

# **2007 ANNUAL REPORT**



**PREPARED BY:  
CITY OF MUSKEGO PLANNING DEPARTMENT**

## **2007 Planning Annual Report**

This annual report provides an overview of the Planning Department's progress on departmental projects and various community growth issues for the year. The Planning Department promotes both the careful development of land, and the preservation of Muskego's natural resources. To accomplish this, the Department is involved in a variety of programs, including current and long range planning, geographic information systems, economic development, zoning administration, lake management, urban forestry, and conservation management. The Department's role also includes the dissemination of this information to the public, and coordination with county, regional, state, and federal officials. The enclosed information provides a detailed look at the recent accomplishments of Planning Department staff while also providing yearly statistical info on how the City is growing on an annual basis. The statistical info helps all of us to better plan our community, while the project information enables the City to see how the Planning Department has functioned as part of the local government in Muskego.

### **Mission Statement**

Muskego is planned each and every day by professional staff whose mission is to:

*Promote the orderly development of Muskego in an efficient and aesthetic manner through long-range and current planning, provide public information and data on planning issues, and coordinate related areas of geographic information systems, economic development, zoning administration, urban forestry, and conservation management.*

### **2007 Planning Department Staff**

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Kellie Renk, Planning Secretary

Sean Meehan, GIS/Planning Intern

Matt Kulinski, Conservation Technician

### **Also a Special Thanks to Former Staff Members from 2007**

Sandi Asti, Planning Secretary

### **Special Thanks For Data and Information**

Assessor's Office

Building Department

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## **Planning Activities**

### **Miscellaneous Planning Items**

#### **Janesville Road Reconstruction**

During 2007, the Planning Department has worked extensively with Waukesha County in starting the preliminary process for the re-design and reconstruction of Janesville Road from Moorland Road to Racine Avenue. In 2006, the Common Council and Mayor's Task Force on Janesville Road Reconstruction sent the County an essential "wish list" of how they would like the road redesigned aesthetically. The County utilized this wish list in their initial budgeting and Request for Proposals (RFP) process. During 2007, the County, along with a representative from the Planning Department, picked Ayres and Associates to be the engineering team for the redesign and reconstruction of the roadway.

The County wants to ensure that the roadway would be re-designed with public comment and support, thus they have instituted a Context Sensitive Solutions (CSS) process. The CSS process essentially is a way to keep the stakeholders for a certain project involved throughout by allowing them to comment and manipulate the results via publicized input.

In late 2007, the first CSS meetings began with the County along with over 20 stakeholders, which represented various City boards, business owners, residents, and groups that relate to Janesville Road. The tentative schedule is that the CSS team will meet until the preliminary design is complete, which should happen by summer of 2008.

The City of Muskego found that they needed to complete the streetscaping design separately during Janesville Road reconstruction. Thus, in the summer of 2007, the Planning Department sent out RFPs for this very task. Planning and Design Institute, Inc. (PDI), out of Milwaukee, was selected and they have become an integral and essential piece of the puzzle along with Ayres Associates and Waukesha County during the CSS process. PDI will be coordinating a subgroup of the CSS team in determining how the streetscaping (i.e. the landscaping, street paving techniques, lighting, furniture, signage, etc.) should shape the new road and surrounding land uses once the construction would be complete. Various visioning sessions will be held in order to complete this vital task.

Ultimately, by the end of 2008, the City should have a good understanding of how the future Janesville Road should look and feel. The project is anticipated to start full construction between 2010-2011.

#### **2020 Comprehensive Plan**

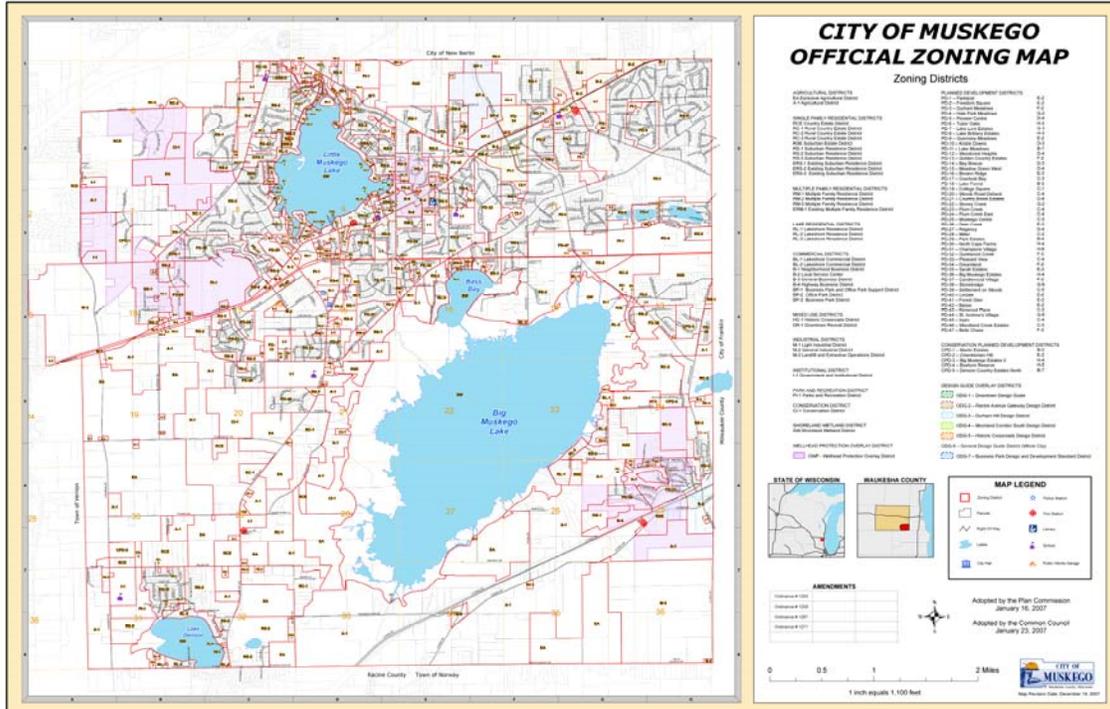
The new draft of the 2020 Comprehensive Plan was a major focus of the Planning Department in 2007. The new plan has to be what is called "Smart Growth" compliant, as per Wisconsin State Statute, by the year 2010. The City of Muskego is ahead of schedule at this point. All the smart growth compliant chapters were drafted in 2007 along with all mapping and preliminary recommendations for the future of Muskego. With the draft, the Planning Department will now enlist a Comprehensive Planning

Committee in 2008 to review each chapter for content and, the most important task, to determine the recommendations for the future of the City up until the year 2020 and beyond. Recommendations will include all major topics surrounding the growth of the City, comprising of housing, transportation, land use, utilities and community facilities, economic development, agricultural, natural and cultural resources, and intergovernmental cooperation. Further, the Committee will also tackle issues such as residential densities and agricultural/conservation preservation. The Plan is anticipated to be adopted by the end of 2008 or very early 2009 (Depending on the time required by the Comprehensive Planning Committee). All the various City Boards/Committees will be allowed review of the plan for further recommendations and input. Also, a large-scale public hearing/informational meeting will be held during the implementation process. Lastly, all data will be included on the web as the process continues in 2008.

### **Zoning Code Rewrite**

The repeal and recreation of the Chapter 17 Zoning Ordinance was fully adopted in 2007 by the Planning Commission and Common Council. The adoption process was very extensive taking over a year to complete and including a public hearing at the Muskego High School Performing Arts Center.

The new Zoning Code has many new changes to make zoning easier for City staff, residents, and business owners. The map changed according to the new districts that were created, although every property should continue to have the same zoning principles applied to their respective property with many becoming more conforming (Meaning that they should be: totally conforming, less non-conforming, or they remained the same). As part of the recodification, amendments were required to the City 2010 Comprehensive Plan Map, City Design Guides, and other ordinances (Chapter 18: Land Division Ordinance, Chapter 36 Wireless Facilities Ordinance, etc.). This is due to the many references that the zoning code makes in other documents.



Newly Approved Zoning Map

### Plan Commission Items

There were 103 approved resolutions in 2007, along with 1 deferred resolution (until 2008), 2 withdrawn/removed resolutions, and 5 defeated resolutions. There were 4 conceptual/sketch reviews that came to the Plan Commission for comments in 2007. During the middle of 2007 the Plan Commission stopped formally approving or denying concepts/sketches and started giving comments and/or suggestions instead.

