shed and to maintain the Village's street signals to save taxpayers money. The Village partners with the City and County of Waukesha, City of Pewaukee, and Lisbon on equipment sharing, and projects like right of trimming, brush collection, and roadway repairs for more efficient delivery of service.

Health and Sanitation

The Village runs a yardwaste site open to region residents for \$25 per pass for year (2017) and operates an oil drop off site that is open to region residents. The Village partners with Waukesha County for e-recycling events allowing residents a convenient way to get rid of old electronics. The Village also hosts a drug recycling drop off site to minimize drugs from getting in the landfills or sewer system or being abused.

Utilities

The Village runs a regional wastewater treatment plant serving Menomonee Falls, Lannon, Lisbon, and Sussex. The Village is in the final stages of completing an interconnect with Menomonee Falls for water service between the two communities for emergency situations. The Village also provides water service to the School District and some Lisbon residents supporting a regional approach to service provision. The Village is part of the consortium for stormwater management whereby the County provides education services for stormwater education.



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 has allowed Sussex to grow without expensive border fights, and allowed for future sewer service to the Town, but it will significantly limit the Village once those borders are reached and only redevelopment remains for the community.

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: 2035
- Regional Transportation Plan for Southeastern Wisconsin: 2050
- A Regional Bicycle and Pedestrian Facility System Plan for Southeastern Wisconsin: 2050
- A Regional Park and Open Space Plan for Southeastern Wisconsin: 2000
- A Park and Open Space Plan for Waukesha County 2017
- 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: 2040

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
- Wisconsin Department of Natural Resources
- Southeastern Wisconsin Regional Planning Commission

The implementation of the Village's 2040 Comprehensive Plan will benefit from cooperating with the governments and agencies mentioned above. Exhibit 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.

Additional Opportunities to Explore:

- Consider establishing a pool (indoor due to short season) and a splash pad for kids. It could address needs for families, kids and seniors. Perhaps partner with high school to accomplish this.
- Templeton and Hamilton High Schools -- Partner to provide a safe route to walk or bike, especially from the downtown area.
- Menomonee Falls is considering building a dog park at Aero Park, which could be shared or shared with a new dog park being explored by the County.
- Locate best practices across the country.
- The Bugline is great, but it's east-west. Consider partnering with the County, DNR and Town to go north-south.
- Shared fire service is very important. It could reduce some of the overhead.
- Could we/should we grow our own landscaping materials? Seniors may be willing to help tend the plants.
- What about a YMCA or similar facility in Sussex?

EXHIBIT 8-1

Intergovernmental Elements and Relationships

Element	Relationship	Government Agency or Department
Transportation	Federal & State Highways	Wisconsin Dept. of Transportation
	County Highways	Waukesha County Dept. of Public Works
	Airports	Waukesha County Dept. of Public Works
	Regional Roadway	Southeast Wisconsin Regional Planning Commission
	Bus Service	Milwaukee County Transit & City of Waukesha Transit
	Railway Facilities	Canadian National Railroad, Union Pacific Railroad Wisconsin Commission of Railroads
Natural and Cultural Resources	Bugline Trail	Waukesha County
	Cooling's Meadow	Waukesha County
	Wetlands, Endangered Species, Environmental Locations	Wisconsin Dept. of Natural Resources
	Floodplains	Federal Emergency Management Agency, WI
	Groundwater	Wisconsin Dept. of Natural Resources
Utilities and Community Facilities	Local School District	Hamilton & Arrowhead School Districts
	Public Library	Village of Sussex and Waukesha County
	Public Safety - State	Wisconsin State Patrol
	Police 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
Housing	County Assistance	Waukesha County
	State Assistance	WHEDA
	Federal Assistance	HUD
Economic Development	Training	The Workforce Development Center and U.S. Small Business Administration Waukesha Center for Growth
	State Community Development Assistance	Wisconsin Economic Development Corporation, Department of Workforce Development, Forward Wisconsin
	County Assistance	Waukesha Center for Growth
	Regional Assistance	Milwaukee 7 Regional Economic Development Partnership

CHAPTER 9: IMPLEMENTATION

Key Facts and Changes

- The 2040 Comprehensive Plan is a guide to help the community successfully shape itself for the next 20 years.
- This framework will see adjustment over the years as no community is static, but it does provide a good backbone for the continued growth of the community.
- The 2020 Plan, which this plan builds itself on, was very successful in transforming the community over its planning period to the prosperous community that Sussex has become.
- At the conclusion of the 2040 Plan the Village will have reached its limits of growth and will face a very new challenge as a built-out community.



Goal:

Implement the Village of Sussex 2040 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 updating 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 2040 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 2040 Comprehensive Plan.

Zoning Ordinance, Design Guidelines, and other Regulatory Tools

Periodically review the Zoning Ordinance for flexibility in uses, planned development overlay standards, and design parameters to reflect strong design and quality of life goals.

Business Zoning Ordinance

1. Consider removing the B-1 neighborhood business district as few land areas or uses fit this marketplace in a modern day economy.

Residential Zoning Ordinance

1. Explore how mixed uses and residential design can be brought together in underperforming commercial areas.

Management and Control

1. Update the Design Standards as necessary to reflect design goals moving forward and as the marketplace adjusts over time.

Land Division and Development Ordinance

1. Update the Land Division and Development ordinance to ascertain where amendments are required to match the 2040 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.

