

Village of Sullivan



Comprehensive Land Use Plan



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Element 1: Issues and Opportunities

1.1 Introduction

Per State of Wisconsin Statute 66.1001, *Comprehensive Planning*, (2) (a), the Issues and opportunities Element of a community's comprehensive plan is to provide:

"Background information on the local governmental unit and a statement of overall objectives, policies, goals and programs of the local governmental unit to guide the future development and redevelopment of the local governmental unit over a 20-year planning period. Background information shall include population, household and employment forecasts that the local governmental unit uses in developing its comprehensive plan, and demographic trends, age distribution, educational levels, income levels and employment characteristics that exist within the local governmental unit".

This Chapter provides information on the Village's planning issues and opportunities.

1.2 Identifying Planning Issues and Opportunities

A comprehensive plan is formulated with the general purpose of guiding development to best promote a community's general welfare. To achieve this end, a planning context needs to be established, centering on the questions of "What are we planning for?" and "What will help us get there?". Identification of planning issues and opportunities create a planning context and provides answers to these questions. Thus, a comprehensive plan aims to rectify a community's planning issues and to advantageously utilize planning opportunities, both identified during the planning process. The Village of Sullivan, similar to any community, has various planning issues that will present challenges.

1.3 The Village of Sullivan Vision Statement

The Vision of the Village of Sullivan is to balance the historical architecture and "small town" character of the Village with incremental and sustainable growth through compatible development that supports the growing economic needs of the Village, residents and property owners while preserving the significant environmental resources found within the Village.

1.4 History of Sullivan

The Village of Sullivan beginnings started with being part of the Town of Sullivan, WI.

The first name for this area was called Winfield. The tiny community was laid out and recorded by two men, Earl Newton and Enock B. Fargo on June 21, 1881. These men were anticipating a bright future for this area with the coming of the railroad. The Railroad came to Winfield in 1882; the depot was built in 1884. With the coming of the railroad the small town of Winfield began to prosper. John Boettcher and his attorney John Hazelwood made a survey, had it certified, passed a petition around the community and on July 21, 1915, Winfield became the incorporated "Village of Sullivan" officially.

The first building in the area was called the "Badger House". The land was purchased by Ladwig Vinz. The tavern/inn was built in 1850 on Prairieville-Jefferson Territorial Road for the many travelers going west.

As travelers came either by train, wagon, or walking, the growth of the community grew. Barney Grogen built the "Park Hotel" in 1883 near the railroad. Albert Eckert built a blacksmith shop at the present site of the bank. Henry Eckert (Albert's brother) relocated the blacksmith shop to the present site of the Village Hall.

In 1885 Valentine Casper built a grocery store and later sold it to John Boettcher in 1906. The second phone was installed in Boettcher grocery store, the first being located in the Railroad Station.

Casper Braun built a store in 1889 and sold it to Henry Zahn in 1896. On May 8, 1902 there was a fire in the attic of the Zahn store. This fire burnt most of the main part of Winfield.

1890's brought more business to the community. W.H. Ardnt built a two story building; a barbershop was on the lower floor and the Sullivan Telephone Company was later located on the second floor. Mr. Thomas Markey built a butcher shop and saloon; Mr. Gustav Elsner had a harness shop. These businesses were located in the main part of the community.

1892, John Morgan built the "Morgan Hotel" and purchased the Tandler Tin Shop, located across the street for a horse barn. Mr. Mathia Nordt built a large hotel, on the south side of the railroad track.

Roughten and Manz built the first hardware store in 1899 and Ed Shersmith built the second hardware store in 1903.

The Farmers and Merchants bank incorporated in 1905.

Michael Vogel was the local shoe repairman. The Sullivan Creamery was built by local farmers and operated by Bernard Oestreich, it was later called the "opera House".

Frank Newton (son of Earl Newton) built a lumber yard behind the railroad station. A feed mill was built by Kenneth and Leidel located west of the lumber yard.

We had a local weekly newspaper written by Agnes F. Buth from March 23, 1916 to January 21, 1921.

Many of these beautiful buildings are still standing. They are mostly apartment buildings, private homes and taverns.

1.5 Existing conditions of the Village

A) Population: Current population estimates for the Village of Sullivan as of August 10, 2009 report is 670. The 2000 US Census listed 688.

B) Housing: According to the 2000 U.S. Census information the Village of Sullivan has approximately 298 households. Of this 155 are owner occupied housing units while 143 are renter occupied housing units.

C) Demographic trends:

Total housing units 298 (owner occupied 155/renter occupied 143)

Single-family owner-occupied homes 139

Median value (dollars) 131,000

With a mortgage (dollars) 1,200

Not mortgaged (dollars) 388

Average household size 2.31

Average family size 2.92

2008 cost of living index in zip code 53178: 84.8 (less than average, U.S. average is 100)

Land area: 1.1 sq. mi.

Water area: 0.3 sq. mi.

Population Density: 92 People per square mile

Estimate of real estate property taxes paid for housing units in 2007:

This zip code: 2.2% (\$2,370)

Wisconsin: 2.6% (\$2,245)

100% rural population.

Estimated median house/condo value in 2007: \$211,499

53178: \$211,499

Wisconsin: \$168,800

According to our research of public records there were four registered sex offenders living in the 53178 zip code area early 2007. The number of registered sex offenders compared to the number of residents in this zip code is smaller than the state average.

D) Age Distribution: According to the 2000 US Census

Total 688	Village	U.S.
Male 352	51.2%	49.1%
Female 336	48.8%	50.9%

Median Age 34.5 years		
Under 5 years 45	6.5%	6.8%
18yrs-64yrs 535	77.8%	74.3%
65yrs and older 71	10.3%	12.4%

E) Social Characteristics: According to the 2000 US Census

Population 25 years and over: 486
 High school graduate or higher: 399 82.1%
 Bachelor's degree or higher: 58 11.9%
 Civilian Veterans (civilian population 18 years and over) 72 12.6%
 Disability status (population 5 years and over) 135 20.3%
 Foreign born: 19 2.7%
 Male, Now married, except separated (population 15 years and over) 175 58.1%
 Female, Now married, except separated (population 15 years and over) 169 59.5%
 Speak a language other than English at home (population 5 years and over) 36 5.4%

F) Employment Characteristics per 2000 US Census

In labor force (population 16 years and over) 450 77.5%
 Mean travel time to work in minutes (workers 16 years and over) 28.2 25.5%
 Median household income in 1999 (dollars) \$43,229 US Average is \$41,994
 Median family income in 1999 (dollars) \$50,833 US Average is \$50,046
 Per capita income in 1999 (dollars) \$24,621 US Average \$21,587
 Families below poverty level 2; 1% of Village US Average 9.2%
 Individuals below poverty level 13 1.8% of Village US Average is 12.4%

1.6 Comprehensive Plan Goals and Objectives

The following goals and objectives, will guide The Village of Sullivan's planning and development towards achievement of the Village's Vision Statement.

Plan Goals

Maintain the Village's rural character and high quality of life through responsible and appropriate resource management and residential, commercial, and light industrial development.

Plan Objectives

1. Protect, preserve, and enhance the Village's agricultural, natural, and cultural resources.
2. Ensure a safe and efficient transportation system.
3. Ensure necessary utilities and community facilities are available and provided to Village residents at adequate levels and in suitable locations.
4. Ensure equitable and diverse housing options, in appropriate locations, are available to Village residents.
5. Encourage responsible economic development in appropriate locations
6. Continue to work in productive conjunction with other governmental entities, including, but not limited to, Jefferson County and the Towns of Sullivan and Concord.
7. Ensure full implementation of this *Plan* in compliance with State of Wisconsin Statute 66.001, *Comprehensive Planning*.

Element 2: Housing

2.1 Introduction

According to Wisconsin State Statutes 66.1001, the Housing element of a comprehensive plan is to be “a compilation of objectives, policies, goals, maps, and programs... to provide an adequate housing supply that meets existing and forecasted housing demand... Working very much in concert with the other elements, the housing element specifically addresses the assessment of “age, structural value and occupancy characteristics” of the Village’s housing stock. Additionally, the housing element is to “identify specific policies and programs that promote the development of housing for residents” of the Village of Sullivan... “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, (and identify) policies and programs that promote the availability of land for the development or redevelopment of low-income and moderate-income housing, and policies and programs to maintain or rehabilitate” the Village’s existing housing.

2.2 Housing Goal

The Goal for the Village of Sullivan is to provide responsible housing options that meet the demands of its residents. Manage residential development that provides quality housing choices that are also consistent with the rural quality of the area. Continue to maintain the existing housing to help property values and encourage economic growth within the Village.

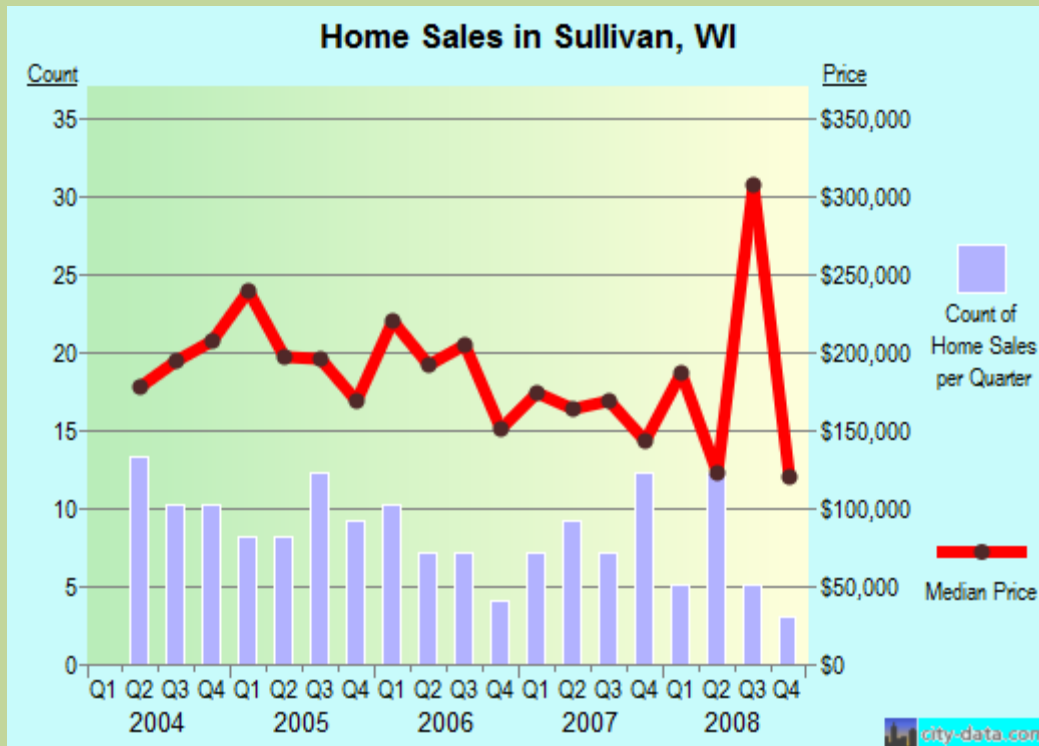
2.3 Housing Objectives

- 1) Preserve the character of the Village by utilizing existing transportation routes and protecting the natural features and resources located within the community.
- 2) Continue to encourage safe, accessible, quality housing development while maintaining affordability for the young, disabled and senior residents.
- 3) Continue to use the Village of Sullivan’s ordinances to help monitor development or rehabilitation of residential housing structures.

2.4 Housing Types and Occupancy Characteristics of The Village of Sullivan

Subject	Number	Percent
HOUSEHOLD POPULATION		
Population in occupied housing units	688	100.00
Owner-occupied housing units	412	59.9
Renter-occupied housing units	276	40.1
Per occupied housing units	2.31	(X)
Per owner-occupied housing unit	2.66	(X)
Per renter-occupied housing unit	1.93	(X)
HOUSEHOLD TYPE		
Owner-occupied housing units	155	100.00
Family households	124	80.00
Householder 15-64 years	105	67.7
Householder 65 years and over	19	12.3
Married-couple family	106	68.4
Male householder, no wife present	8	5.2
Female householder, no husband present	10	6.5
Nonfamily households	31	20.0
Householder 15-64 years	24	15.5
Householder 65 years and over	7	4.5
Male householder	20	12.9
Living alone	17	11.0
65 years and over	2	1.3
Not living alone	3	1.9
Female household	11	7.1
Living alone	7	4.5
65 years and over	4	2.6
Not living alone	4	2.6
Renter-occupied housing units	143	100.00
Family households	61	42.7
Householder 15-64 years	56	39.2
Householder 65 years and over	5	3.5
Married-couple family	41	28.7
Male householder, no wife present	10	7.0
Female householder, no husband present	10	7.0
Nonfamily households	82	57.3
Householders 15 to 64 years	59	41.3
Householders 65 years and older	23	16.1
Male householder	43	30.1
Living alone	35	24.5
65 years and over	2	1.4
Not living alone	8	5.6
Female householder	39	27.3

Living alone	32	22.4
65 years and older	21	14.7
Not living alone	7	4.9



(source www.city-data.com)

Housing units in zip code 53178 with a mortgage: 382 (64 second mortgage, 104 home equity loan, 4 both second mortgage and home equity loan)

Houses without a mortgage: 114

Median monthly owner costs for units with a mortgage: \$1,662

Median monthly owner costs for units without a mortgage: \$459

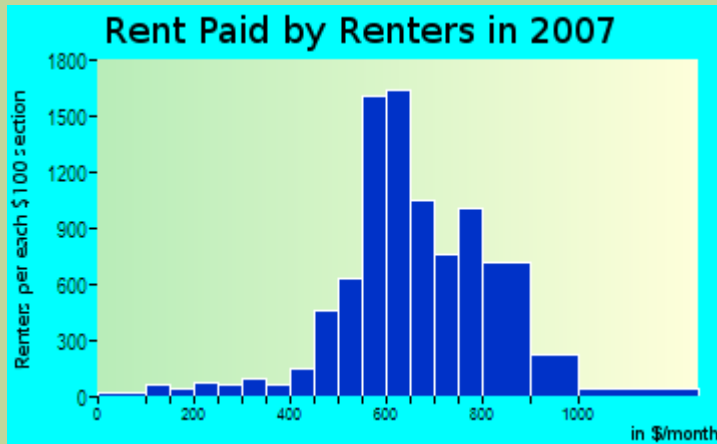
Residents with income below the poverty level in 2007:

This zip code 5.4% Whole State 10.8%

Residents with income below 50% of the poverty level in 2007:

This zip code 2% Whole State 4.5%

(Source www.city-data.com/housing/houses-Sullivan-Wisconsin.html)



(Source www.city-data.com/housing/houses-Sullivan-Wisconsin.html)

2.5 Housing Policies

- 1) The Village will continue to use the approval of the Planning Commission and the Zoning Board of Appeals to assist in all future development and changes made within the community.
- 2) Maintain a comprehensive building code that requires inspection of new structures and repair of unsafe and unsanitary housing conditions
- 3) The Village will plan for sufficient supply of developable land for housing in areas consistent with the Village's wishes at a controlled pace consistent with the Village's predominantly rural setting.
- 4) The Village of Sullivan should coordinate with Jefferson County and the State of Wisconsin in seeking funds to provide, maintain, and rehabilitate housing for all income and age levels.
- 5) Encourage the efforts of residents within the Village to maintain, rehabilitate or update and improve their homes. Discourage "unsightly" yards, encourage neat and safe properties free of unsightly debris.
- 6) The Village of Sullivan should promote the principals adopted by the Comprehensive Plan designed by the community.