Within the numbers listed above there were no approved resolutions that were carried over from 2006 that were approved in 2007. There was 1 resolution defeated and 2 resolutions that were withdrawn that were carried over from 2006. There were 4 docket items from 2006 that were carried over to 2007. These 4 items are still on the docket leading into 2008.

The Plan Commission carried 6 resolutions (docket) from 2007 over to the 2008 approval year.

Year	Total Items Reviewed	Approved	Denied	Concept/ Motion/ No Action	Denied without Prejudice	Withdrawn/ Removed	Deferred (until next year)	Docket (until next year)
2004	130	119	2	-	-	-	2	7
2005	148	127	6	-	-	1	5	9
2006	144	116	14	-	2	4	2	6
2007	121	103	5	4	-	2	1	6

Table 1

The Plan Commission approved a wide variety of items. Here is a look at some of the numbers for the items that they reviewed in 2007:

- Sign Applications (requiring Plan Commission approval) – 1 approved
- Annual and Biennial Reviews – 20 approved
- Concept/Sketch CSMs – 2 approved and 1 denied
- CSMs – 17 approved, 1 deferred until 2008, and 6 on docket until 2008
- Extraterritorial CSMs – 8 approved
- Concept/Sketch Plats – 2 approved
- Preliminary Subdivision Plats – 2 approved
- Extraterritorial Preliminary Subdivision Plats – 1 approved
- Final Subdivision Plats – 1 approved
- Extraterritorial Final Subdivision Plats – 3 approved
- BSOs & BSO Amendments (see below)
- Conditional Use Grants - New and Amendments (see below)

<b>Planning Commission Approvals (2004-2007)</b>							
These are a few of the items that the Planning Commission reviews. The numbers provided are for approved items only. Any denied, deferred, docket, etc. items are not included in this table							
Year	Sign Applications (requiring PC approval)	Annual & Biennial Reviews	Conceptual/ Sketch CSMs	CSMs	Conceptual/ Sketch Plats	Preliminary Plats	Final Plats
2004	7	13	3	20	5	8	8
2005	5	13	2	15	2	6	6
2006	2	19	1	18	4	4	4
2007	1	20	2	17	2	2	1

Table 2

**Building, Site, and Operation Plans (BSO)**

In 2007 the Plan Commission received 9 new BSO plans seeking approvals. This is the same amount as last year. Seven of those were approved, 1 was denied, and 1 was withdrawn. Also in 2007, Plan Commission reviewed 13 BSO amendments seeking approvals, which is a decrease from 24 last year. Twelve of the amendments were approved and 1 was denied.

BSO amendments can consist of a number of different items. Items that BSO amendments have contained are additions, alterations, site work (i.e. parking lot work, lighting, landscaping, fences, etc.), and signage. Some of the BSO items that the Plan Department and Plan Commission have reviewed are for single changes while others have been for numerous changes to entire sites.

Some of the major BSOs and BSO Amendments approved were for the following companies/organizations:

- Muskego Public Library – Outdoor Theater
- E.M. Construction & G&G Carriers – Site Alterations
- InPro Corporation Day Care Center – Building Alterations

- Dinger's – Building and Site Alterations
- Walgreen's – 14,820 Sq Ft New Building
- RAS Appliance – 34,826 Sq Ft New Building
- Muskego Moose Lodge – Building Addition and Site Alterations
- Atonement Lutheran Church – 14,715 Sq Ft New Building
- Starla LLC Multi-Tenant Building – Two 29,376 Sq Ft New Buildings
- GE Healthcare Global Distribution Facility – 477,150 Sq Ft New Building
- Kuehn Enterprise / Journal Sentinel Building – 5,795 Sq Ft New Building
- Cricket Communications Wireless Facility – Wireless Co-Location

Building, Site, and Operation Plans - BSO's (2004-2007)						
*NOTE: The numbers provided are for approved items only and any denied, deferred, docket, etc. items are not included in this count						
Year	Total BSO's Applied For	Total BSO's Approved	New BSO's Applied For	New BSO's Approved	BSO Amendments Applied For	BSO Amendments Approved
2004	24	23*	8	7*	16	16*
2005	45	41*	14	11*	31	30*
2006	33	28*	9	8*	24	20*
2007	22	19*	9	7*	13	12*

Table 3

### Zoning Board of Appeals

The City of Muskego saw a decrease in the number of requested variances in 2007. This year there were 5 appeal petitions submitted for review in front of the Board of Appeals, which is down from 11 last year (*NOTE: Some petitions may have contained more than one variance request*). Three of which were granted and two of which were denied. The Board of Appeals had the need to hold 5 meetings in 2007, which is down from 8 last year.

Zoning Board of Appeals (2004-2007)						
NOTE: Some petitions contained more than one variance. * One additional meeting was cancelled because there was not a quorum.						
Year	Number of Meetings Held	Total Variance Petitions	Variance Petitions Granted	Variance Petitions Denied	Variance Petitions Deferred (until next year)	Variance Petitions Withdrawn
2004	3	7	5	1	-	1
2005	7	9	5	3	1	-
2006	8	11	8	2	-	1
2007	5*	5	3	2	-	-

Table 4

### Land Development and Divisions

The Planning Department aided in the platting of new parcels in the City for residential use (See Map 1). All Plats and CSM's first receive a recommendation of Approval or

Denial from the Planning Commission. After that, the Common Council makes the final vote on the Plat/CSM, taking the Planning Commission’s recommendation into consideration. Here are some of those statistics relating to land divisions:

**Subdivision Final Plats**

During 2007, the Common Council approved 1 new final subdivision plat totaling 5 single-family lots and 1 outlot, consisting of 19.7 total acres.

As a comparison, in 2006 the City approved 4 final subdivision plats totaling 124 single-family lots, 12 two-family lots, 2 four-family lots, and 11 outlots, consisting of 125.34 total acres.

There was a major change in the platting process that occurred in the middle of 2007. This change is the reason why the number of lots approved in 2007 was so low. Under the former process, there would have been about 132 additional lots approved within the City. In the past the process was as follows: Preliminary Plat approval, Final Plat Approval, Construction Plan Approval, subdivision construction, new home construction. There were sometimes problems that arose and some developers were requesting to be able to build homes before the site construction (roads, sewer, water, grading, etc.) was complete to the City’s requirements. The newly revised process is now as follows: Preliminary Plat approval, Construction Plan Approval, subdivision construction, Final Plat Approval, new home construction. The new process helps ensure that all of the required site improvements are completed properly before any homes can be built within a development.

Year	Total Final Plats Approved	Total Single-Family Lots	Family Lots (2 units or more per lot)	Total Commercial Lots	Total Outlots	Total Acreage
2004	6	132	19*	1	17	156.56
2005	8	139	-	-	19	139.49
2006	4	124	14* (32 total units)	-	11	125.34
2007	1**	5**	-	-	1**	19.7**

Table 5

Here is the only approved Final Plat from 2007:

**Rustic Trail Estates (RCE)**

- 5 single-family lots and 1 outlot
- 19.7 total acres (17.84 acres of residential lots, .7 acres of outlot, and 1.16 acres of right-of-way).
- The lots range between 2.75 acres and 4.78 acres in size.

This Subdivision is located off of Field Drive, about half a mille west of Hillendale Drive. All wetlands within the development are preserved within preservation easements to ensure their protection. There also are restrictions and easements

for conservation lands and isolated natural resources areas. These easements and restrictions will also help preserve a lot of the trees within this development.

**Preliminary Plats**

During 2007, the Common Council approved 4 preliminary plats, which is the same as in 2006.

**Extraterritorial Plats**

During 2007, the Common Council approved 1 extraterritorial preliminary plat and 3 extraterritorial final plats. In 2006 the City approved 2 extraterritorial preliminary plats, but they did not approve any extraterritorial final plats.

**Condominium Plats**

During 2007, the Common Council approved 1 condo project totaling 22 residential units. In 2006 there was 1 approved commercial condo project containing 7 commercial units.

**St. Andrews Village Condominiums – Phase 2 (PD-44)**

- Developed by Burke Properties
- 7.96 Acres of Development (in Phase 2)
- Multi-Family Development with 22 units within 11 2-unit buildings

This development is located to the west of Champions Village Subdivision. There are 1-story and 2-story units, all with two car attached garages. In this development some of the buildings are located along Muskego Lakes Country Club Golf Course. The units are designed to resemble individual homes and are set in clusters along two separate private streets. This plat is the second phase of St. Andrews Village. It is located west of the first phase.