Implement Key Programs and Projects

To accomplish the goals and objectives outlined in the Sussex 2040 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 with 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 2040 Comprehensive Plan.

Enhance Downtown Sussex:

1. Sussex Central Development.
2. Mammoth North Development.
3. Eggerts Furniture Redevelopment.
4. Civic Campus projects.
5. Explore redevelopment between Main and Silver Spring along Waukesha Avenue.
6. Look to revitalize older buildings in the Downtown with fresh facades.

Preserve and acquire sensitive lands for permanent wetland and wildlife refuge areas:

1. Expand the Butler Wildlife Nature Area.
2. Expand the Woodland Creek Nature Preserve.
3. Expand the Grogan Nature Preserve.
4. Expand the Sherwood Forest Nature Preserve.
5. Expand Spring Creek Nature Preserve.

Form a system of parkways, trails, or sidewalks to link residential neighborhoods to recreation areas and open spaces:

1. Establish and expand nature trails within the nature areas in parks.
2. Implement the village sidewalk network plan in conjunction with roadway projects and new development.
3. Acquire lands identified in Park Plan (Including Village Park expansion).

Meet existing and future recreational needs of Village residents:

1. Implement the Comprehensive Outdoor Plan.
2. Implement the Village Park Master Plan.

Provide for housing needs of all income levels, while managing growth through phasing of developments:

1. Regularly review the Land Use Plan, Zoning Code, and other development code sections.

Expand the availability of goods and services for Sussex residents:

1. Develop retail nodes at STH 164 and CTH VV and STH 164 and CTH K.

Maintain effective public utility facilities through regular operational assessments and necessary system upgrades:

1. Follow the Village of Sussex Master Road Maintenance and Replacement Plan.
2. Expand the Wastewater Treatment Plan capacity for regional growth and operational efficiencies when appropriate.
3. Utilize radium and other water regulation compliance to improve the efficiency of the water system.
4. Expand interceptor sewers in conjunction with development.
5. Implement the Stormwater Management Plan and system maintenance for TMDL standards.

Diversify the Village's tax base:

1. Support growth of existing businesses.
2. Develop CDA commercial support plan.
3. Grow the ability to obtain a workforce for local businesses.
4. Identify needs and services the community will support and attract those uses.

Seek out opportunities to reduce costs of services through combining efforts with surrounding communities and/or private contracting

1. Explore regional fire and EMT services.
2. Continue regional police protection cooperation.
3. Examine any and all services for ways to partner and deliver stronger outcomes.
4. Look beyond the region and see what the best communities in America are doing.

Implement a comprehensive transportation plan that integrates local and regional vehicular traffic, while providing safe pedestrian walkways and crosswalks

1. STH 164 upgrade to four lanes to Highway Q and signalized intersections at key points.
2. Reconstruct Maple Avenue and Main Street to STH 164.
3. Improve the Maple Avenue and CTH K Intersection.
4. Extend arterials and collectors (Pewaukee, Executive, Richmond, Woodland Creek, etc.).
5. Implement the Trails and Sidewalk Plan to enable kids be able to walk to school.
6. Consider Quiet Zone on Union Pacific Railroad.
7. Examine ways to get employees to jobs to maintain diversity of tax base.

Financial Tools

The Village of Sussex should consider using the following financial tools to implement the recommendations and goals of the 2040 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 2040 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 2040 Comprehensive Plan no less frequently than once every 10 years. Assuming that the planning process will require approximately a two-year time commitment, the Village should initiate this process no later than 2028, or in a timeframe consistent with the 10-year update. The process employed shall be consistent with the governing laws in place at that time.

Appendix A

Public Participation Summary

In 2014 and 2015 the Village held planning meetings of the management team, Village Board, a citizen/business focus group, a non-scientific community wide survey, and over 10 public meetings held throughout the park system to develop the Village of Sussex 2025 Strategic Plan, which was adopted by the Village Board in 2016. The public input from the 2025 Strategic Plan also became the foundation for the 2040 Comprehensive Plan and its findings are used extensively throughout this document.

The Comprehensive Planning Law of the State of Wisconsin as adopted in State Statutes Section 66.1001 requires every municipality that enforces land use regulations through zoning, subdivision regulations or an official map, to maintain a comprehensive plan to guide decisions of land use regulations.

In May of 2017 the Plan Commission directed staff to update the 2020 Comprehensive Plan. To assist with the update and as part of the required Public Participation Plan a committee formed. From July through March, the committee held eight meetings. Each meeting was duly noticed.

2040 Comprehensive Planning Commission Meetings

- July 25, 2017 – 2040 Planning Committee kick-off
- August 17, 2017 – Cultural and Natural Resources
- September 21, 2017 – Housing and Land Use
- October 19, 2017 – Economic Development and Transportation
- November 16, 2017 – Intergovernmental Cooperation and Utilities and Community Facilities
- January 23, 2018 – First draft of Chapters 1 to 5
- February 27, 2018 – First draft of Chapters 6 to 9
- March 13, 2018 – Recommendation of 2040 Comprehensive Plan to Plan Commission
- March 20, 2018 – Introduced to the Plan Commission
- May 8, 2018 – Village Board and Plan Commission held a joint public hearing.
- Plan Commission adopted by Resolution XXXX on XXXX.
- Village Board adopts by Ordinance XXXX on XXXX.