Element 3: Transportation

Per State of Wisconsin Statute 66.1001 - Comprehensive Planning (2) (c), the Transportation Element of a community's comprehensive plan is to be: "A compilation of objectives, policies, goals, maps and programs to guide the future development of the various modes of transportation, includes highways, transit, transportation systems for persons with disabilities, bicycles, electric personal assistive mobility devices, walking, railroads, air transportation, trucking and water transportation." In addition, the statute stresses the importance of comparing the community's "objectives, policies, goals, and programs to state and regional transportation plans. The element shall also identify highways within the local governmental unit by function and incorporate state, regional and other applicable transportation plans, including transportation corridor plans, county highway functional and jurisdictional studies, urban area and rural area transportation plans, airport master plans and rail plans that apply in the community."

Introduction

This Chapter provides information on the Village's transportation system. It introduces the concept of transportation system planning and inventories the current Village's transportation system. It is also used to identify issues and opportunities affecting the Village's transportation system.

Transportation Goals

To provide a safe and efficient transportation system that meets the needs of the community as a whole while maintaining the Village's vision and minimizing impact on the community and environment.

Objectives:

1. Provide safe roadways while cooperating with local, county and state transportation systems.
2. Coordinate transportation and land use plans with all local governments.
3. Ensure that facilities and services for biking, walking, and other non-auto modes of transportation are safely maintained, expanded and/or created.
4. Keep abreast of new transportation trends and advancements, and regulate them as appropriate.
5. Provide safe and effective transit for farmers, and recreational transportation.
6. Maintain the character and feel of the small town charm within the Village's transportation system while keeping abreast of new advancements and regulating them as appropriate.

Policies:

1. Collaborate with Jefferson County and the Wisconsin Department of Transportation on all future Transportation issues.
2. Incorporate the development of Pedestrian & Bicycle transit planning, requiring any new development within the Village of Sullivan provide adequate areas within the residential and commercial development for such transit.
3. Maintain the current roads within the Village to the best of the community's ability. Roads must be built according to their function and if appropriate designate weight restrictions.
4. Work with all local municipalities and require intergovernmental agreements that define responsibilities to maintain the Village's transportation system.

Existing Plans and Projects

According to all records searched within the Wisconsin Department of Transportation and the Jefferson County Highway Department as of July 2009 there are currently no projects listed that directly affect the Village of Sullivan. The following is a current summary of proposed road projects for the Southwestern Wisconsin transportation unit.

Corridors

- ☐ US 51 corridor, Dane County
- ☐ WIS 26 corridor, Dodge, Jefferson and Rock counties

Projects

- ☐ I-39 Safety Barrier and Resurfacing, Columbia County
- ☐ Madison Beltline (US 12/14/18/151) Improvements, Dane County
- ☐ County A Lake Delton, Sauk County
- ☐ East Washington Avenue reconstruction, Dane County
- ☐ US 14 reconstruction, Dane County
- ☐ US 14/61 Westby to Viroqua, Vernon County

Studies and plans

- ☐ Madison Beltline (US 12/14/18/151) Safety and Operations Study, Dane County
- ☐ US 151 Freeway Conversion Study, Dodge County
- ☐ I-90 roadside facilities study, La Crosse and Monroe counties
- ☐ South La Crosse transportation study, La Crosse County
- ☐ US 12 corridor study at Fort Atkinson, Jefferson County
- ☐ US 14/WIS 11 corridor study, Rock and Walworth counties
- ☐ US 18/151 access study, Dane and Iowa counties
- ☐ Verona Road/US 151 study, Dane County

(Information from Wisconsin Department of Transportation)

Proposed Village plans

Currently the Village of Sullivan is interested in the reconstruction of Grove Street and Bakertown Road, including possible upgrades to the Village Park and entrance to the Sullivan Elementary School. The Village will also analyze all maintenance on existing roads through the Village Board and Public Works department on a regular basis.

Roadways

Classification and Type

The State of Wisconsin's Department of Transportation (WDOT) uses a hierarchical *functional classification* system to identify roads according to the service they are intended to provide. A road's functional classification reflects its capacity to provide access and/or mobility to its users. The Village has roads with the following functional classifications:

- **Principal arterials** – These roads serve corridor movements having trip length and travel density characteristics of an interstate or an interregional nature. These roads generally serve all urban areas with a population greater than 50,000 inhabitants.
- **Minor arterials** – These roads, in conjunction with other principal arterials, serve cities, large communities, and other major traffic generators providing interregional and inter-area traffic movements.
- **Major collectors** – These roads provide service to moderate sized communities, and other inter-area traffic generators, and link those generators to nearby larger population centers or higher functionally classified roads.
- **Minor collectors** – These roads provide service to all remaining smaller communities, link the locally important traffic generators with their rural hinterland, and are spaced consistent with population density so as to collect traffic from lower functionally classified roads and bring all developed areas within a reasonable distance to a collector road.
- **Local roads** – These roads provide access to adjacent land and provide for travel over relatively short distances on an inter-township or intra-township basis. All roads not classified as arterials or collectors are designated local road.

Modes of Transportation within the Village of Sullivan as of 2009

1. **Transit:** none
2. **Transportation for disabled:** none
3. **Railroads:** none
4. **Water transportation:** none

5. Air Transportation: Small aircraft

6. Trucking: none

7. Bicycles and Walking: Glacial Drumlin Trail passes thru the Village, passes are available for this trail at local businesses.

8. Highways: U.S. 18, County Highway E, and County Highway F passes through the Village and is maintained by the Jefferson County Highway Department (within the village limits it is also maintained by the Village of Sullivan).

Element 4: Utilities and Community Facilities

Objectives:

1. Ensure that public and private community facilities and utilities are constructed and maintained according to professional and governmental standards (including handicap accessibility) and do not detract from the character of the Village.
2. Phase new development in a manner consistent with public facility and service capacity and community expectations.
3. Annually evaluate the condition of public facilities and equipment to ensure that they will continue to meet village needs.
4. Monitor satisfaction with local emergency services, and other utility or community services, and seek adjustments as necessary to maintain adequate service levels.

Policies:

Sanitary Sewer – At the present time, the sanitary sewer system is in it's ninth year of a 20 year plan. The sewer plant is located on Recycling Lane. A quarterly fee is charged each property owner that is connected to the system and a connection fee is charged for each new connection. The capacity of the sewer system should be closely monitored to ensure that it continues to meet the present needs and future development of the Village of Sullivan. Privately owned waste treatment systems (septic systems) within the limits of the Village of Sullivan are required to adhere to the Wisconsin Sanitary Code and Jefferson County Sanitary Code. Any septic systems inside village limits will be absorbed into the municipal sewer system as the village expands.

Storm Water Management – The Village has ordinances covering storm water management (see village ordinances – Sec. 14-1-58 & Sec. 14-1-74). Also refer to Village of Sullivan map. Storm water management in future developments will be the responsibility of the developer and property owner.

Water Supply – At this time there is no municipal water supply and none is being planned. All potable water is provided by private wells owned and maintained by individual property owners.

Solid Waste Disposal – Solid waste disposal is contracted out by the Village for weekly curbside pick-up, and the contract is evaluated and renewed annually.

Recycling Facilities – Recyclable materials pickup is contracted out by the Village for weekly curbside pick-up, and the contract is evaluated and renewed annually. Yard waste can be brought to the village owned Recycling Center, located on Recycling Lane, and is recycled into top soil that can be used by village residents. Notices are displayed for Jefferson County's Clean Sweep program for the disposal of hazardous materials.

Parks – The Village Park, located on Grove Street and bordering the elementary school on Bakertown Road, is maintained by the village for community gatherings and recreation. Buildings at the park may be rented out for private use. The Village plans to maintain an adequate amount of park and open space land to ensure all neighborhoods have access to recreational facilities.

Telecommunications Facilities, Power Plants, and Transmission Lines – At present time the Village of Sullivan has a telecommunications facility(located on Main Street), a cell tower(located on Recycling Lane), an electric power sub station(located on Front Street) and natural gas lines throughout the village. The village will actively participate in the planning and siting of any major transmission lines, facilities, natural gas lines, wind towers, solar power, or telecommunication towers. If such new facilities are proposed, they should be located in an area safely away from existing residential uses and should respect environmentally sensitive areas. Underground placement and co-location (or corridor sharing) of new utilities is encouraged.

Child Care Facilities – At this time the Village of Sullivan has no public child care facility and none are being planned. The village now has two private child care facilities and more are encouraged.

Police Department – Police protection is provided by the Jefferson County Sheriff's Department. The Village of Sullivan has no police department at this time and none is being planned until new growth warrants and can support a police department.

Fire and Rescue – Fire protection is provided by the Village of Sullivan Volunteer Fire Department, located on Main Street. It is funded through tax dollars, grants, fund raisers and contractual agreements with surrounding townships.

Emergency medical services is provided by Sullivan EMS, which is funded through a cooperative agreement of the following communities : Town of Concord, Town of Sullivan, Town of Farmington, Town of Jefferson, and the Village of Sullivan. The Sullivan EMS is staffed by volunteers who are trained emergency medical responders.

Schools – The Village of Sullivan is in the Jefferson School District. Grades PK through 5 attend the Sullivan Elementary School, located on Bakertown Road, which the Village would like to keep local. Higher grades attend Jefferson Middle School and Jefferson High School. There are also a number of private parochial schools in the surrounding communities.

Other Governmental Facilities – The Village Hall, located on Madison Avenue, is the office of the village clerk and is used for governmental and community meetings.

Element 5: Agricultural, Natural and Cultural Resources

5.1 Vision Statements

1. Protect agricultural resource areas within village limits until such time land is needed for other purposes.
2. Village will continue to have adequate open land within the village limits
3. Sound conservation practices will be used in potential new residential, industrial, and reformed older sections of the village.
4. Knowledge of drainage patterns, wetlands, and conservation areas will be protected in a manner to sustain the village.
5. The village will minimize the potential impact of good air, water, and land quality when evaluating new developments.

5.2 Strategies

1. The village will support the preservation of agricultural lands within the village.
2. The village will continue to consider existing drainage patterns and watersheds in a limited fashion of new development.
3. The village will try to avoid development of areas with documented threatened and endangered species. These areas will be described on local village maps and at the county level.

5.3 Background

The Village of Sullivan is located in the southeastern part of the state. Each home or business has their own well water with a village owned sewer department. Each home or business is responsible for the quality of their premises and quality of life. The village works together to help the residents sustain a good quality of life.

5.4 Management

Community design

The Village Park and Glacial Drumlin Trail are the resources for activities within the village. See attached map for location of park, bike trail and any other features with the village.

Drainage patterns and watersheds

Almost all surface water in the village drains into Duck Creek. There are three man made ponds located within the village. Two are in close proximity of the Meadows subdivision and one is close to the bike trail. Two of the three are privately owned.

Wetlands

The village has significant areas of wetlands which serve valuable functions to control the water run offs. They trap existing high water, sediments, and remove unhealthy contaminants. Wetlands help replenish the ground water, reduce flood problems, provide habitat for wildlife and protect watershed. See attached map for designated areas and Section 13-3-22 in ordinance book for more information.

Floodplains

The 100 floodplains in Jefferson County are found all over the county. See attached map.

Groundwater

All of Jefferson County has bedrock which furnishes most of the groundwater within the village. Each household or business has well water which is monitored by the owner. The sewer department monitors and checks the water flow within their sewer plant for contamination of water. The Municipal Water Recharge Area Overlay District helps to protect groundwater resources from certain land use activities in Section 13-1-55.

Environmental Corridors

Environmental corridors are systems of open space that include protection from disturbance and development. This land space is needed for open recreational purposes and can consist of open water, woods, public land usage, and holding ponds of surface water. The village has one park and an open space reserved in the Meadows subdivision. See Section 13-1-48.

Metallic/Non-Metallic Mineral Sources

There are no known areas throughout the village that have the potential for sand or gravel excavation. Outlying areas of the village have the potential for excavation of those materials. See Section 13-1-57.