In 2007 the Common Council did not approve any apartment to condo conversions. This could be due to the fact that some of these conversions can be done through the recording of appropriate documents with the Register of Deeds, without formal City approval.

**Certified Survey Maps (CSM)**

During 2007, the Common Council approved 18 Certified Survey Maps creating 21 new lots (44 total lots including the parent parcels). This is in comparison to 2006 when the City approved 14 Certified Survey Maps creating 17 new lots (33 total lots including the parent parcels).

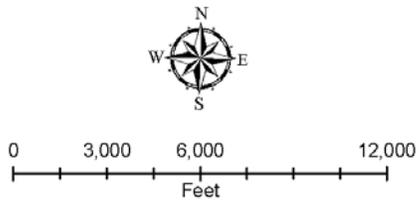
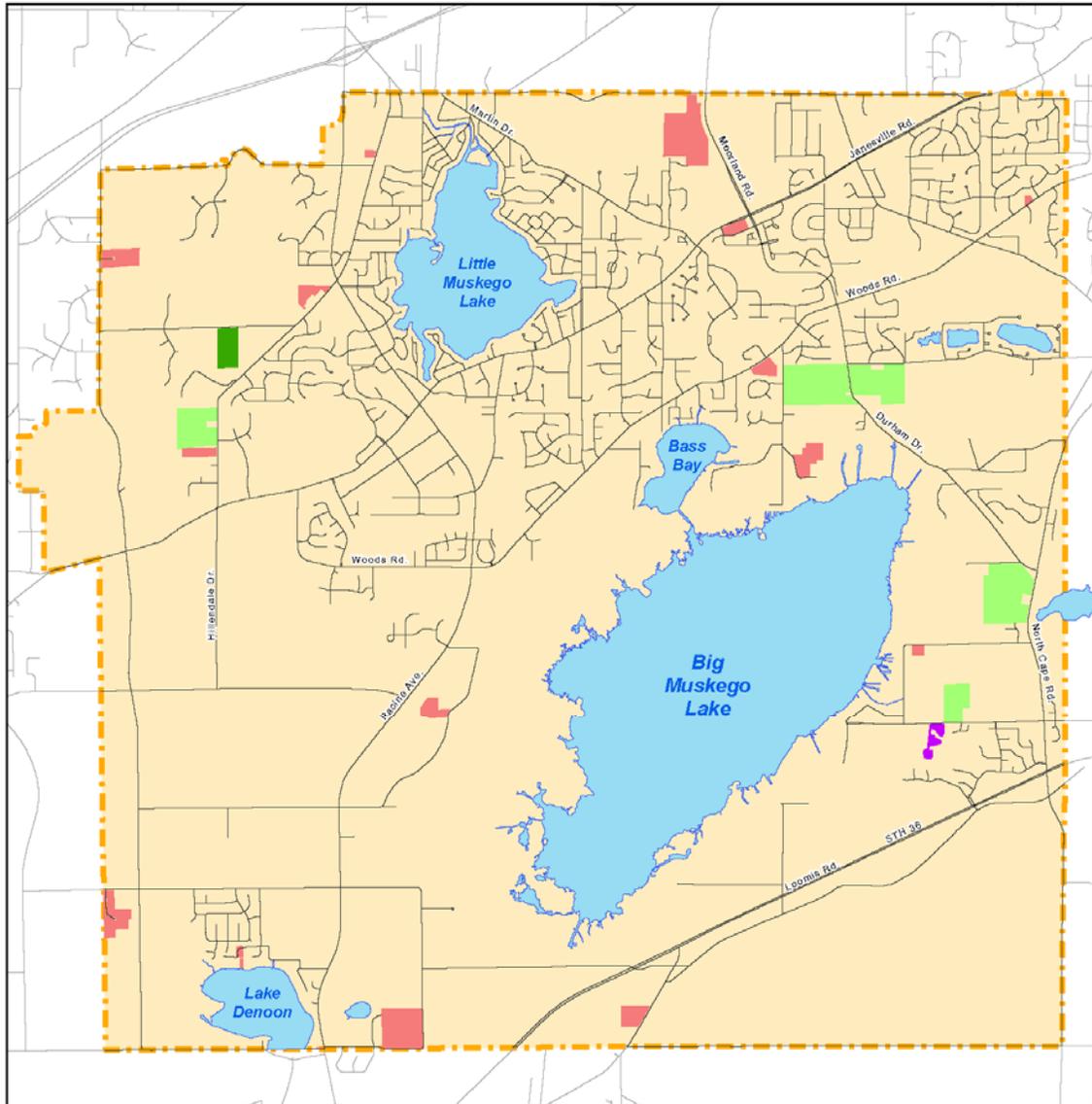
CSM Approvals (2004-2007)			
NOTE: These are based upon final approvals from the Common Council. *These totals do not include any extraterritorial, re-approved, and/or denied CSMs.			
Year	Total CSMs Approved	Total New Lots	Total Lots Including Parent Parcels
2004	20	27	48
2005	18	33	53
2006	14*	17*	33*
2007	18*	21*	44*

Table 6

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During 2007, 14 Extraterritorial CSMs between the Towns of Vernon, Norway, and Waterford containing a total of 22 lots (including parent parcels) were approved. This is in comparison to 2006 when the City also approved 5 Extraterritorial CSMs containing 11 lots (including parent parcels).

### Map 1 2007 Development and Land Divisions



#### Legend

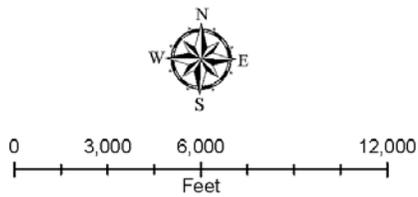
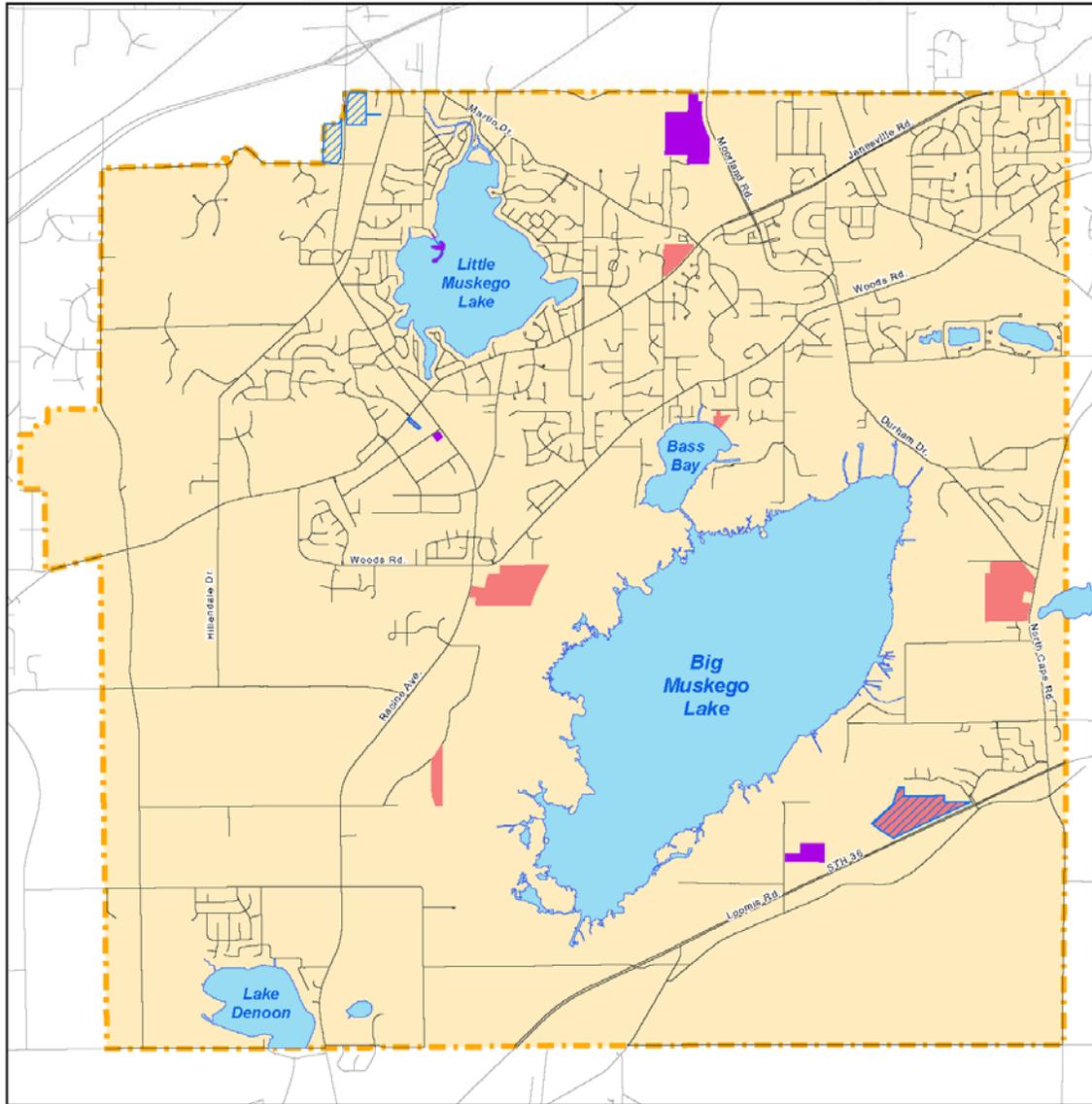
- Roadways
- Municipal Boundary
- Lakes
- CSM
- Condo
- Preliminary Plat
- Final Plat