Environmentally Sensitive Areas

There are no forest areas over 25 acres located within the village. Some of the agricultural land has small wooded areas plus the village park has a small crop of trees. There is an abundance of wildlife located within the village limits. See attached list of game animals, bird, mammals, reptiles, and amphibians that are as follows:

Common Name	Species Name	Wisconsin Status	Taxa
Plants			
American Cromwell	<i>Lithospermum latifolium</i>	Special Concern	
Common Bog Arrow grass	<i>Triglochin maritimum</i>	Special Concern	
Crawe Sedge	<i>Carex crawei</i>	Special Concern	
Cross Milkwort	<i>Polygala cruciata</i>	Special Concern	
Cuckoo Flower	<i>Cardamine pratensis</i> var. <i>palustris</i>	Special Concern	
Downy Willow-Herb	<i>Epilobium strictum</i>	Special Concern	
Dragon's Mouth	<i>Arethus bulbosa</i>	Special Concern	
False Asphodel	<i>Tofieldia glutinosa</i>	Threatened	
Kitten Tails	<i>Besseyia bullii</i>	Threatened	
Linear-Leaved Sundew	<i>Drosera linearis</i>	Threatened	
Marsh Blazing Star	<i>Liatris spicata</i>	Special Concern	
Nodding Pogonia	<i>Triphora trianthophora</i>	Special Concern	
Northern Blue Violet	<i>Viola septentrionalis</i>	Special Concern	
Ohio Goldenrod	<i>Solidago ohioensis</i>	Special Concern	
Pink Milkwort	<i>Polygala incarnata</i>	Endangered	
Prairie Indian Plantain	<i>Cacalia tuberosa</i>	Threatened	
Prairie Sagewort	<i>Asclepias sullivantii</i>	Threatened	
Prairie Sagewort	<i>Artemisia frigid</i>	Special Concern	
Prairie Straw Sedge	<i>Carex suberecta</i>	Special Concern	
Prairie White-Fringed Orchid	<i>Platanthera leucophaea</i>	Endangered	
Purple Milkweed	<i>Asclepias Purpurascens</i>	Endangered	
Showy Lady's Slipper	<i>Cypripedium reginae</i>	Special Concern	
Slender Sedge	<i>Carex gracilescens</i>	Special Concern	
Small Yellow Lady's Slipper	<i>Cypripedium parviflorum</i>	Special Concern	
Tubercled Orchid	<i>Platanthera flava</i> var. <i>herbiola</i>	Threatened	
White Lady's-Slipper	<i>Cypripedium candidum</i>	Threatened	
Yellow Giant Hyssop	<i>Agastache nepetoides</i>	Threatened	
Small Fringed Gentian	<i>Gentianopsis procera</i>	Special Concern	
Toothed Evening Primrose	<i>Calylophus serrulatus</i>	Special Concern	

COMMON NAME	SPECIES NAME	WISCONSIN STATUS	TAXA
ANIMALS			
Giant Carrion Beetle	Nicrophorus Americanus	Endangered	Beetle
Barn Owl	Tyto Alba	Endangered	Bird
Black Tern	Chilidonias Niger	Rule	Bird
Black-Crowned Night-Heron	Nycticorax Nycticorax	Rule	Bird
Caspian Tern	Sterna Caspia	Endangered	Bird
Great Egret	Casmerodius Albus	Threatened	Bird
Piping Plover	Charadrius Melodus	Endangered	Bird
Black Dash	Euphyes Conspicuous	Special Concern	Butterfly
Greater Redhorse	Moxostoma Valenciennesi	Threatened	Fish
Lake Chubsucker	Erimyzon Sucetta	Special Concern	Fish
Lake Sturgeon	Acipenser Fulvescens	Rule	Fish
Least Darter	Etheostoma Microperca	Special Concern	Fish
Pugnose Minnow	Opsopoedus Emiliae	Special Concern	Fish
Pugnose Shiner	Notropis Anogenus	Threatened	Fish
Redfin Shiner	Lythrurus Umbratilis	Threatened	Fish
River Redhorse	Moxostoma Carinatum	Threatened	Fish
Slender Madtom	Noturus Exilis	Endangered	Fish
Weed Shiner	Notropis Texanus	Special Concern	Fish
Western Sand Darter	Ammocrypta Clara	Special Concern	Fish
Blanchard's Cricket Frog	Acris Crcpitans Blanchardi	Endangered	Frog
Queen Snake	Regina Septemvittata	Endangered	Snake
Blanding's Turtle	Emydoidea Blandingii	Threatened	Turtle

Birds	Birds	Mammals	Amphibians and Reptiles	Waterfowl
Great Horned Owl	Eastern Phoebe	Opossum	Bullfrog	Mallard
Red-tailed Hawk	Cedar Waxwing	Woodchuck	American Toad	Wood Duck
Red-Bellied Woodpecker	Purple Martin	Cottontail Rabbit	Leopard Frog	Blue-Winged Teal
Red-headed Woodpecker	Field Sparrow	Chipmunk	Garter Snake	Pintail
Ruby-throated Hummingbird	Indigo Bunting	Ground Squirrel	Snapping Turtle	American Wigeon
Black-capped Chickadee	Song Sparrow	Gray Squirrel		Green-Winged Teal
White-breasted Nuthatch	Mourning Dove	Red Squirrel		Canada Goose
Downy Woodpecker	Common Crow	Vole		Great Blue Heron
Long-billed Marsh Wren	Catbird	Muskrat		King Fisher
Red-winged Blackbird	Starling	Raccoon		Egret
American Robin	Cardinal	Short-tailed Weasel		Swan
Eastern Oriole	Pheasant	Striped Skunk		
Swamp Sparrow	Wild Turkey	White-tailed Deer		
American Goldfinch	Dickcissel	Beaver		
Yellow Warbler	Bluebird	Otter		
American Eagle	Bittern	Coyote		

Endangered species within the county. Some of the above listings might be within village limits but no designated areas are stipulated at this time to a particular area.

Element 6: Economic Development

Per State of Wisconsin Statute 66.1001, *Comprehensive Planning*, (2) (b), the Economic Development Element of a community's comprehensive plan is to provide:

"A compilation of objectives, policies, goals, maps and programs to promote the stabilization, retention or expansion, of the economic base and quality employment opportunities in the local governmental unit, including an analysis of the labor force and economic base of the local governmental unit. The element shall assess categories or particular types of new businesses and industries that are desired by the local governmental unit. The element shall assess the local governmental unit's strengths and weaknesses with respect to attracting and retaining businesses and industries, and shall designate an adequate number of sites for such businesses and industries. The element shall also evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses. The element shall also identify county, regional and state economic development programs that apply to the local governmental unit."

6.1 Introduction

Economic development is defined as the act of creating and/or retaining jobs in a community, increasing both the community's tax base and its resident's incomes, ultimately maintaining and improving that community's quality of life.

6.2 Goals

At the current time vacant land for new development is scarce within the Village. It is a current goal to promote new business in buildings currently zoned B-1 on Main Street. If in the future the Village limits expand out 1.5 miles from its current boundaries, it could entertain the possibility of a light industrial business park and the development of new subdivisions.

6.3 Objectives

Maintain a small community atmosphere, while promoting new business to support current residents and attract non residents to the Village.

6.4 Policies

Ensure that new businesses in the Village have a positive impact on the community.

6.5 Economic Base

Currently manufacturing leads our economic base followed by retail trade, education and food service businesses.

6.6 New Businesses Desired

Sullivan could use some small retail trade and service businesses. Light industrial would be considered if land becomes available. Some strengths we have are being centrally located between Madison and Milwaukee and having U.S. Hwy

18 going through our downtown area. Our biggest weakness is the availability of land. Sullivan currently has no land available for light industrial business expansion or any environmentally contaminated sites for commercial or industrial uses.

6.7 Other Economic Development Programs

Our local government will be in contact with State, County and other local governments whenever their economic development programs apply to our Village.

Population of Sullivan

Total Population	688
Male	51.16%
Female	48.84%
Median age	34.5

Education

Less than 9 th grade	4%
9 th to 12 th grade, no diploma	14%
High school graduate	32%
Some college, no degree	34%
Associate's degree	5%
Bachelor's degree	8%
Graduate degree	4%

Marital Status

Never married	23%
Currently married	59%
Separated	0%
Widowed	8%
Divorced	10%

Average Income

Median for all male full-time	\$36,875
Median for all female full-time	\$27,404

Race

White	99%
Black or African American	0%
Asian	0%
Other	1%

Sullivan Commute

Carpool	11.9%
Public Transportation	0%
Average travel time	28 minutes

Sullivan Housing

Owner-occupied homes	52.0%
Median cost of a home	\$131,000
Median mortgage payment	\$862
Renter-occupied homes	48.0%
Vacant housing	7.2%
Median monthly rent	\$648

Household Income

Less than \$10,000	3%
\$10,000 to \$14,999	8%
\$15,000 to \$24,999	12%
\$25,000 to \$34,999	11%
\$35,000 to \$49,999	25%
\$50,000 to \$74,999	21%
\$75,000 to \$99,999	10%
\$100,000 to \$149,000	7%
\$150,000 to \$199,000	2%
\$200,000 or more	1%

Element 7: Intergovernmental Cooperation Element

Cooperation between neighboring and overlapping units of government is one of the primary goals of the Wisconsin Comprehensive Planning Law. Achieving consensus among these adjoining communities will have a better opportunity to increase financial efficiencies and ensure a higher quality of life for all the residents of the Village of Sullivan. Wisconsin ranks thirteenth nationwide in total number of governmental units and third nationwide in governmental unit per capita. Having so many governmental units allows for very local representation and means that Wisconsin residents have numerous opportunities to participate in local decision-making. However, the sheer number of governmental units with overlapping decision-making authority presents challenges. More governmental units can make communication, coordination, and effective action more difficult, creating a greater potential for conflict. As the Village of Sullivan creates and begins implementation of its Comprehensive Plan, the opportunities for success will come from strong leadership that promotes and encourages collaboration and consensus between various governmental entities.

Wisconsin State Statute 66.1001

Intergovernmental cooperation element.

A compilation of objectives, policies, goals, maps and programs for joint planning and decision making with other jurisdictions, including school districts and adjacent local governmental units, for siting and building public facilities and sharing public services. The element shall analyze the relationship of the local governmental unit to school districts and adjacent local governmental units, and to the region, the state and other governmental units. The element shall incorporate any plans or agreements to which the local governmental unit is a party under [s. 66.0301](#), [66.0307](#) or [66.0309](#). The element shall identify existing or potential conflicts between the local governmental unit and other governmental units that are specified in this paragraph and describe processes to resolve such conflicts.

Issues regarding Intergovernmental Cooperation.

No Intergovernmental conflicts were identified during the comprehensive planning process. The Village of Sullivan recognizes the need to coordinate Village policies and plans with Jefferson County, the Town of Sullivan and the Town of Concord. It will also continue to work with all related public facilities such as the School District of Jefferson.

Intergovernmental Relationships

The Village of Sullivan shares its boundary with the Town of Sullivan and the Town of Concord. The village does not currently share any common utilities with these communities. The Village of Sullivan does work with these communities to maintain roads within the existing boundaries. The Village of Sullivan does work with Town of Sullivan during the election process. The Village also works with the Wisconsin Department of Natural Resources to maintain and protect the communities natural resources. The Village of Sullivan works with Jefferson

County, Jefferson County Highway Department and the State of Wisconsin throughout any common developments.

Goals, Objectives and Policies

Goals:

It is the goal of the Village of Sullivan to work cooperatively with surrounding communities and other governmental jurisdictions to achieve mutually beneficial results and to resolve any potential differences constructively.

Objectives:

1. Coordinate with Jefferson County, Town of Sullivan, and the Town of Concord to jointly plan boundary areas and coordinate The Village of Sullivan's Comprehensive Plan with their Comprehensive Plans.
2. Coordinate Village planning with the Jefferson School District on all future developments.
3. Identify existing and potential conflicts with all existing Intergovernmental Units.
4. Contact all existing intergovernmental units and alert them of the Village's current comprehensive plan.

Policies:

1. Continue to work with the Jefferson School District in any facilities planning, school access, transportation planning and phasing of new residential and recreational development.
2. The Extraterritorial Land Division issues: The Village of Sullivan will keep in contact with The Town of Concord and work together with Jefferson County if any land divisions would occur.
3. Utilize the Extraterritorial Land Division authority to ensure that development in the Village's Extraterritorial Jurisdiction is in coordination with the Village's Comprehensive Plan.
4. The Village will work with all surrounding communities and property owners to resolve any issues that would arise from annexation of territory such as maintenance of annexed roads and extension of sanitary sewer.
5. Continue to use the Planning Commission and the Zoning Board to help monitor and maintain the direction of the Comprehensive Plan through any new land developments within the Village.

6. The Village will continue to work with Jefferson County, the State of Wisconsin and all neighboring communities on issues such as transportation planning, economic development, preservation of agricultural lands, historical preservation, environmental protection and housing development.

7. The Village of Sullivan will continue its relationship with the Wisconsin Department of Natural Resources to maintain and protect our natural resources.

Element 8: Land Use

8.1: Objective

To provide a comprehensive and thoughtful plan that balances housing, commercial, light industrial and associated transportation and utilities infrastructures - supporting the potential growth of the community of the Village of Sullivan, while maintaining the original Vision. Its residents and businesses embrace the Village's rural character and small town charm. It is the intent of this plan to maintain those characteristics while planning for growth that will improve the quality of life for residents and businesses within the Village of Sullivan.

8.2: Current Land Use

The Village of Sullivan is comprised of 1.1 square miles that currently represents the following land use based on the enclosed map illustrating those use areas. The categories include the following use codes:

Agricultural:

ACP Cropland
APO Pasture and other Agriculture
AFB Farm Buildings

Residential:

RSF Single-Family
RTF Two-Family
RM3 Multi-Family Low Rise (1-3 Stories)
RVD Vacant Lot Under 5 Acres
RLD Residential Vacant Land

Commercial:

CRM Retail Sales and Service – Non-intensive freestanding businesses
UCT Communication and Utilities
GLA Local Village Hall, Garage, Comm.
GLE Local Schools
GLR/GRL Local Churches
BVV Vacant buildings (in disrepair)

Industrial:

ICN Contractors, Machine Shops, Repair
IMF Manufacturing
IWS Wholesaling and Storage

Recreational:

PCP Public Parks

PLN Public Land related Recreation Areas
 PLP Non-public Land relation Recreation Areas

Open Lands:

ODW Wetlands
 OVD Vacant Lots over 5 acres
 OUR Rural (uncultivated)
 OWD Upland Woods
 OSW Surface Water
 ACP Cropland in DNR Wetland Inventory

Transportation:

TLC Public Streets and Highways

Land Use Category	2009						
	<u>Acres</u>						
Agricultural	398						
Residential	141						
Commercial	51						
Light Industrial/Manufacturing	10						
Open Lands	13						
Forest	7						
Other (ie: Marsh)	4						

In addition, please see the enclosed map reflecting the codes referenced above.

8.3: Analyzation of Trends:

8.3.1: The following charts represent the change in land values over the past 5 years based on the building permits that were issued in each category.

2004				
	# of Permits	Land Value	Acreage	Value per Acre
Agricultural	0			
Residential; Single Family	0			
Residential; Multi-Family	1	\$52,900.00	0.35	\$151,142.00
Commercial	0			
Light Industrial/Manufacturing	0			
Open Lands	0			
Recreational	0			

2005				
	# of Permits	Land Value	Acreage	Value per Acre
Agricultural	0			
Residential; Single Family	0			
Residential; Multi-Family	0			
Commercial	0			
Light Industrial/Manufacturing				
Open Lands	0			
Recreational	0			

2006				
	# of Permits	Land Value	Acreage	Value per Acre
Agricultural	0			
Residential; Single Family	0			
Residential; Multi-Family	0			
Commercial	0			
Light Industrial/Manufacturing	0			
Open Lands	0			
Recreational	0			

2007				
	# of Permits	Land Value	Acreage	Value per Acre
Agricultural	0			
Residential; Single Family	1	\$50,300.00	0.242	\$207,851.00
Residential; Multi-Family	0			
Commercial	0			
Light Industrial/Manufacturing	0			
Open Lands	0			
Recreational	0			

2008				
	# of Permits	Land Value	Acreage	Value per Acre
Agricultural	0			
Residential; Single Family	0			
Residential; Multi-Family	0			
Commercial	0			
Light Industrial/Manufacturing	0			
Open Lands	0			
Recreational	0			

NOTE: Currently, there are 20 available single family building sites that are available in the Village of Sullivan. The average price per lot is \$50,300 for .242 acres. That represents a current per acre value of \$207,851.00.

8.3.2: With the help of the Planning Commission and Zoning Board, there is opportunity for redevelopment within the Village of Sullivan. The residents and business owners welcome the positive change that those redevelopments would provide to the overall character and charm of the Village.

8.3.3: Potential Conflict: The only conflict the Village of Sullivan may have is if the Extraterritorial Land Division was enacted – please see Intergovernmental Cooperation.

8.4: Future Land Use Projections

The Village of Sullivan's future land use plan is detailed on the enclosed Village of Sullivan Zoning & Floodplains map. The Future Land Use was developed assuming a mix of low and medium density, single-family residential developments in those areas currently zoned agricultural. With the cooperation of the Planning Commission and the Zoning Board, the Village of Sullivan would be open to the introduction of additional commercial development in these areas as well.

The Village does not assume that all areas depicted on the map will develop during the next 20 years. Instead, the Future Land Use Map depicts those areas that are the most logical development areas based on the vision of this plan, overall development trends, environmental constraints, proximity to existing development and the ability to provide services.

The Village of Sullivan plans to support additional sewer and utility facilities as needed, depending upon the growth of the village.

Projected Future Land Use:

Please see the Zoning and Floodplain maps reflecting the changes described.

Element 9: Implementation

9.1 Introduction

State of Wisconsin Statute, *Comprehensive Planning*, 66.1001 (2) (i), states the Implementation Element of a community's comprehensive plan is intended to be:

"A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. A comprehensive plan under this subsection shall be updated no less than once every 10 years."

In order to achieve the vision created by the Village of Sullivan, this plan must be put into action. This chapter explains how the Village of Sullivan will use the elements addressed in this Comprehensive Plan to achieve the Plan's vision, goals and objectives. The following is a proposed process for the Village of Sullivan to implement the use of the Comprehensive Plan.

1. Adopt the Village of Sullivan Comprehensive Plan.
2. Explain programs and specific actions that will need to be followed to work towards the Village's Vision and recommendations contained within the Plan.
3. Establishment of a process for measuring the Town's progress in achieving the objectives of the Comprehensive Plan
4. Establishment of a process for updating the Comprehensive Plan.

9.2 Implementation Tools

Local codes and ordinances are an important means of implementing the policies of a comprehensive plan. The zoning ordinances regulations comprise the principal regulatory devices used to protect existing development and guide future growth as set forth by the comprehensive plan. The Village Board is responsible for amending and adopting these local ordinances in conjunction with Jefferson County. This plan provides guidance for land use and zoning changes.

9.2.1 Zoning Ordinance

Zoning is used to control the use of land and the design and placement of structures. A zoning ordinance establishes how lots may be developed, including setbacks and separation for structures, the height and bulk of those structures, and density. The general purpose for zoning is to avoid undesirable side effects of development by segregating incompatible uses and by setting standards for individual uses. It is also one of the important legal tools that a community can use to control development and growth.

9.2.2 Building Codes and Housing Codes

The Uniform Dwelling Code (UDC) is the statewide building code for one and two family dwellings built since June 1, 1980. As of January 1, 2005, there is enforcement of the UDC in all Wisconsin municipalities. Municipal or county building inspectors who must be state certified primarily enforce the UDC. In lieu of local enforcement, municipalities have the option to have the state provide enforcement through state certified inspection agencies for just new homes. Permit requirements for alterations and additions will vary by municipality. Regardless of permit requirements, state statutes require compliance with the UDC rules by owners and builders even if there is no enforcement. The Village of Sullivan requires adherence to the Uniform Dwelling Code, including building permit & inspection requirements.

9.2.3 Mechanical Codes

In the State of Wisconsin, the 2000 International Mechanical Code (IMC) and 2000 International Energy Conservation Code (IECC) have been adopted with Wisconsin amendments for application to commercial buildings. The Village of Sullivan requires adherence to all state mechanical codes.

9.3 PLAN ADOPTION AND AMENDMENT PROCEDURES

The procedures for comprehensive plan adoption or amendment are established by Wisconsin's Comprehensive Planning Law (66.1001, Stats.). This comprehensive plan and any future amendments must be adopted by the Village Board in the form of an adoption ordinance approved by a majority vote. Before the Village of Sullivan may adopt or amend the plan the Planning Commission must recommend adoption and the Village must hold an official public hearing.

Plan Commission Recommendation

The Plan Commission recommends adoption or amendment by passing a resolution that very briefly summarizes the plan and its components. The resolution should also reference the reasons for creating the plan and the public involvement process used during the planning process. The resolution must pass

by a majority vote of the entire Commission, and the approved resolution should be included in the adopted plan document.

Public Hearing

Prior to adopting the Plan, the Village of Sullivan must hold at least one public hearing to discuss the proposed plan. At least 30 days prior to the hearing a Class 1 notice must be published that contains, at minimum, the following:

- 1.) The date, time and location of the hearing,
- 2.) A summary of the proposed plan or plan amendment,
- 3.) The local government staff who may be contacted for additional information.
- 4.) Where to inspect and how to obtain a copy of the proposed plan or amendment before the hearing. The notice should also provide a method for submitting written comments, and those comments should be read at the public hearing.

The Village of Sullivan will send the notice and a copy of the proposed plan to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Village, including any school district, sanitary district, or other special district.
2. The clerk of every town, city, village, and county that borders the Village of Sullivan.

Plan Adoption/Amendment

This plan and any future amendments become official Village policy when the Village Board passes, by a majority vote of all elected members, an adoption ordinance. The Board may choose to revise the plan after it has been recommended by the Plan Commission and after the public hearing. It is not a legal requirement to consult with the Plan Commission on such changes prior to adoption, but, depending on the significance of the revision, such consultation may be advisable.

Adopted Plan Distribution

After final adoption of the plan and following any amendments a copy of the plan must be sent to each of the following:

1. Every governmental body that is located in whole or in part within the boundaries of the Village, including any school district, sanitary district, or other special district.

2. The clerk of every town, city, village, and county that borders the Village of Sullivan.
3. The regional planning commission in which the Village is located.
4. The Comprehensive Planning Program at the Department of Administration.

9.4 Integration and Consistency of the Plan

The Village of Sullivan's Comprehensive plan has an important role for guiding future actions and developments within the community. All development should be reviewed against the conclusions, visions, goals and policies of the Plan for continued consistency. The Plan can assist the Village when needed at a State, Federal or County level for all development proposals. Any future Plan amendments should be evaluated for consistency. During the process of developing the Comprehensive Plan for the Village of Sullivan no inconsistency was noted.

9.5 Monitoring and Evaluating the Plan

The Village of Sullivan's Planning Commission is responsible for monitoring changing conditions and plan implementation when deemed necessary. The Planning Commission will conduct an annual review and shall report to the Village Board any issues, conflicts or needed amendments.

9.6 Amendments and Updates

The monitoring and evaluation of a Comprehensive Plan is a process that requires possible updating and amendments. The plan will be updated every 10 years as required by State law. It is the responsibility of the Planning Commission to facilitate this update within the guidelines set forth by the Village Board. The adoption and update process for the Plan is similar, as required by State law, a public hearing at a joint meeting of the Village Board and the Planning Commission must be set. The Planning Commission then adopts a resolution recommending the proposed changes and or updates to the Village Board. The Village Board will then adopt by ordinance the Plan changes and or updates. The Village of Sullivan encourages community participation during any amendments and or updates to the Plan. The Village of Sullivan will do its best to try and keep any changes to the Plan to a minimum.

Ordinance Reference

13-1-48. C-1 Conservancy District.

- (a) **Purpose.** The purpose of the C-1 Conservancy District is to preserve, protect, and maintain the natural environment and character of areas exhibiting significant natural resource features which contribute to the productive, recreational, or aesthetic value of the community.
- (b) **Permitted Uses.**
 - (1) Farming and related agricultural uses when conducted in accordance with conservation standards.
 - (2) Forest and game management.
 - (3) Hunting, fishing, hiking.
 - (4) Parks and recreation areas; arboreta; botanical gardens; greenways.
 - (5) Stables.
 - (6) Utilities.
 - (7) Non-residential buildings used solely in conjunction with the raising of water, fowl or fish.
 - (8) Harvesting of wild crops.
 - (9) Recreation related structures not requiring basements.
- (c) **Conditional Uses.**
 - (1) Animal hospitals, shelters and kennels.
 - (2) Archery and firearm ranges, sports fields and skating rinks.
 - (3) Land restoration, flowage, ponds.
 - (4) Golf courses and clubs.
 - (5) Ski hills and trails.

- (6) Yacht clubs and marinas.
- (7) Recreation camps.
- (8) Public and private campgrounds.
- (9) Riding stables.
- (10) Planned residential developments.
- (11) Sewage disposal plants.
- (12) Governmental, cultural and public buildings or uses.
- (13) Utilities.
- (14) Hunting and fishing clubs.
- (15) Professional home offices.
- (16) Farm structures.
- (d) **Area Height and Yard Requirements.**
 - (1) **Lot.**
 - a. Area: Minimum one and one-half (1-1/2) acres.
 - b. Width: Minimum one hundred fifty (150) feet.
 - (2) **Building Height.** Maximum thirty-five (35) feet.
 - (3) **Other Structures Height.** Maximum one-half (1/2) the distance from the structures nearest lot line.
 - (4) **Yards.**
 - a. Street: Minimum twenty (20) feet.
 - b. Rear: Minimum twenty (20) feet.
 - c. Side: Minimum twenty (20) feet except structures used for the housing of shelters of animals must be one hundred (100) feet from lot lines.

3-1-55 WP Wellhead Protection Overlay District.

- (a) **Purpose.** The Village recognizes that consequences of certain land use activities, whether intentional or accidental, can seriously impair groundwater quality. The purpose of the Municipal Well Recharge Area Overlay District (MW) is to protect municipal ground water resources from certain land use activities by imposing appropriate restrictions upon lands located within the approximate ground water recharge area of the Village's municipal wells, when such wells are established. The restrictions imposed herein are in addition to those of the underlying residential, commercial or industrial zoning districts or any other provisions of the Zoning Ordinance.
- (b) **Overlay Zones.** The Municipal Well Recharge Area Overlay District is hereby divided into Zone A and Zone B as follows:
 - (1) Zone A is identified as the primary source of water for the municipal well aquifer and as the area most likely to transmit groundwater contaminants to the municipal wells. Zone A is more restrictive than Zone B.
 - (2) Zone B is identified as a secondary source of water for the municipal well aquifer and as an area where there is a lower probability of surface contaminants reaching the municipal well fields. Zone B is less restrictive than Zone A.
- (c) **Zone A Prohibited Uses.** The following land uses are hereby found to have a high potential to contaminate or have already caused groundwater contamination problems in Wisconsin and elsewhere. The following principal or accessory uses are hereby prohibited within Zone A of the Municipal Well Recharge Area Overlay District:
 - (1) Areas for dumping or disposing of garbage, refuse, trash or demolition material.
 - (2) Asphalt products manufacturing plants.
 - (3) Automobile Laundries.
 - (4) Automobile service stations.
 - (5) Building materials and products sales.
 - (6) Cartage and express facilities.
 - (7) Cemeteries.

- (8) Chemical storage, sale, processing or manufacturing plants.
- (9) Dry cleaning establishments.
- (10) Electronic circuit assembly plants.
- (11) Electroplating plants.
- (12) Exterminating shops.
- (13) Fertilizer manufacturing or storage plants.
- (14) Foundries and forge plants.
- (15) Garages – for repair and servicing of motor vehicles, including body repair, painting or engine rebuilding.
- (16) Highway salt storage areas.
- (17) Industrial liquid waste storage areas.
- (18) Junk yards and auto graveyards.
- (19) Metal reduction and refinement plants.
- (20) Mining operations.
- (21) Motor and machinery service and assembly shops.
- (22) Motor freight terminals.
- (23) Paint products manufacturing.
- (24) Petroleum products storage or processing.
- (25) Photography studios, including the developing of film and pictures.
- (26) Plastics manufacturing.
- (27) Printing and publishing establishments.
- (28) Pulp and paper manufacturing.
- (29) Residential dwelling units on lots less than fifteen thousand (15,000) square feet in area. However, in any residence district, on a lot of record on the effective date of this Ordinance, a single-family dwelling may be

established regardless of the size of the lot, provided all other requirements of the Village's Zoning Ordinance are complied with.

- (30) Septage disposal sites.
- (31) Sludge disposal sites.
- (32) Storage, manufacturing or disposal of toxic or hazardous materials.
- (33) Underground petroleum products storage tanks for industrial, commercial, residential or other uses.
- (34) Woodworking and wood products manufacturing.
- (d) **Zone A Conditional Uses.** The following conditional uses may be allowed in the Municipal Well Recharge Area Overlay District, Subject to the provisions of Article E:
 - (1) Any other business or industrial use not listed as a prohibited use.
 - (2) Animal waste storage areas and facilities.
 - (3) Center-pivot or other large-scale irrigated agriculture operations.
- (e) **Zone B Prohibited Uses.** The following principal or accessory uses are hereby prohibited within Zone B of the Municipal Well Recharge Area Overlay District:
 - (1) Underground petroleum products storage tanks for industrial, commercial, residential or other uses.
- (f) **Zone B Conditional Uses.** The following conditional uses may be allowed in the Municipal Well Recharge Area Overlay District, subject to the provisions of Article E:
 - (1) Any business or industrial use.

13-1-57. E-1 Mineral Extraction or Landfill Overlay District.