## Rezoning, 2010 Plan Amendments, and Conditional Use Grants

In 2007 the number of submitted Rezonings and Land Use Amendment requests dropped compared to the prior year (See Map 2). The overall percentage of approvals for these requests rose from 2006. There was a decrease in the number of rezonings that were denied or withdrawn this year as compared to 2006. Here is a look at how the uses/requirements of land changed in Muskego during 2007:

- *8 Approved Rezonings in 2007 out of 9 Requests* - The majority of the rezonings that occurred this year were for the purpose of a land division of some type, which is typical. One of the specific rezoning items was initiated by the City as part of the updates to the Municipal Zoning Code and Maps. As part of this there were some parcels rezoned based upon on their current use, some rezoned based upon the 2010 Comprehensive Plan, and some rezoned as part of new districts being established or old districts being removed/renamed. The City eliminated all of the overlay districts except for the Wellhead Protection Overlay. One of the rezonings approved was actually an amendment to an existing Planned Development District (PD). This was for multi-family units within the Basse Planned Development. Also, one of the submitted rezoning requests was withdrawn by the petitioner before it was acted upon. In comparison to 2006, there were 8 rezonings that were approved in 2006. There were no rezonings requests that were denied in 2007.
- *3 Approved Comprehensive 2010 Plan Amendments in 2007 out of 3 Requests* - The City maintains an adopted Comprehensive Plan to guide the use of development in the City of Muskego. At times, this plan needs amending, usually in conjunction with rezonings, in order to allow certain land uses and/or densities. Amendments are warranted as land use patterns change over time due to roadway or other infrastructure improvements. The City itself initiated 1 of the approved Comprehensive Plan amendments in 2007 to coincide with the updates to the Zoning Code and Maps. There were no Comprehensive Plan amendments that were withdrawn or denied in 2007. In comparison to 2007, there were 5 Comprehensive 2010 Plan amendments that were approved in 2006.
- *4 Approved (new) Conditional Use Grants and 1 Conditional Use Grant Renewal in 2007* - Conditional uses are approved by the City's Plan Commission to allow other types of land uses on properties where it is believed the use needs additional or special review and/or requirements (such as annual reviews) in order to appropriately govern them. Conditional uses were approved this year for a day care center, a rustic structure, a building over 50,000 square feet in size (GE Healthcare), and the short-term rental of a vacation home. The renewal was for an asphalt plant, which requires a review every year. In comparison to 2007, there were 3 approved Conditional Use Grants, 1 conceptual approval, 1 denial, and 1 renewal that occurred in 2006.

### Map 2 Zoning, 2010 Land Use, & CUG Changes



#### Legend

- Roadways
- Municipal Boundary
- Lakes
- 2010 Land Use Changes
- Zoning Changes
- CUG Changes

*NOTE: This map does not include the areas that were rezoned/rename as part of the Zoning Code and Map updates.*

## Housing

The Planning Department is highly involved in the building permit process for residential and commercial/industrial projects. Each permit is examined for conformity relating to a variety of aspects including setbacks, open space, height, floor area, Plan Commission approvals (if applicable), and other Zoning/Planning related items.

In 2007 there were 76 single-family new home permits, which is down from the 133 single-family new home permits in 2006. In 2007 we saw a similar number of permits in the commercial/industrial sector. In 2007 we had 22 permits for commercial and industrial alterations/additions and 2 permits for commercial and industrial new construction. In 2006 we had 19 permits for commercial and industrial alterations/additions and 2 permits for commercial and industrial new construction. See Map 3 for Single-Family Home Permit locations.

### 2007 Housing Statistics

- Average assessment for homes as of January 1, 2007 = \$266,200\*  
Average assessment for homes as of January 1, 2006 = \$263,300\*  
Average assessment for homes as of January 1, 2005 = \$261,000\*  
Average assessment for homes as of January 1, 2004 = \$193,400\*  
(There was a re-evaluation done in 2005)
- Average sale of a single-family residence for 2007 = \$286,300\*^  
Average sale of a single-family residence for 2006 = \$286,000\*^  
Average sale of a single-family residence for 2005 = \$277,900\*^  
Average sale of a single-family residence for 2004 = \$256,500\*^  
^Does not include foreclosures, but does include condos.  
(See Graph 3)
- Number of single family home sales in 2007 = 277\*^  
Number of single family home sales in 2006 = 339\*^  
Number of single family home sales in 2005 = 435\*^  
Number of single family home sales in 2004 = 345\*^  
^ Does not include foreclosures, but does include condos.  
(See Graph 4)
- Reported average valuation for new homes in 2007 = \$288,103\*\* for 76 new homes  
Reported average valuation for new homes in 2006 = \$255,138\*\* for 133 new homes  
Reported average valuation for new homes in 2005 = \$233,958\*\* for 151 new homes  
Reported average valuation for new homes in 2004 = \$210,046\*\* for 182 new homes  
Reported average valuation for new homes in 2003 = \$201,160\*\* for 178 new homes  
(These values do not include land values)
- Residential Alterations/Additions/Decks average valuations in 2007 = \$17,460\*\* for 235 permits

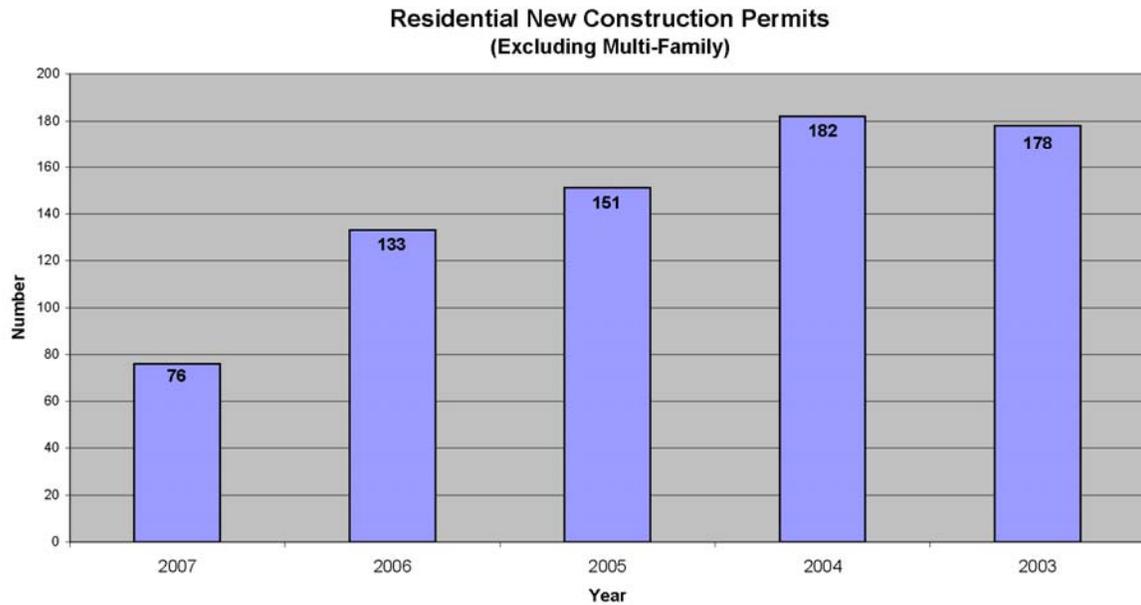
- Residential Alterations/Additions/Decks average valuations in 2006 = \$16,271\*\*  
for 338 permits  
Residential Alterations/Additions/Decks average valuations in 2005 = \$16,851\*\*  
for 303 permits
- Commercial New Construction average valuations in 2007 = \$1,135,000\*\* for 2 permits  
Commercial New Construction average valuations in 2006 = \$615,000\*\* for 2 permits  
Commercial New Construction average valuations in 2005 = \$516,500\*\* for 10 permits
  - Commercial Alterations/Additions average valuations in 2007 = \$55,768\*\* for 22 permits  
Commercial Alterations/Additions average valuations in 2006 = \$81,900\*\* for 19 permits  
Commercial Alterations/Additions average valuations in 2005 = \$71,051\*\* for 29 permits

*\*As determined by the Assessors Records.*

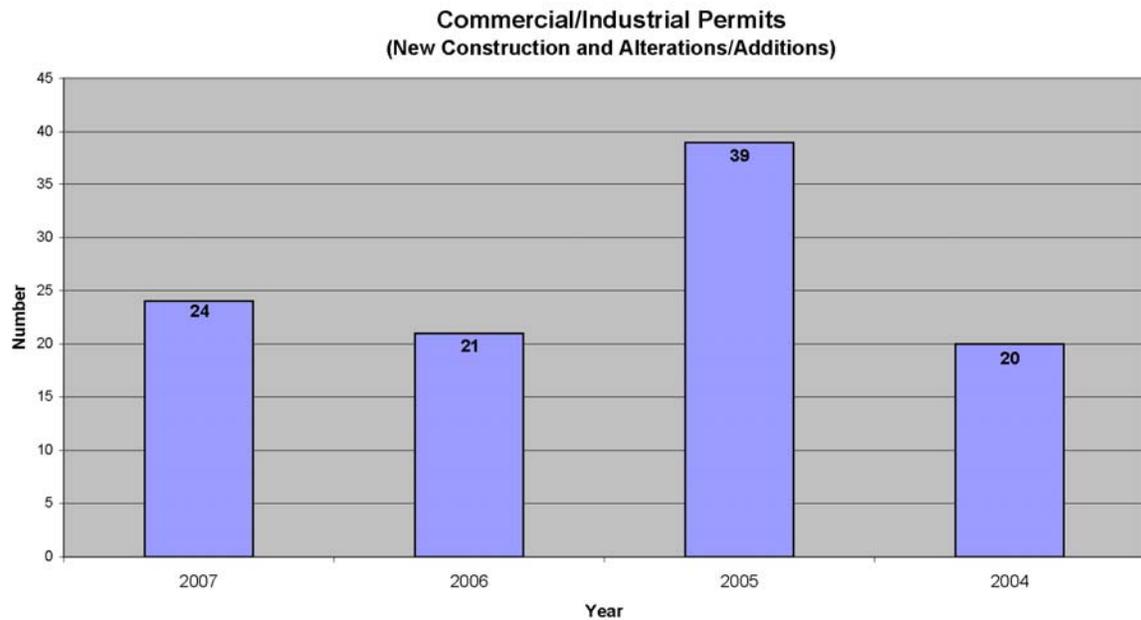
*\*\* As determined by the Building Permit reported values.*

The following information in Graphs 1-2 was taken from the information entered on the building permit applications.

**Graph 1 - Residential New Construction by Year (2003-2007)**

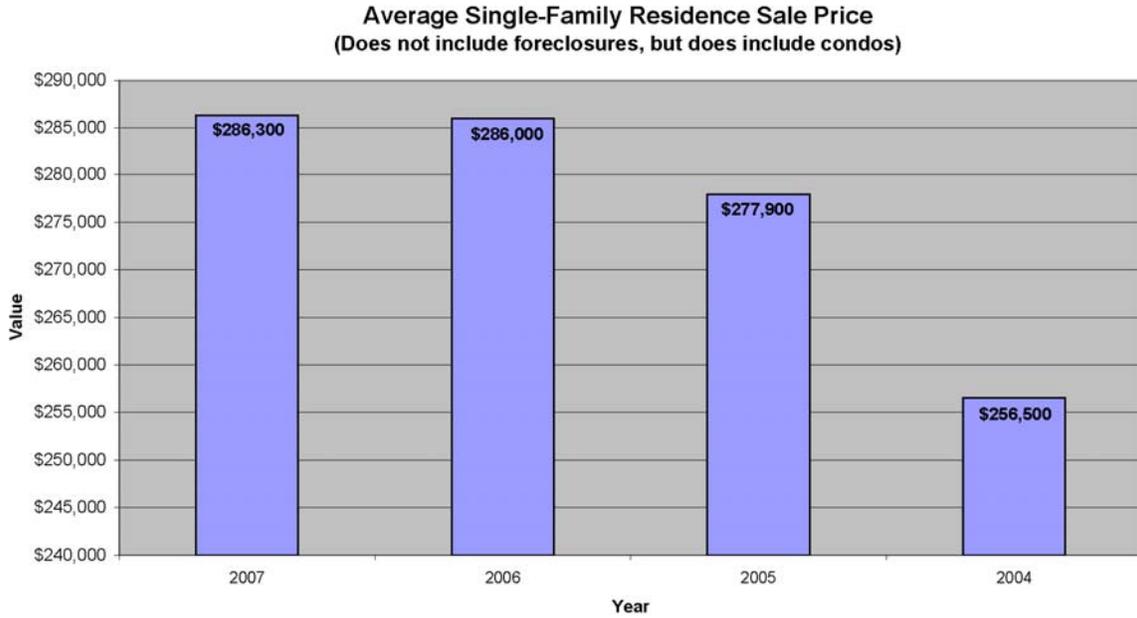


**Graph 2 - Commercial/Industrial Permits by Year (New and Additions/Alterations) by Year (2004-2007)**

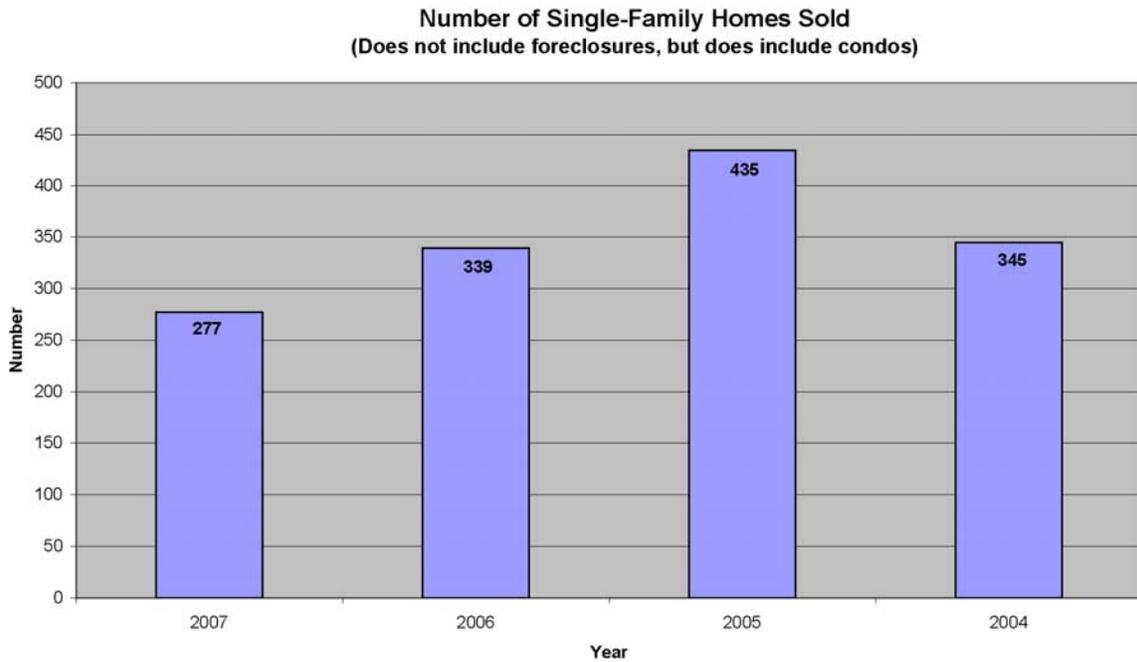


The following information in Graphs 3-4 was taken from the Assessor's records.