- (a) **Purpose.** The intent of this District is to provide a means of properly siting, regulating and reclaiming mineral extraction and landfill sites.
- (b) **Permitted Uses.** Mineral extraction operation and landfill sites that are presently in existence, provided that applicable provisions of this Section are complied with.
- (c) **Conditional Uses.** Conditional uses in the District shall include all conditional uses listed in the underlying district. Conditional use procedures, as described in Article D, shall be adhered to as well as the requirements of this Section, with the more restrictive provision being applicable. In addition, the following are permitted conditional uses:
 - (1) Extension of legally existing mineral extraction operation or the creation of a new such extraction operation.
 - (2) New mineral extraction operations and the following: Landfills; solid waste management facilities, recycling centers; bio-remediation sites; and soil extraction or scraping for purpose of obtaining fill material for such large scale operations as landfill sealing, roadbed construction, etc; or similar uses. These uses shall be a conditional use in all zoning districts except in the R-1, R-2, R-3, R-4, R-5, and R-6 districts.
- (d) **Basic District Standards.**
 - (1) **Basic Standards.** The basic standards in this District shall be controlled by those of the underlying district unless more restrictive standards are established in the conditional use approval. Also, excavation or fill areas within two hundred (200) feet from any right-of-way or property line shall not be permitted unless the Village Board determines that the operational plans adequately provide for:
 - a. Safety of abutting land uses and for safe ingress to, egress from and traffic flow past the site.
 - b. Aesthetic screening from abutting properties.
 - c. Dust control from the operation and/or any stockpiling.
 - d. Staging of the operation to produce a minimal time frame between commencing of operations and restoration within this two hundred (200) foot area.
 - (2) **Permit Validity; Operational Requirements.** The conditional use permit shall be in effect for a period not to exceed one (1) year and may be renewed upon application for a period not to exceed one (1) year; a shorter period may be established by Village Board action. There shall be an annual fee as prescribed by Section 1-3-1 for such permit. Modifications

or additional conditions may be imposed upon application for renewal. Operational requirements shall include the following where applicable, and all require Village Board approval:

- a. Fencing or other suitable barriers shall be erected as necessary to protect the public.
 - b. Machinery, roads and equipment used in the extractive operation shall be constructed, maintained and operated in such a manner as to minimize dust.
 - c. Crushing, washing, refining or other processing other than the initial removal of material, may be permitted as an accessory use only as specifically authorized under the terms of the grant of permit.
 - d. Planting of trees and shrubs and other appropriate landscaping shall be provided where deemed necessary by the Village and other applicable agencies.
 - e. Hours of operation may be established and enforced by the Village Board.
 - f. Other requirements deemed necessary by the Village board.
- (e) **Existing Operations.** Existing operations shall be subject to the following further requirements.
- (1) **Permit.** Within sixty (60) days after the original adoption of this Section all existing extractive operations shall be required to register with the Zoning Administrator, submitting pertinent data relative to the present operation, including the boundaries of the actual operation and of the ownership. A permit shall be granted to such existing operation, subject to compliance with the operational requirements, listed above where they can be reasonably applied under existing circumstances.
 - (2) **Plan for Restoration.** There shall be required within one (1) year after original adoption of this Section, the submission of a plan for restoration of the site of existing extractive operation as provided above. The plan for restoration in such case shall not, however, impose requirements which are economically or engineeringly unreasonable with respect to conditions resulting from operations prior to enactment of this Section.
- (f) **Renewal Permit.** Within one year after the original enactment date of this Section, any such existing operation shall be required to make application for a renewal permit the same as for reapplication in the case of a new operation under this Section.
- (g) **Plan of Operation.** All mineral extraction operations including those operations and activities which lawfully existed prior to the original adoption of this Section shall prepare a plan of operation for the site which shall include the following information:
- (1) Statement of ownership of the parcel and control of the operations.

- (2) A site plan, drawn to scale, showing the lateral extent of existing and proposed excavations; the location and width of all easements and right of way on or abutting the site; existing water bodies, water courses and drainageways and proposed modifications; estimated direction of flow or groundwater; the location of existing and proposed buildings, structures, machinery and equipment; and the location of all existing and proposed storage and stockpiling areas.
- (3) Cross sections of the site, drawn to scale, showing the vertical extent of existing and proposed excavations.
- (4) A reclamation plan and such other information as may be necessary to determine the nature of the operation and the effect on the surrounding area;
- (5) Methods of screening from adjacent properties and proximity to adjacent properties.
- (6) Hours of operation and, if applicable, a phasing plan for future operations.
- (7) Dust and noise control.
- (8) Maximum depth.
- (9) Blasting procedures.
- (10) Location and height of stockpiles.
- (11) Such other information the Village Board deems pertinent to the operation.
- (h) **Gravel crushing; Permit Requirement.** In addition to all other conditional use permit and other requirements prescribed in this Section, an annual permit is required for the placement or operation at any mineral extraction site of any portable or fixed gravel crushing equipment. Such gravel crushing operation permit shall be valid for one (1) year; the Village Board may attach reasonable conditions to such permit. The annual fee for the permit shall be as prescribed in Section 1-3-1.
- (i) **Definitions.** As used in this Section:
 - (1) **Environmental Pollution.** Has the meaning specified under Sec. 144.01(3), Wis. Stats.
 - (2) **Nonmetallic Mining or Mineral Extraction Operation.** Operations or activities for the extraction from the earth for sale or use by the operator of

mineral aggregates such as stone, sand and gravel, fill material and nonmetallic minerals such as asbestos, beryl, clay, feldspar, peat and talc, related operations or activities such as excavation, grading or dredging if the purpose of those operations or activities is the extraction of mineral aggregates and nonmetallic minerals and related processes such as crushing, screening, scalping, dewatering and blending.

- (3) **Nonmetallic Mining or Mineral Extraction Refuse.** Waste soil, rock, mineral, liquid, vegetation and other waste material resulting from a nonmetallic mining or mineral extraction operation. This term does not include merchantable by-products resulting directly from or displaced by the nonmetallic mining or mineral extraction operation.
- (4) **Nonmetallic Mining or Mineral Extraction Site.** The location where a nonmetallic mining or mineral extraction operation is proposed or conducted, including all surface areas from which materials are removed, related storage and processing areas, areas where nonmetallic mining refuse is deposited and areas disturbed by the mineral extraction operation by activities such as the construction or improvement of roads or haulageways.
- (5) **Operator.** Any person who is engaged in a mineral extraction operation or mineral extraction site reclamation or who applies for or holds a nonmetallic mining permit issued under this mineral extraction reclamation ordinance whether individually, jointly or through subsidiaries, agents, employees, contractors or subcontractors.
- (6) **Reclamation.** The rehabilitation of a mineral extraction site including, but not limited to, removal of nonmetallic mining refuse, grading of the site, replacement of topsoil, stabilization of soil conditions, establishment of vegetative cover, control of surface water and groundwater, prevention of environmental pollution, construction of fences and, if practical, restoration of plant, fish and wildlife habitat.
- (7) **Replacement of Topsoil.** The replacement of the topsoil which was removed or disturbed by a mineral extraction operation or the provision of soil which is at least as adequate as the topsoil which was removed or disturbed for the purposes of providing adequate vegetative cover and stabilization of soil conditions.
- (j) **Exempt Activities.** The reclamation of sites within this District shall not apply to the following activities:
 - (1) Excavations or grading by a person solely for domestic use at his or her residence.

- (2) Excavations or grading conducted for highway construction purposes within the highway right-of-way.
- (3) Grading conducted for farming, preparing a construction site or restoring land following a flood or natural disaster.
- (4) Excavations for building construction purposes.
- (5) Any mining operation, the reclamation of which is required in a permit obtained under Sections 144.80 to 144.94, Wis. Stats.
- (6) Any activities conducted at a solid or hazardous waste disposal site required to prepare, operate or close a solid waste disposal facility under Sections 144.435 to 144.445, Wis. Stats., or a hazardous waste disposal facility under Sections 144.60 to 144.74, Wis. Stats., but a nonmetallic mining reclamation ordinance may apply to activities related to solid or hazardous waste disposal which are conducted at a nonmetallic site separate from the solid or hazardous waste disposal facility such as activities to obtain nonmetallic minerals to be used for lining, capping, covering, or constructing berms, dikes or roads.
- (k) **Financial Assurance.** Before rezoning and a reclamation plan is approved by the Village Board, the operator shall submit an agreement and performance bond or cash escrow agreement to assure the following:
 - (1) The operator shall pay for the cost of all improvements required in the reclamation plan by the Village Board.
 - (2) Guaranteed completion of the required reclamation within a period determined by the Village Board.
 - (3) Payment by the operator for all costs incurred by the Village for review and inspection. This would include preparation and review of plans and specifications by the Village Engineer and Attorney, as well as other costs of a similar nature.
 - (4) The Village may elect to have stages of the reclamation plan performed under the terms of a cash escrow agreement.
 - (5) The required performance bond or cash escrow agreement shall be equal to one and one-quarter (1- ¼) times the Village Engineer's estimated cost of the required improvements.
 - (6) If the required reclamation is not complete within the designated period, all amounts held under the escrow agreement or performance bond shall be turned over and delivered to the Village and applied to the cost of the required reclamation. Any balance remaining after such reclamation has

been done shall be returned to the operator. The Village Board, at its option, may extend the bond period for additional periods.

- (l) **Fences.** Prior to reclamation, mining sites abutting areas zoned residential shall be enclosed by a security fence of not less than four (4) feet in height. Fence gates shall be locked or secured when the site is unattended so as to prevent uncontrolled access by children to the site.
- (m) **Inspection.** An authorized agent of the Village may enter the Premises of a nonmetallic mining operation in the performance of his or her official duties by permission of the property owner or operator or pursuant to a special inspection warrant issued under Sec. 66.0119, Wis. Stats., in order to inspect those premises and to ascertain compliance with this nonmetallic mining reclamation Section.
- (n) **Prohibitions and Orders.** Mineral extraction mining operations within the Village are prohibited if the nonmetallic mining site cannot be reclaimed in compliance with the standards of the Section or if other requirements of this Section are not met.

State Law Reference: NR 135, Wis. Adm. Code.

13-3-22. Permitted Uses.

The following uses are permitted subject to the provisions of Chapters 30 and 31, Wis. Stats., and the provisions of other local, state and federal laws, if applicable:

- (a) **No Wetland Alteration.** Activities and uses which do not require the issuance of a zoning permit, provided that no wetland alteration occurs:
 - (1) Hiking, fishing, trapping, hunting, swimming, snowmobiling and boating;
 - (2) The harvesting of wild crops, such as marsh hay, ferns, moss, wild rice, berries, tree fruits and tree seeds, in a manner that is not injurious to the natural reproduction of such crops;
 - (3) The practice of silviculture, including the planting, thinning and harvesting of timber;
 - (4) The pasturing of livestock;
 - (5) The cultivation of agricultural crops; and
 - (6) The construction and maintenance of duck blinds.
- (b) **Wetland Alteration Restricted.** Uses which do not require the issuance of a zoning permit and which may involve wetland alterations only to the extent specifically provided below:
 - (1) The practice of silviculture, including limited temporary water level stabilization measures which are necessary to alleviate abnormally wet or dry conditions that would have an adverse impact on the conduct of silvicultural activities if not corrected;
 - (2) The cultivation of cranberries, including limited wetland alterations necessary for the purpose of growing and harvesting cranberries;
 - (3) The maintenance and repair of existing drainage to restore pre-existing levels of drainage, including the minimum amount of filling necessary to dispose of dredged spoil, provided that the filling is otherwise permissible, and that dredged spoil is placed on existing spoil banks where possible;
 - (4) The construction and maintenance of fences for the pasturing of livestock, including limited excavating and filling necessary for such construction maintenance;

- (5) The construction and maintenance of piers, docks and walkways, observation decks and trail bridges built on pilings, including limited excavating and filling necessary for such construction or maintenance;
 - (6) The installation and maintenance of sealed tiles for the purpose of draining lands outside the shoreland-wetland zoning district provided that such installation or maintenance is done in a manner designed to minimize the adverse impact upon the natural functions of the shoreland-wetland listed in Section 13-3-37(c) of this Chapter; and
 - (7) The maintenance, repair, replacement and reconstruction of existing highways and bridges, including limited excavating and filling necessary for such maintenance, repair, replacement or reconstruction.
- (c) **Permit Required.** Uses which are allowed upon the issuance of a simple zoning permit and which may include wetland alterations only to the extent specifically provided below:
- (1) The construction and maintenance of roads which are necessary for the continuity of the municipal street system, the provision of essential utility and emergency services or to provide access to uses permitted in this Section, provided that:
 - a. The road cannot, as a practical matter, be located outside the wetland;
 - b. The road is designed and constructed to minimize the adverse impact upon the natural functions of the wetland listed in Section 13-3-37(c) of this Chapter;
 - c. The road is designed and constructed with the minimum cross-sectional area practical to serve the intended use;
 - d. Road construction activities are carried out in the immediate area of the roadbed only; and
 - e. Any wetland alteration must be necessary for the construction or maintenance of the road.
 - (2) The construction and maintenance of nonresidential buildings provided that:
 - a. The building is used solely in conjunction with a use permitted in the shoreland- wetland district or for the raising of waterfowl, minnows or other wetland or aquatic animals;
 - b. The building cannot, as a practical matter, be located outside the wetland;
 - c. The building does not exceed five hundred (500) square feet in floor area; and
 - d. Only limited filling and excavating necessary to provide structural support for the building is allowed.

- (3) The establishment and development of public and private parks and recreation areas, outdoor education areas, historic, natural and scientific areas, game refuges and closed areas, fish and wildlife habitat improvement projects, game bird and animal farms, wildlife preserves and public boat launching ramps, provided that:
 - a. Any private development allowed under this paragraph shall be used exclusively for the permitted purpose;
 - b. Only limited filling and excavating necessary for the development of public boat launching ramps, swimming beaches or the construction of park shelters or similar structures is allowed;
 - c. The construction and maintenance of roads necessary for the uses permitted under this paragraph are allowed only where such construction and maintenance meets the criteria in Subsection (c) (1) of this Section; and
 - d. Wetland alterations in game refuges and closed areas, fish and wildlife habitat improvement projects, game bird and animal farms, wildlife preserves shall be for the purpose of improving wildlife habitat or to otherwise enhance wetland values.
- (4) The construction and maintenance of electric and telephone transmission lines, gas and water distribution lines, and sewage collection lines, and related facilities and the construction and maintenance of railroad lines provided that:
 - a. The utility transmission and distribution facilities and railroad facilities and the construction and maintenance of railroad lines cannot, as a practical matter, be located outside the wetland;
 - b. Only limited filling or excavating necessary for such construction or maintenance is allowed; and
 - c. Such construction or maintenance is done in a manner designed to minimize the adverse impact upon the natural functions of the wetland listed in Section 13-3-37 (c) of this Chapter.

14-1-58. Storm Water Drainage Facilities.

Pursuant to Section 14-1-74, the subdivider shall provide storm water drainage facilities which include curb and gutter, manholes, catch basins and inlets, storm sewers, storm sewer laterals from the main to the lot line, road ditches and open channels, as may be required. All such facilities are to be of adequate size and grade to hydraulically accommodate maximum potential volumes of flow, the type of facility required, design criteria and the sizes and grades to be determined by the Village Engineer. Such required improvements shall be dedicated to the Village upon such terms and conditions as the Village Board may determine.