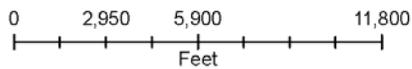
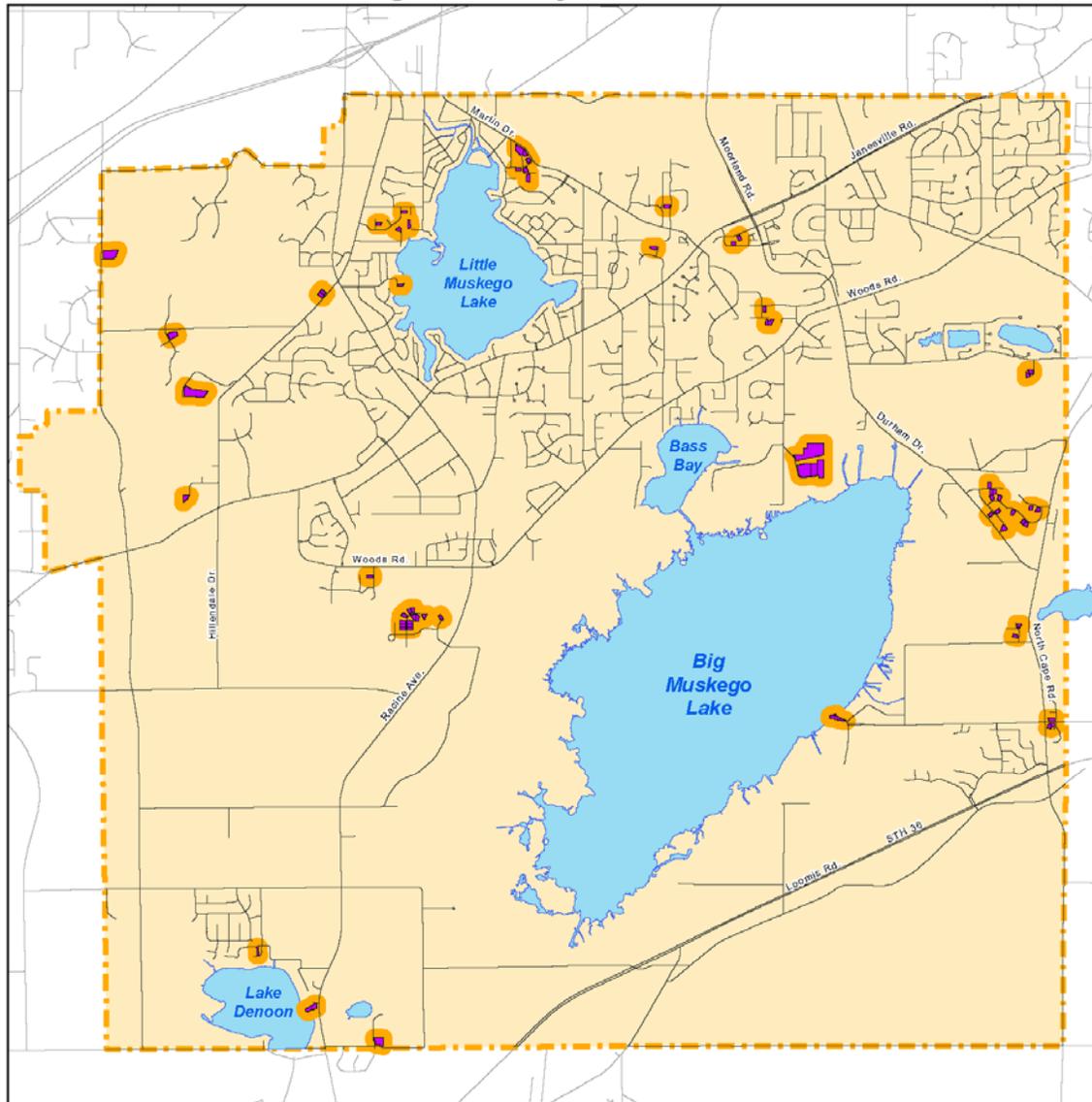
**Graph 3 - Average Single-Family Residence Sale Price (Does not include foreclosures, but does include condos) (2004-2007)**



**Graph 4 - Number of Single-Family Home Sales (Does not include foreclosures, but does include condos) (2004-2007)**



### Map 3 2007 Single-Family New Construction



#### Legend

- Roadways
- - - Municipal Boundary
- Lakes
- 2007 Single-Family New Construction
- Built Areas - 300' Structure Buffer

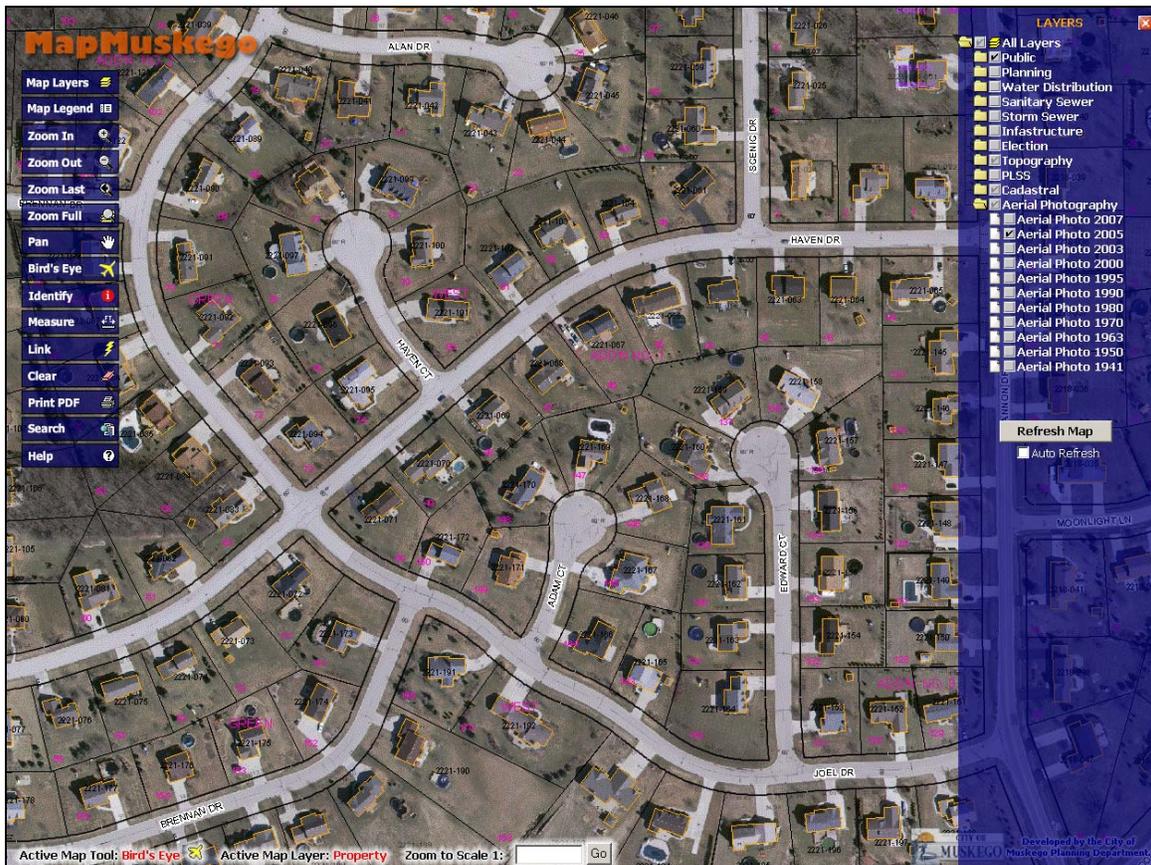
NOTE: The "Built Areas - 300' Structure Buffer" is a representation of development nodes.

## Geographical Information System Activities

### MapMuskego

MapMuskego, the City's interactive mapping website, continues to provide City Departments and the public with land information which is critical in making more informed decisions.