14-1-74. Drainage and Stormwater Management System.

(a) Purpose.

- (1) The subdivider shall construct storm water drainage facilities, adequate to serve the subdivision which may include curbs and gutters, catch basins and inlets, storm sewer, road ditches, open channels, water retention structures and settling basin. All such facilities shall be of adequate size and grade to hydraulically accommodate the maximum potential volumes of flow and shall be so designed as to prevent and control soil erosion and sedimentation and to present no hazards to life or property.
- (2) Shoreland drainage facilities shall, if required, include water retention structures and settling basins so as to prevent erosion and sedimentation where such facilities discharge into streams or lakes. The design criteria, the size, type, grades and installation of all storm water drains and sewers and other cross-section, invert and erosion control paving check dams, flumes or other energy dissipating structures and seeding and/or sodding of open channels and unpaved road ditches proposed to be constructed shall be in accordance with the plans and standard specifications approved by the Village Engineer.
- (3) The subdivider shall assume the cost of installing all storm sewer of thirty-six (36) inches or smaller within the proposed subdivision, except for the added cost of installing storm sewer greater than thirty-six (36) inches which are necessary to serve tributary drainage areas lying outside of the proposed subdivision. In addition, the subdivider shall pay to the Village, a storm sewer truck line connection fee based on the added cost of installing larger sewers in the total tributary drainage area which shall be prorated in proportion to the ratio which the total area of the proposed plat is to the total drainage area to be served by such larger sewers.
- (4) The following provisions in this Section are established to preserve and provide properly located public sites and facilities for drainage and storm water management as the community develops, and to insure that the costs of providing and developing such public sites are equitably apportioned on the basis of serving the need for the management of increased storm water quantities resulting from land development.

(b) Drainage System Required.

- (1) As required by Section 14-1-58, a drainage system shall be designed and constructed by the subdivider to provide for the proper drainage of the surface water of the land division and the drainage area of which it is a part. Post-development peak runoff rates shall be limited to pre-development levels, up to and including twenty-five (25) year return

period storms. A Final Plat shall not be approved until the subdivider shall submit plans, profiles and specifications as specified in this Section, which have been prepared by a registered professional engineer and approved or modified by the Village Board, upon the recommendations of the Plan Commission and Village Engineer.

- (2) Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to avoid concentration of storm drainage water from each lot to adjacent lots.
- (3) The Plan Commission shall not recommend for approval nor the Village Board approve any subdivision plat which does not provide adequate means for storm water or floodwater runoff. Any storm water drainage system will be separate and independent of any sanitary sewer system. Storm sewers, where necessary, shall be designed in accordance with all governmental regulations, and a copy of design computations for engineering capacities shall accompany plans submitted by the planning engineer for the final plat. When calculations indicate that curb capacities are exceeded at a point, no further allowance shall be made for flow beyond that point, and basins shall be used to intercept flow at that point.

(c) **Drainage System Plans.**

- (1) The subdivider shall submit to the Village at the time of filing a Final Plat a drainage plan or engineering report on the ability of existing watercourse channels, storm sewers, culverts and other improvements pertaining to drainage or flood control within the subdivision to handle the additional runoff which would be generated by the development of the land within the subdivision. Additional information shall be submitted to adequately indicate that provision has been made for disposal of surface water without any damage to the developed or undeveloped land downstream or below the proposed subdivision. The report shall also include:
 - a. Estimates the quantity of storm water entering the subdivision naturally from areas outside the subdivision.
 - b. Quantities of flow at each inlet or culvert.
 - c. Location, sizes and grades of required culverts, storm drainage sewers and other required appurtenances.
- (2) A grading plan for the streets, blocks and lots shall be submitted by the subdivider for the area within the subdivision.
- (3) The design criteria for storm drainage/detention systems shall be based upon information provided by the Village Engineer, and a plan for permanent maintenance.

- (4) Material and construction specifications for all drainage projects (i.e., pipe, culverts, seed, sod, etc.) shall be in compliance with specifications provided by the Village Engineer.
- (d) **Drainage System Requirements.** The subdivider shall install all the storm drainage facilities indicated on the plans required in Subsection (a) of this Section Necessary to serve, and resulting from, the phase of the land division under development:
 - (1) **Street Drainage.** All streets shall be provided with an adequate storm drainage system. The street storm system shall serve as the minor drainage system and shall be designed to carry street, adjacent land and building storm water drainage. Storm water shall not be permitted to be run into the sanitary sewer system within the proposed subdivision.
 - (2) **Off-Street Drainage.** The design of the off-street major drainage system shall include the entire watershed affecting the land division and shall be extended to a watercourse or ditch adequate to receive the storm drainage. When the drainage system is outside of the street right-of-way, the subdivider shall make provisions for dedication an easement to Subsection (e) of the Village to provide for the future maintenance of said system.
- (e) **Protection of Drainage Systems.** The subdivider shall adequately protect all ditches to the satisfaction of the Village Engineer. Ditches and open channels shall be seeded, sodded or paved depending upon grades and soil types. (Generally ditches or channels with grades up to one percent [1%] shall be seeded; those with grades up to four percent [4%] shall be sodded.)
- (f) **Drainage Easements.** Where a land division is traversed by a watercourse, drainageway, channel or stream:
 - (1) There shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse and such further width or construction, or both, as will be adequate for the purpose and as may be necessary to comply with this Section; or
 - (2) The watercourse, drainageway, channel or stream may be relocated in such a manner that the maintenance of adequate drainage will be assured and the same provided with a storm water easement or drainage right-of-way conforming to the lines of the relocated watercourse, and such further width or construction, or both, as will be adequate for the purpose and may be necessary to comply with this Section; or

- (3) Wherever possible, drainage shall be maintained in an easement by an open channel with landscaped banks and adequate width for maximum potential volume flow. In all cases, such easements shall be of a minimum width established at the high water mark or, in the absence of such specification, not less than thirty (30) feet.
- (g) **Dedication of Drainageways.** Whenever a parcel is to be subdivided or consolidated and embraces any part of a drainageway identified on a Village Comprehensive Storm Water Management Plan, Master plan and/or official map or any portion thereof, such part of said existing or proposed public drainageway shall be platted and dedicated by the subdivider as an easement or right-of-way in the location and at the size indicated along with all other streets and public ways in the land division. Maintenance arrangements shall be as prescribed in Subsection (j) below. Whenever any parcel is to be subdivided or consolidated and is part of a drainage district established under the authority of Chapter 88, Wis. Stats., the subdivider shall petition the Circuit Court to transfer the jurisdiction of that portion of the drainage district being subdivided or consolidated to the Village in accordance with Chapter 88.83, Wis. Stats.
- (h) **Dedication/Preservation of Storm Water Management Facilities.** The subdivider shall dedicate sufficient land area for the storage of storm water to meet the needs to be created by the proposed land development and in accordance with the standards for on-site detention and as determined by the Village Engineer. Whenever a proposed storm water management facility (e.g., detention or retention basin) shown on the Comprehensive Storm Water Management Plan, master plan and/or official map is located, in whole or in part, within the proposed land division, ground areas for providing the required storage capacity in such proposed public facility shall be dedicated to the public or property owners association, as determined by the Village, to the requirements of the master plan and/or official map. Storage areas necessary to serve areas outside the land division shall be held in reserve for a period of five (5) years from the date of final plat approval for future dedication to the Village or other appropriate agency.
- (i) **Storm Drainage Facilities.**
- (1) The subdivider, at his/her cost, shall install all drainage facilities identified in the Erosion Control Plan or determined by the Village Engineer as being necessary for the management of all lands and roadways within the development. In addition, drainage capacity through the development from other areas shall be provided in accordance with a Comprehensive Surface Water Management Study, if applicable. All required storm drainage facilities shall be constructed and operational prior to acceptance of any dedications and/or public improvements served by the storm drainage facilities.

- (2) The subdivider shall submit to the Village Engineer for his/her review and approval a report on the ability of existing watercourse channels, storm sewers, culverts and other improvements pertaining to drainage or flood control within the land division to handle the additional runoff which would be generated by the development of the land within the land division. Additional information shall be submitted to adequately indicate that provision has been made for disposal of surface water without any damage to the developed or undeveloped land downstream or below the proposed land division. The report shall also include:
 - a. Estimates of the quantity of storm water entering the land division naturally from areas outside the land division.
 - b. Quantities of flow at each inlet or culvert.
 - c. Location, sizes and grades of required culverts, storm drainage sewers and other required appurtenances.
- (3) A grading plan for the streets, blocks and lots shall be submitted by the subdivider for the area within the land division.
- (4) The design criteria for storm drainage systems shall be reviewed by the Village Engineer and approved or modified.
- (5) Material and construction specifications for all drainage projects (i.e., pipe, culverts, seed, code, etc.) shall be in compliance with standards and specifications provided by Village ordinance and/ or the Village Engineer.
- (j) **Maintenance.**
 - (1) A maintenance agreement shall be required between the Village and the subdivider. The agreement shall be recorded as a property deed restriction by the subdivider with the County Register of Deeds in a form which shall be binding upon all subsequent owners of land covered by the agreement. Such agreement shall assign on-going responsibility for maintenance and repair of the storm water management system, including detention/retention facilities and drainageways, to a homeowners, property owners or condominium association per Sec. 14-1-25. Prior to Final Plat approval, the subdivider shall submit to the Village for its approval an on-going maintenance and mowing plan for such facilities, which shall be incorporated by reference into all approvals and development agreements. In the alternative, if unique circumstances or a special benefit to the public can be demonstrated, such ownership and maintenance responsibility may be assumed by the Village.
 - (2) If the Village at any time finds that the storm water management measures constructed in accordance with the system plan are not being properly maintained, or if altered in any way from the location,

configuration and capacity of the measures specified in the approved plan, the Village shall have the right to undertake the needed maintenance or repair. This right shall include the right to enter onto private property as necessary to carry out the needed maintenance or repair. The cost of such maintenance or repair shall be levied as a special assessment or special charge against the properties concerned. The special charge or assessment shall be collectible in the same manner as all other special assessments/charges levied by the Village.

- (k) **Minor Drainage System.** The subdivider shall install all minor drainage system components necessary to reduce inconvenience and damages from frequent storms. Minor drainage components shall include all inlets, piping, gutters, channels, ditching, pumping and other facilities designed to accommodate the post-development runoff resulting from a ten (10) year, twenty-four (24) hour rainfall event as determined in the most current edition of the Soils Conservation Service Technical Releases 55 (TR 55) or the "Rational Method." Temporary accumulations of storm runoff from ponding or flowing water, in or near minor system components, shall be permitted providing such accumulations do not allow the water to flow across the crown of the street from one side to the other. For arterial streets and streets located in commercial districts, prohibited. In drainageways and drainageway easements, accumulations of water shall not inundate beyond the limits of the drainageway or drainageway easement. Cross-street drainage channels (valley gutters) shall not be permitted excepted on cul-de-sac or permanent dead-end streets serving less than ten (10) dwelling units and where the minimum grade in the valley gutter and street gutter between the valley gutter and the next downstream drainage inlet is not less than one percent (1.00%).
- (l) **Major Drainage System.** The subdivider shall install all major drainage system components necessary to reduce inconvenience and damages from infrequent storms. Major system components shall include large channels and drainageways, streets, easements and other paths and shall be capable of accommodating post-development runoff in excess of that accommodated by minor system components resulting from twenty-four (24) hour rainfall events for storms with return frequencies greater than two (2) years up to and including the one hundred (100) year return event (as identified in TR 55). Runoff contained within the street right-of-way or designated storm drainage easement or detention facility.
- (m) **Drainage Piping Systems.**
 - (1) Unless otherwise approved by the Village Engineer, all drainage piping of twelve (12) inches diameter and greater in street rights-of-way shall be constructed of Class Three reinforced concrete or PVC pipe. Piping materials outside of rights-of-way shall be subject to approval of the Village

Engineer. All storm sewer outlets shall be equipped with steel bar or iron pipe debris gates.

- (2) Agricultural drain tiles which are disturbed during construction shall be restored, reconnected or connected to public storm drainage facilities.

(n) **Open Channel Systems.**

- (1) Unpaved road ditches and street gutters shall be permitted only within the Village's extraterritorial plat approved jurisdictional area and shall be shaped and seeded and/or sodded as grassed waterways. Where the velocity of flow is in excess of four (4) feet per second on soils having a severe or very severe erosion hazard and in excess of six (6) feet per second on soils having moderate, slight, or very slight erosion hazard, the subdivider shall install check dams, flumes, or other energy dissipating devices.
- (2) Where open channels are utilized in either the minor or major drainage system, they shall be designed so as to minimize maintenance requirements and maximize safety. Drainage easements (in lieu of dedications) shall be utilized to accommodate open channels provided adequate access by the Village for maintenance of drainage capacity. Side slopes shall not exceed a four-to-one (4:1) slope. Drainageways where subject to high ground water, continuous flows, or other conditions as determined by the Village Engineer that would hamper maintenance operations due to consistently wet conditions, shall have a paved concrete invert of not less than eight (8) feet wide and side slopes to a point one (1) foot above the channel invert.
- (3) In areas where invert paving is not required, the drainageway bottom shall be grass. If the drainageway has a bare soil bottom or the natural grasses in the drainageway are disturbed due to development operations, the drainageway bottom shall be sodded and securely staked to one (1) foot above the elevation of inundation resulting from a predevelopment five (5) year, twenty-four (24) hour storm event. Other disturbed areas shall be seeded and prepared in accordance with the Village's Erosion Control requirements. Velocities for grass-lined channels shall not exceed those presented in the Village's Surface Water Management Study, if one is adopted.
- (o) **Standards for On-Site Detention Storage.** When the subdivider employs on-site detention to control erosion and sedimentation, reduce the post-development peak runoff rate or temporarily store storm water runoff due to inadequate downstream drainage facilities. The detention (storage) facilities shall be subject to regulation in accordance with the following standards:

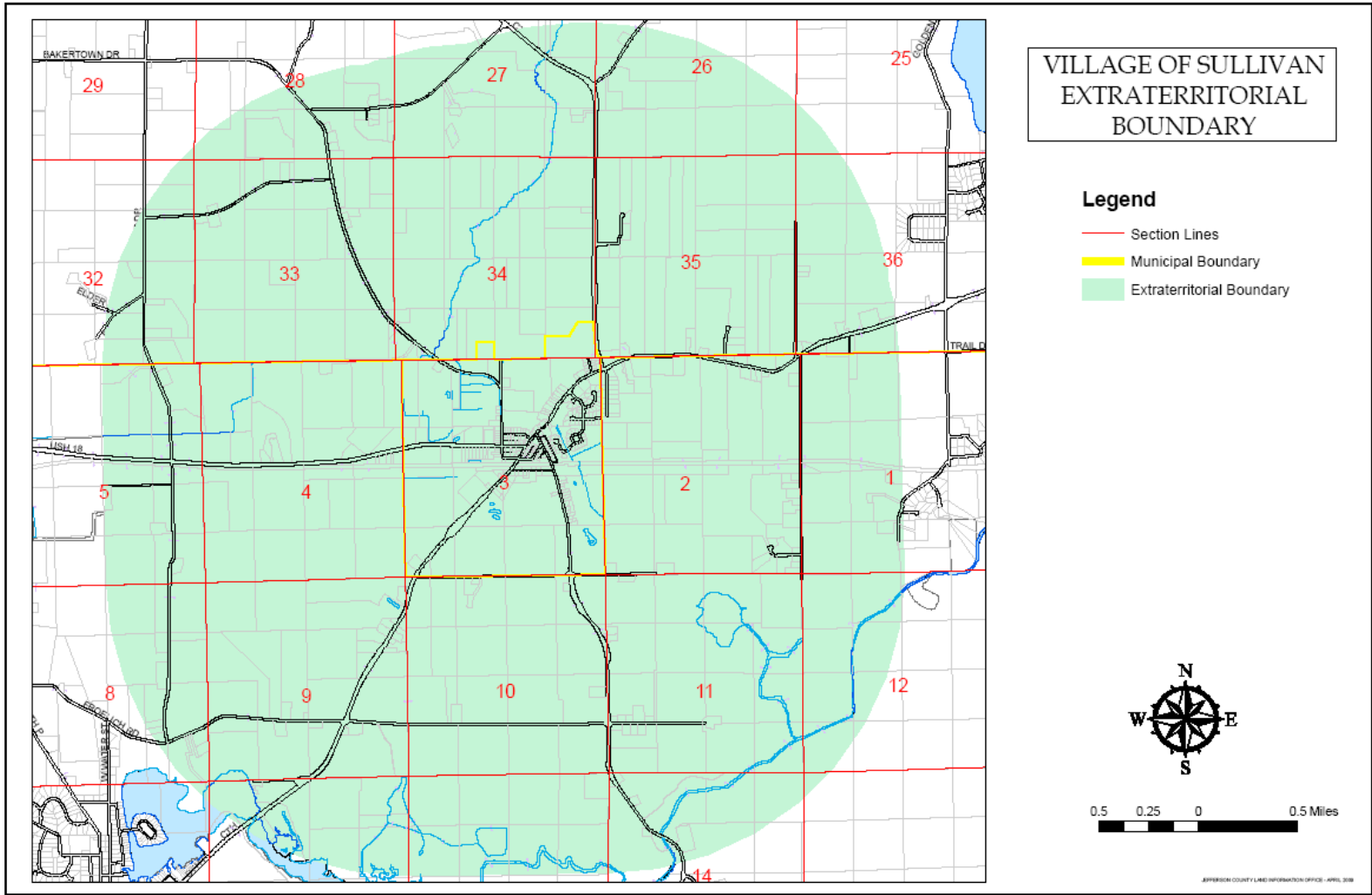
- (1) Temporary on-site detention for erosion and sedimentation control shall be designed in conformance with the "Wisconsin Construction Site Best Management Practices Handbook."
- (2) Where on-site detention is permanently employed to reduce the post-development peak runoff, the detention facility shall safely contain the post-development from a twenty-five (25) year storm event of twenty-four (24) hour duration within the limits of the facility.
- (3) Post-development peak runoff rates shall be limited to pre-development levels, up to and including twenty-five (25) year return period storms. Curve numbers of 30, 58, 71 and 78 for Hydrologic Soil Groups A, B, C and D respectively shall be used when computing pre-development runoff rates.
- (4) All detention facilities shall safely contain or pass the runoff from any storm of any duration which exceeds the maximum storm required to be contained up to the one hundred (100) year storm event of twenty-four (24) hour duration.
- (5) All permanent detention facilities shall safely contain the runoff from the one hundred (100) year storm event of twenty-four (24) hour duration on both public and, if necessary, private properties without inundating any building at the ground elevation, the travel lanes of any arterial street, the center ten (10) feet of any collector street or the top of the curb on any local street.
- (6) Determination of on-site detention volumes shall be computed by procedures established by the United States Soil Conservation Service in the most current edition of its technical publication entitled "Urban Hydrology for Small Watersheds, TR-55 or TR-20," and as accepted and approved by the Village Engineer.
- (7) The storage of storm water runoff shall not encroach on any public park (except parks designed with detention facilities) or any private lands outside the land division unless an easement providing for such storage has been approved and recorded for said lands.
- (8) All detention facilities shall be designed with the safety of the general public and any considerations for ease of maintenance as top priorities.
- (9) Any wet detention facilities shall include riprap to not less than two (2) feet above the normal pool elevation for protection from wave action, or other slope stabilization methods approved by the Village Engineer, for protection from wave action.

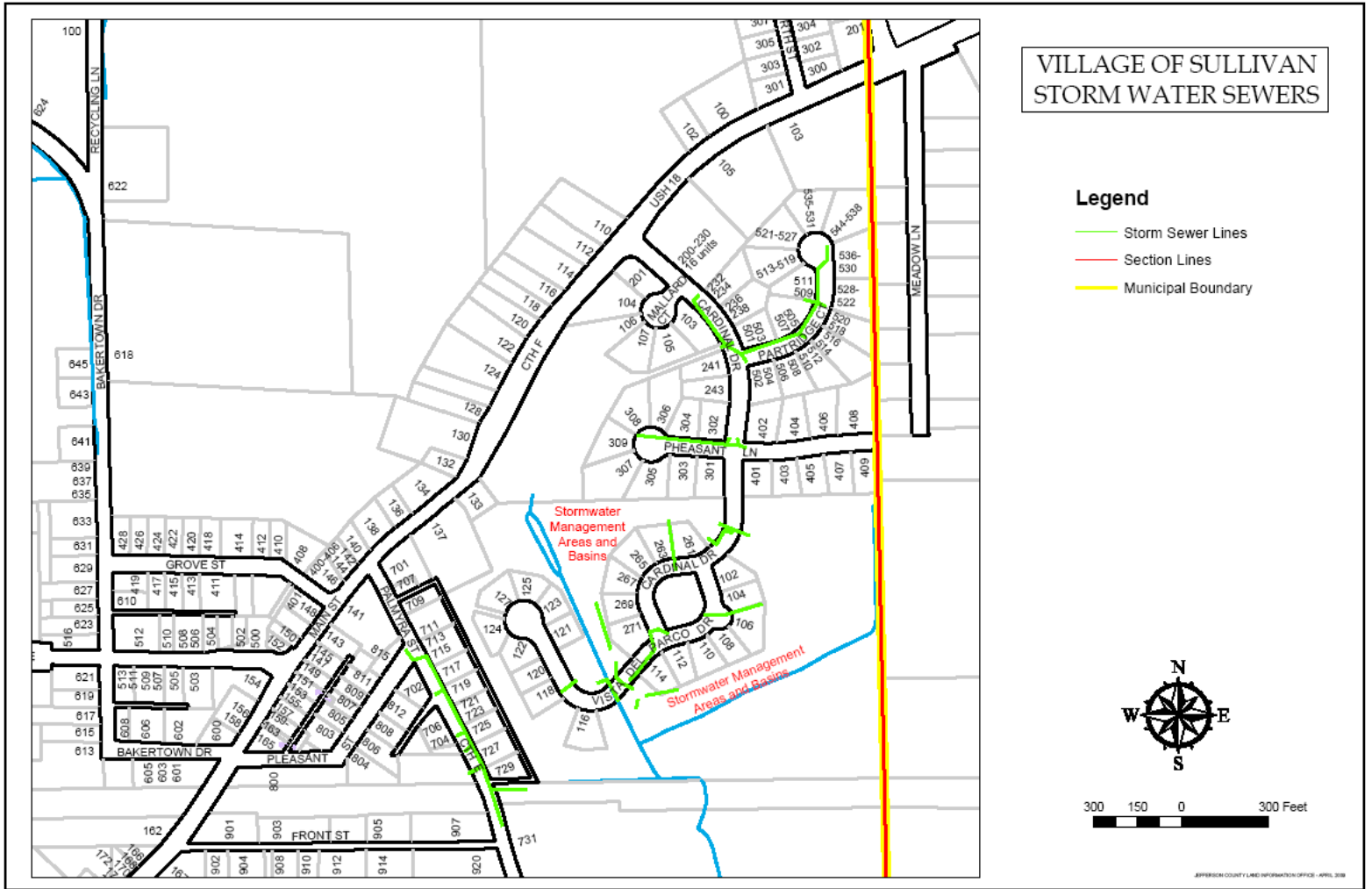
- (10) The sides of all detention facilities shall have a maximum slope ratio of four to one (4:1) (horizontal to vertical), with flatter slopes being required where determined practical by the Village Engineer.
- (11) The Village Board, upon recommendation by the Village Engineer, may require the installation of fencing or other such security measures in detention facilities with excessively long down times or permanent water features, or other features requiring additional security for safety reasons.

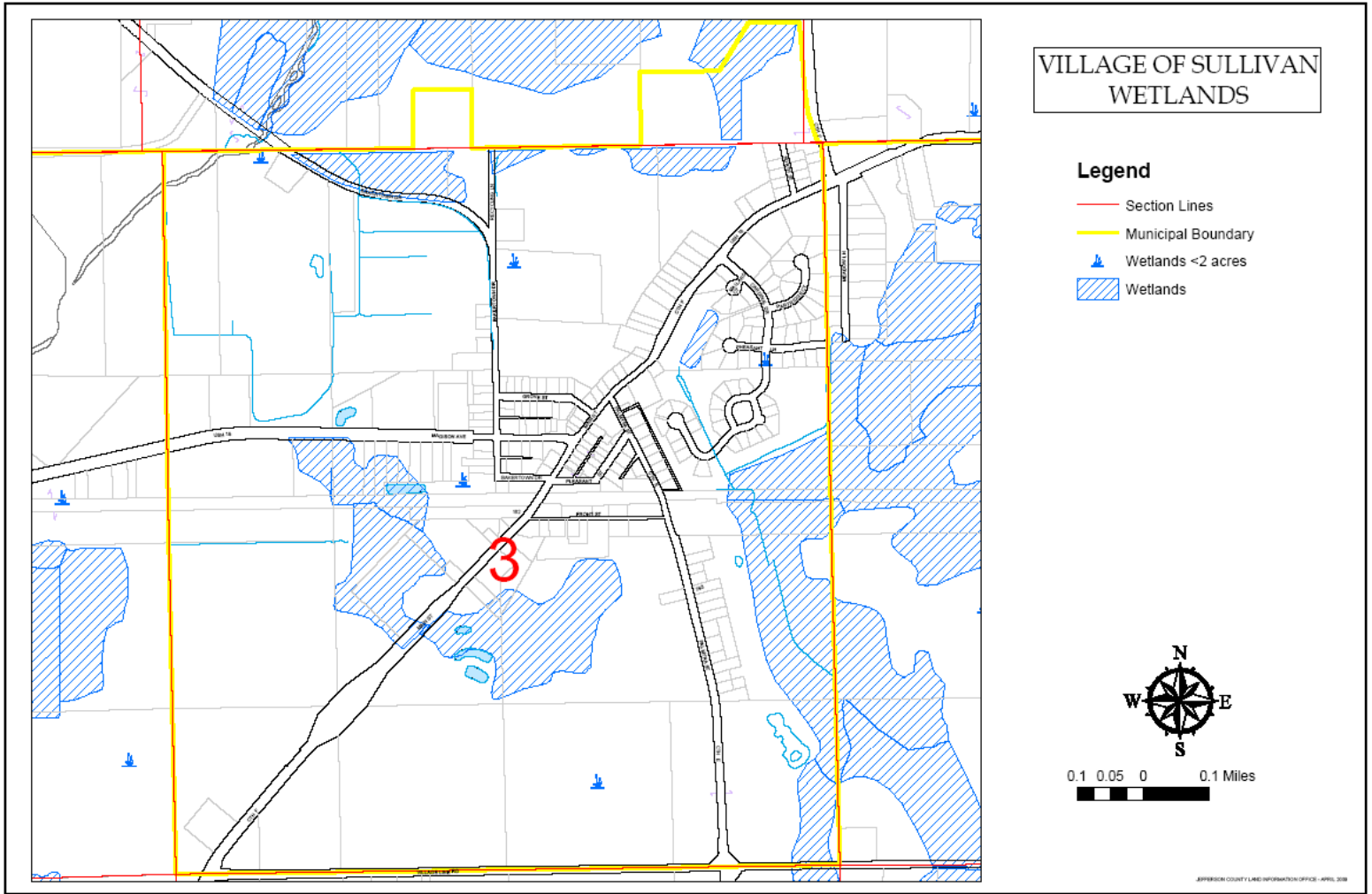
Maps

Extraterritorial
Storm Water
Wetlands
Zoning
Zoning and Floodplains
Jefferson County
Land Use