In the spring of 2007, development of a newly redesigned MapMuskego interactive website was completed. The impetus for this redesign was based on City staff and public input, as well as research and development efforts of GIS staff. This new website has functionality that is developed utilizing web technologies such as Flash and Java. The goal of this website redesign was to maximize the map viewing area to full screen width and height, provide a more friendly user experience, and implement new custom tools tailored to meet the needs of users.



*The new MapMuskego website*

One major focus of the redesign was to link MapMuskego with other external and internal data sources. External data links have been established with; the Waukesha County Data Warehouse, which provides real time tax listing and tax bill information; SEWRPC, which provides Public Land Survey System corner tie dossier documents; and Microsoft Virtual Earth, which provides low altitude oblique aerial photography. Internal City data links that have been established include; the Assessor's database, which provides detailed property and dwelling information and the Document Imaging

System, which provides Certified Survey Map and Plat documents. Different tools and map layers within MapMuskego provide access to these external and internal data links.

An Intranet version of MapMuskego was also developed that is only accessible to City staff. The Intranet version contains additional functionality, such as a search by property owner name, and access to detailed utility information and “as-built” drawings.

Since its redesign launch in the spring of 2007, web statistics indicate that MapMuskego averages 5,416 hits per day, and has had a total of 340,779 hits and 6,060 visitors. Approximately 79% of visitors are from the general public and 21% are internal City staff.

### Assessors Database Integration

GIS staff and the Assessor’s Department partnered to integrate City assessment information into the MapMuskego Interactive Mapping System. This project involved linking dwelling, property, and sales information from the Assessor’s database, to tax parcel features in the GIS system. This integration was accomplished by developing a Java web application interface connection to the Integrated Assessment System Oracle 10g database. Once this connection was established, assessment data could then be queried and displayed on the web.

	<i>City of Muskego Assessor's Office</i>		W182 58200 Racine Ave P.O. Box 749 Muskego, WI 53150 Phone: 262-679-4143 Fax: 262-679-5670
	<b>Search Found 1 Residential Dwelling(s)</b>		
<b>Residential Dwelling 1 of 1</b>			
<b>Tax Parcel #:</b> 2176015	<b>Year Built:</b> 1949		
<b>Story Height:</b> 2	<b>Living Area:</b> 1,360 SQ FEET		
<b>Construction:</b> COMPOSITION	<b>Style:</b> OLD STYLE 2.0 STY		
<b>Basement:</b> FULL	<b>Air Conditioning:</b> YES		
<b>Total Rooms:</b> 6	<b>Bedrooms:</b> 3		
<b>Full Baths:</b> 1	<b>Half Baths:</b> 0		
<b>Rec Room:</b> NO	<b>Finished Basement Area:</b> 0 SQ FEET		
<b>Fireplace(s):</b> YES			
<b>Sales History</b>			
<b>Sale Date:</b> 05/01/1995	<b>Sale Price:</b> \$105,000		
<b>Sale Date:</b> 08/27/2002	<b>Sale Price:</b> \$143,000		
<b>Sale Date:</b> 07/28/2004	<b>Sale Price:</b> \$146,500		

*Assessor’s Office Dwelling Search Results*

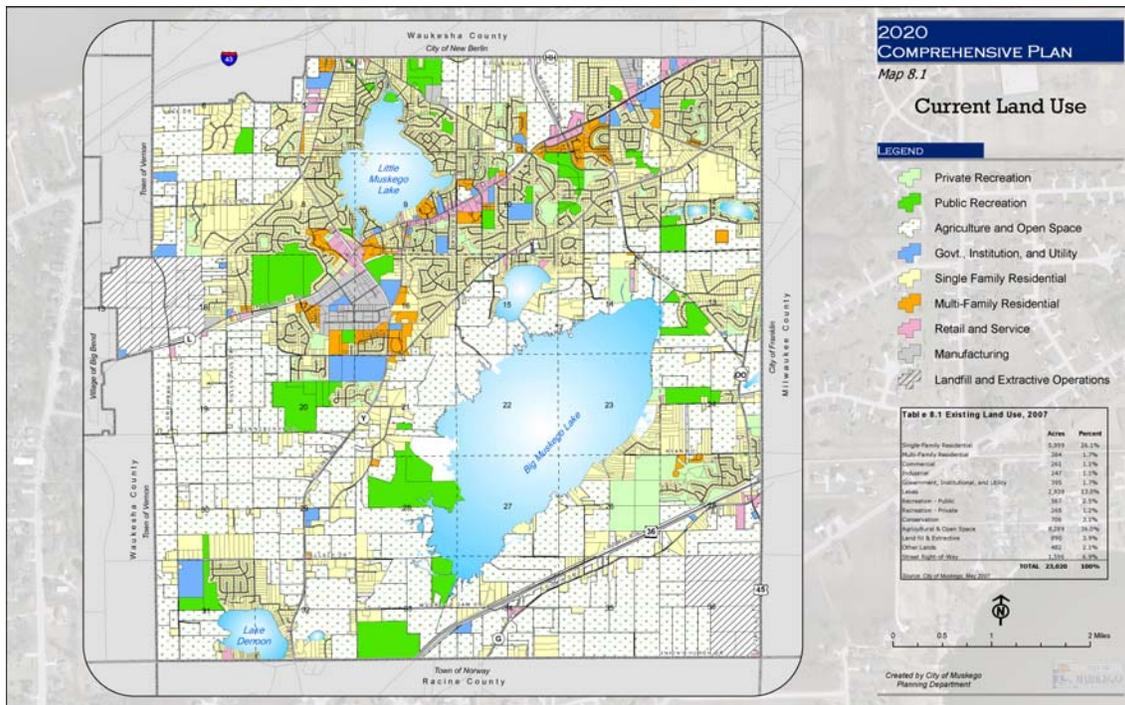
Detailed dwelling information such as living area, number of rooms, year built and sales history can now be viewed real time when identifying a tax parcel feature in MapMuskego. A Property Information Search was also implemented as part of this project on the Assessor’s Department web page. This search allows any web user to locate property within Muskego by entering an address or tax key number. The results of the search are then displayed, allowing the user to view tax listing, tax bill, dwelling, or view the property in MapMuskego.

Since the Assessor’s Property Information Search was deployed to the Internet in August of 2007, it has received 29,966 hits and 4,511 visitors. The system can be

viewed and accessed from the Assessor’s Department website at the following website:  
<http://www.ci.muskego.wi.us/assessor/assessor.htm>

## 2020 Comprehensive Plan Mapping

Planning Department staff began preparing hardcopy mapping for the 2020 Comprehensive plan. This plan details the long-term vision, goals, and objectives with respect to the overall quality of life in Muskego through long range planning. Hardcopy maps that are being developed for this plan will provide further insight into changing market conditions, trends, and desired growth patterns within the City. Map series being developed for the plan include: Housing, Transportation, Utilities and Community Facilities, Agricultural, Natural Resources, Cultural Resources, Economic Development, Intergovernmental Cooperation, and Land Use.



2020 Comprehensive Plan Current Land Use Map

## Document Image System

City staff and the public regularly need to view recorded documents, such as Certified Surveys Maps and Plats, to research information on easements, right-of-ways, property dimensions, and legal descriptions, etc. Most of these recorded documents are accessible in hardcopy form at City Hall. In an effort to make this information more readily available, GIS staff have developed a web based Document Image System.

Building this system first required all documents to be in a digital form. The Planning Department purchased all digital Certified Surveys Maps, Subdivision Plats, Condominium Plats, and Assessor Plat documents from the Waukesha County Register of Deeds. Next, a database was developed to store information about each recorded document such as name, type, and recording number. Finally a Java web application

was developed to search for a recorded document by name and stream it to the web browser in a PDF format.

This system now enables any web user to search for a City of Muskego recorded Certified Survey Map or Plat document, view it, and print it from a web browser free of charge. The system can be accessed from the Planning Department website at: <http://www.gomuskego.com/planning/?param=docsearch.htm>  
 Ongoing maintenance workflows have been established to ensure that the Document Image System contains the most current recorded Certified Survey Map and Plat document information for the City of Muskego.

### Document Image Search

---

Plats/CSM's

Please choose a search type.

Plat/CSM Name       Plat/CSM Type

Please enter the name of a Plat or CSM number, then click the search button.