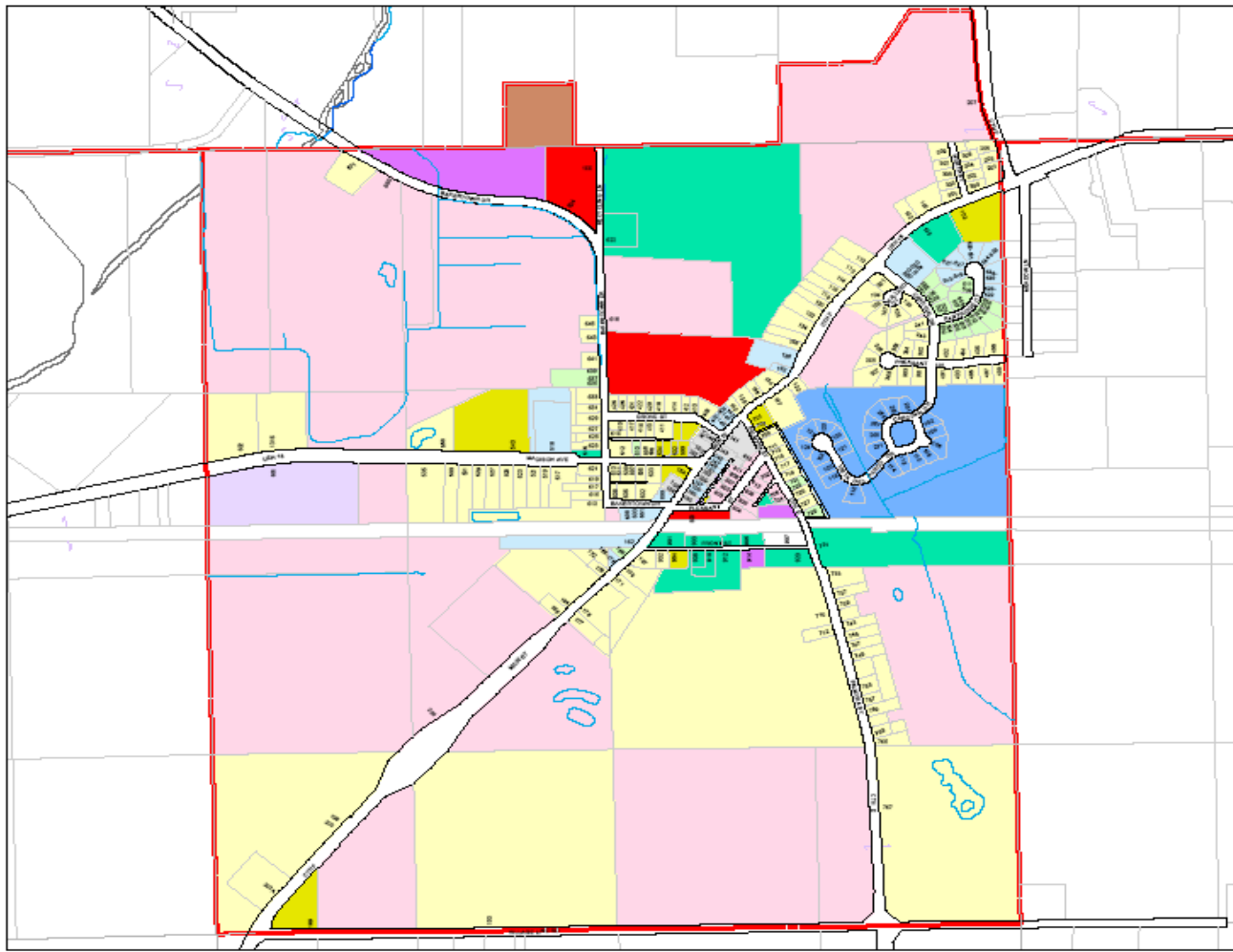
****Hard copies of these maps are in the Village Hall.**







VILLAGE OF SULLIVAN ZONING



Legend

R-1 Single-Family Residential District	C-1 Conservancy District	A-1 Agricultural District
R-2 Single-Family Residential District (Medium Density)	B-1 General Commercial District	PF Public Facilities District
R-3 Two-Family Residential District	B-2 Highway Commercial District	PUD Planned Unit Development Overlay District
R-4 Multiple-Family Residential District	B-3 Business Park District	E-1 Mineral Extraction/Landfill Overlay District
R-5 Residential Estate District	I-1 Industrial District	Municipal Boundary

0 250 500 1,000 Feet



JEFFERSON COUNTY LAND INFORMATION OFFICE - MARCH 2008

VILLAGE OF SULLIVAN ZONING & FLOODPLAINS

Legend

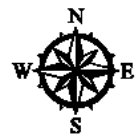
- R-1 Single-Family Residential District
- R-2 Single-Family Residential District (Medium Density)
- R-3 Two-Family Residential District
- R-4 Multiple-Family Residential District
- R-5 Residential Estate District
- C-1 Conservancy District
- B-1 General Commercial District
- B-2 Highway Commercial District
- B-3 Business Park District
- I-1 Industrial District
- A-1 Agricultural District
- PF Public Facilities District
- PUD Planned Unit Development Overlay District
- E-1 Mineral Extraction/Landfill Overlay District
- Municipal Boundary

FLOOD ZONE

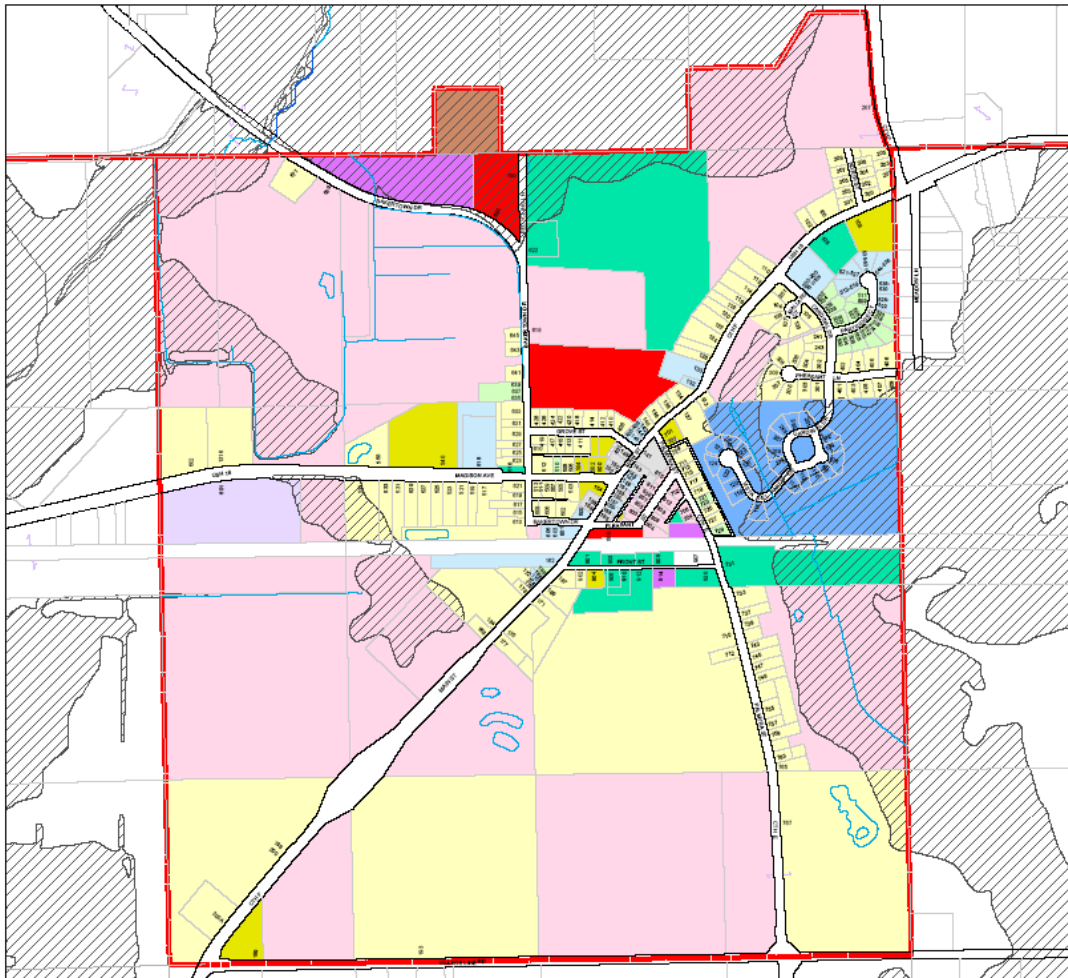
Effective June 2, 2009

- 500 YEAR FLOOD
- 100 YEAR FLOOD
- 100 YEAR FLOOD

0 250 500 1,000 1,500
Feet



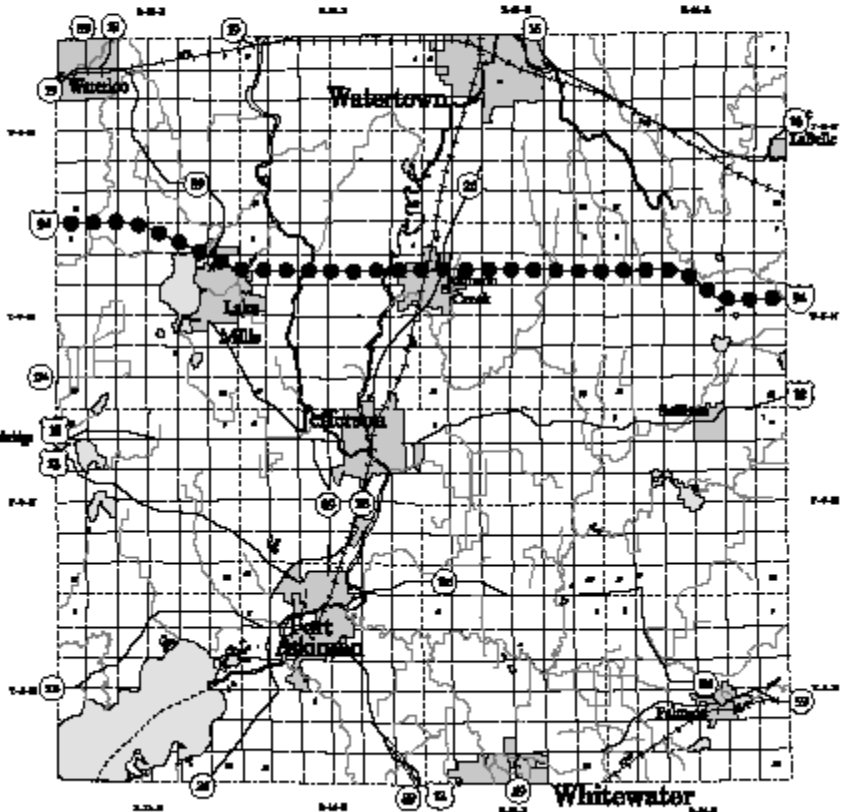
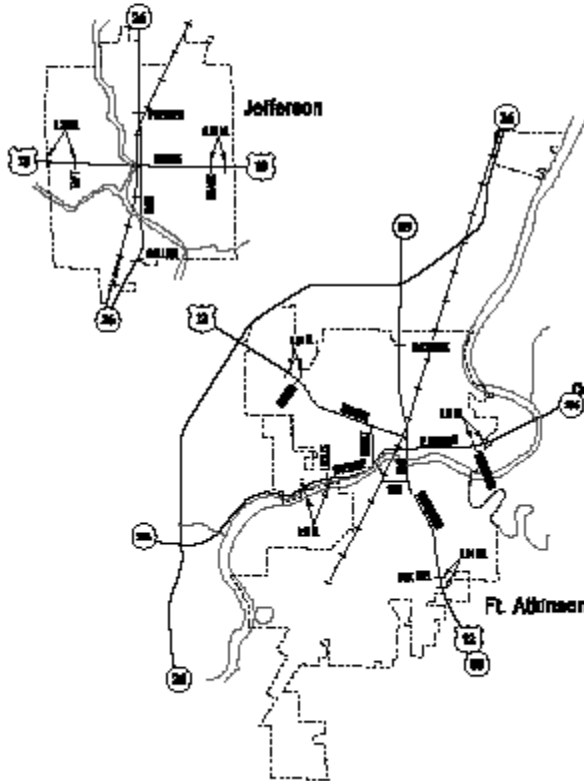
JEFFERSON COUNTY LAND INFORMATION OFFICE - MARCH 2009



JEFFERSON COUNTY

Prepared by the State of Wisconsin, Department of Transportation
Div. of Transportation Infrastructure Development in accordance
with Section 94.02(1)(c) showing the official layout of the STATE TRUNK
HIGHWAY SYSTEM as of December 31, 2006

SYMBOL	HIGHWAY DESIGNATION	WI. STATE STATUTE
	STATE TRUNK HIGHWAY (Not Shared & Traveled)	94.02
	STATE TRUNK HIGHWAY (Not Shared & Traveled)	94.02
	STATE TRUNK HIGHWAY (To be raised but the current STD System open up to 100% the highway system shall be applied)	94.02
	CONNECTED TO STATE	94.02(1)
	NON-PAID PRIORITY - INTERSTATE HIGHWAY	94.02 & 94.05
	NON-PAID PRIORITY	94.05
	NON-PAID EXPRESSWAY	94.05












JEFFERSON

JEFFERSON

VILLAGE OF SULLIVAN LAND USE INVENTORY

General Land Use Classifications

-  Residence or accommodation functions
-  General Sales or services
-  Manufacturing and wholesale trade
-  Transportation, communication, information, and utilities
-  Arts, entertainment, and recreation
-  Education, public admin., health care, other inst.
-  Construction-related businesses
-  Mining and extraction establishments
-  Agriculture, forestry, fishing and hunting

GENERAL LAND USE CLASSIFICATIONS

	ACRES
Agriculture, forestry, fishing and hunting	527.8
Arts, entertainment, and recreation	22.3
Construction-related businesses	4.8
Education, public admin., health care, and other inst.	7.5
General sales or services	9.5
Manufacturing and wholesale trade	8.9
Mining and extraction establishments	25.7
Other	2.7
Transportation, communication, and utilities	47.9



Village of Sullivan

P.O. BOX 6
SULLIVAN, WISCONSIN 53178
(262) 593-2388
(262) 593-2383 Fax
clerksullivan@charterinternet.com

ORDINANCE 2-4-3(d)(1) AN ORDINANCE TO ADOPT THE COMPREHENSIVE PLAN FOR THE VILLAGE OF SULLIVAN, JEFFERSON COUNTY, WISCONSIN

THE VILLAGE BOARD OF THE VILLAGE OF SULLIVAN, JEFFERSON COUNTY, WISCONSIN, DOES ORDAIN AS FOLLOWS:

SECTION 1. Pursuant to section 61.35 of the Wisconsin State Statutes, the Village of Sullivan is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001 (1)(a) and 66.1001 (2) of the Wisconsin Statutes.

SECTION 2. The Village Board of the Village of Sullivan has adopted and followed written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by section 66.1001 (4)(a) of the Wisconsin Statutes.

SECTION 3. The Plan Commission of the Village of Sullivan, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending to the Village Board the adoption of the document entitled "Village of Sullivan Comprehensive Land Use Plan" containing all of the elements specified in section 66.1001 (2) of the Wisconsin Statutes.

SECTION 4. The Village of Sullivan has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4) (d) of Wisconsin Statutes, and provided numerous other opportunities for public involvement per its adopted public participation strategy and procedures.

SECTION 5. The Village Board of the Village of Sullivan, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled "Village of Sullivan Comprehensive Land Use Plan" pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

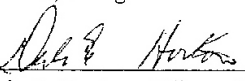
SECTION 6. This ordinance shall take effect upon passage by a majority vote of the members- elect of the Village Board and publication/posting as required by law.

Adopted this 10th day of November, 2009.

Ayes 4 Noes 0 Absent 1



Tammy Kevin, Village Trustee acting as President

Attest: 

Dale E. Horton, Village Clerk/Treasurer/Zoning Administrator