---

Search found 5 record(s)

Plat/CSM Name	Document Type	Recording Date	Document Number	Image	Map It!
COPPER OAKS	SUBDIVISION PLAT	1/13/2006	3353226		
GLEN OAKS ESTATES	SUBDIVISION PLAT	12/4/1987	1459348		
OAK HILL ESTATES	SUBDIVISION PLAT	10/22/1959	511172		
OAKRIDGE GLEN	SUBDIVISION PLAT	1/17/2007	3460785		
PLAT OF OAK GROVE MUSKEGO	SUBDIVISION PLAT	6/4/1921	117615		

*Document Imaging System Search Results*

## Parcel Mapping

As of January 1<sup>st</sup> 2007, the City of Muskego acquired custodianship and maintenance responsibilities of digital parcel mapping from Waukesha County. The County has historically maintained parcel mapping for the City of Muskego and has provided the City with quarterly updates. Based on enhancing customer service levels, City Department workflows relying on accurate parcel mapping, and tax/property listing functions being performed at the City, it was deemed necessary to perform the parcel mapping in house. Now when a property boundary change occurs within the City, such as a new plat, split, lot line adjustment, or combine, the City Assessor's office provides the appropriate documentation to City GIS staff. Updates are then made to the GIS system, resulting in ongoing accurate and up to date property information being made available to the public and City staff.

## Educational Outreach

In an effort to reach out to Muskego's youth, City GIS staff visited 7<sup>th</sup> and 8<sup>th</sup> grade classes at Bay Lane and Lake Denoon Middle Schools. The students were introduced to GIS concepts and learned how GIS is used within the City of Muskego. Students also engaged in various GIS activities, including exercises in which students analyzed historical aerial photography, located points of interest within the city, and located their



GIS for emergency response, Internet mapping tools, and GPS technologies for gathering field data.

## **Wisconsin Land Information Association**

Muskego continued its membership in the Wisconsin Land Information Association (WLIA). Membership in the WLIA has allowed City GIS staff to actively participate in regional and local land information modernization and development efforts.

City staff attended the 2007 annual conference that was held in Appleton, WI. Conference presentations attended included: FEMA floodplain mapping, LIDAR projects, web based GIS, and GIS permit integration. City staff participated in a GIS panel discussion presentation at the annual conference. This panel was comprised of GIS professionals that currently work in municipal GIS programs, and have extensive experience working in County, State, or Federal GIS programs. This panel discussed the various intricacies of utilizing GIS and geospatial data within a municipal environment. The goal of this panel was for the audience to learn more about municipalities and for municipal members to learn more about their similarities and differences.

## **Southeastern Wisconsin ESRI Technical Users Group**

The Southeastern Wisconsin technical users group consists of GIS professionals that work within the context of county or municipal GIS programs, that meet on a regular basis to discuss and analyze technical aspects of ESRI GIS software. City GIS staff continues to actively participate in this group since it was established in 2005. This group has provided a forum for City GIS staff to share technical ideas, concepts, and experiences dealing with ESRI software.

## **Conservation and Forestry Activities**

### **Conservation**

Amid continued growth of residential and commercial development, Muskego took an important step in 2007 toward the preservation of its open spaces and rural character with the completion and adoption of the *Parks and Conservation Plan for the City of Muskego 2007-2011*. Using the objectives and recommendations of this document Planning staff and the Conservation Commission seek to preserve environmentally significant lands in the community and guide development proposals to minimize their impact to woodlands, wetlands, and lakes.

The Conservation Coordinator and part time Conservation Technician executed land restoration projects on much of the 350+ acres of City-owned conservation lands. Efforts aimed to diversify native plant species while minimizing nonnative invasive plant species that can compromise the ecological integrity of the plant communities.

### **Engel Conservation Area**

The Engel Conservation Area continues to develop as a natural resource treasure and passive outdoor recreation area. Volunteerism has helped develop the site without public dollars. Two more Eagle Scout projects were conducted this past year: Nathan Bognar constructed benches and picnic tables and Bryce Meyer erected split rail fencing around the parking lot.

In the past year seeding was conducted on the wetlands at Engel Conservation Area that included most of the 67 acres enrolled in USDA's Wetlands Reserve Program (WRP) as well as an adjacent 7-acre land dedication from Woodland Creek Estates subdivision development. Once established, these plants will produce a diversity of native wetland plants that will provide habitat for abundant wildlife.

Work continued to remove buckthorn shrubs from the



*Conservation Tech Matt Kulinski prepares to spray WRP fields for weed control in advance of seeding with native wet prairie species*



*Eaglet on nest along Big Muskego Lake*

woodlands and to keep teasel from invading the prairies.

### **Land Acquisitions**

The City of Muskego partnered with the Wisconsin DNR paying 25% of the acquisition cost of a 50-acre tract adjacent to Big Muskego Lake's eastern shore. This parcel was part of the Leonard Farm. This high quality woodland and wetland area became part of the Big Muskego Lake Wildlife Area, which now exceeds 500 acres in total size. Restoration and preservation efforts in and around Big Muskego Lake were rewarded this past summer with the first successful Bald Eagle nest in Waukesha County in recent recorded history!

The approved preliminary plat proposal for Wildflower Farms shows a dedication of 24 acres of land on the western side of the development. This land dedication lies adjacent to the existing city-owned Blattner conservation site and existing DNR lands (including the recent acquisition described above) – collectively conserving a relatively large contiguous open space that will provide wildlife habitat and protect the quality of the lake and marsh.

### **Prescribed Burns in 2007**

Prescribed fire is recommended for most of the city-owned conservation lands to restore native habitats, reduce wildfire hazards, and control invasive species. Prescribed burns were conducted at Denoon Park, Blattner Woods, Guernsey Meadows Woods, Luther Parker Cemetery, and the Engel Conservation Area in 2007. Burn sites collectively totaled about 40 acres and showed significant success in controlling weeds and woody invasive plants. The system to notify adjacent property owners regarding prescribed burns again worked well this year.



*Prescribed burn at Luther Parker Cemetery. This site contains the only documented prairie remnant in the City of Muskego*

### **Urban Forestry**

The urban forest consists of street trees, park trees, natural woodlots, and everywhere else trees grow in the City. Highlights for Muskego's 2007 urban forestry management:

- ❑ Worked with parks staff to plant 16 trees in parks.
- ❑ Pruned street and park trees.



*Parks Maintenance Worker Eric Zillgitt removes a tree hazard near a trail at Engel Conservation Area*

- ❑ Investigated and identified hazardous trees and planned for their removal. Worked with park staff to remove those trees within parks and conservation sites.
- ❑ Reviewed commercial and subdivision street tree and landscape plans.
- ❑ Muskego received Tree City USA designation for the eighth consecutive year.

## **Lakes**

Muskego's lakes are an integral part of the community's identity and contribute to the quality of life in Muskego. Through the year, the Conservation Coordinator fielded numerous citizen inquiries regarding lake ecology and shoreline development issues – serving as a local source of information and a liaison to the DNR. Projects to control invasive plants such as purple loosestrife and Eurasian Water Milfoil were also conducted.

### **Water Quality of Muskego's Major Water Bodies**

Water quality data was collected on five sampling days for Lake Denoon, Little Muskego Lake, Bass Bay, and Big Muskego Lake. Water quality data collected in 2007 generally showed that for most parameters measured, all of Muskego's lakes sustained their water quality from previous years.

Lake Denoon, over the past few years, has showed improved water transparency (clarity) than readings taken in the early nineties.

Little Muskego Lake continued to have remarkably good water transparency readings that began around 2000. However, this improvement is a mixed blessing as the invasion of zebra mussels (with their filter feeding habits) is the primary reason for this improvement. With clearer water, rooted aquatic plants can grow more prolifically – subsequently Little Muskego Lake has had a greater need for nuisance weed control for plants like Eurasian Water Milfoil.

Big Muskego Lake is maintaining its improved water quality and habitat conditions since the rehabilitation project of 1996. In addition to the nesting eagles noted above, ospreys returned to nest after two successful years of nesting. Unfortunately, the pair did not successfully fledge any young this time. However, a nesting pair that utilize Big Muskego Lake to fish, but nest just across the border in Franklin, fledged 3 more young! This brings a total of 12 ospreys fledged in the Big Muskego Lake area over the past three years. Ospreys are a threatened species that hadn't reproduced in Waukesha County in several decades previous to this recovery.

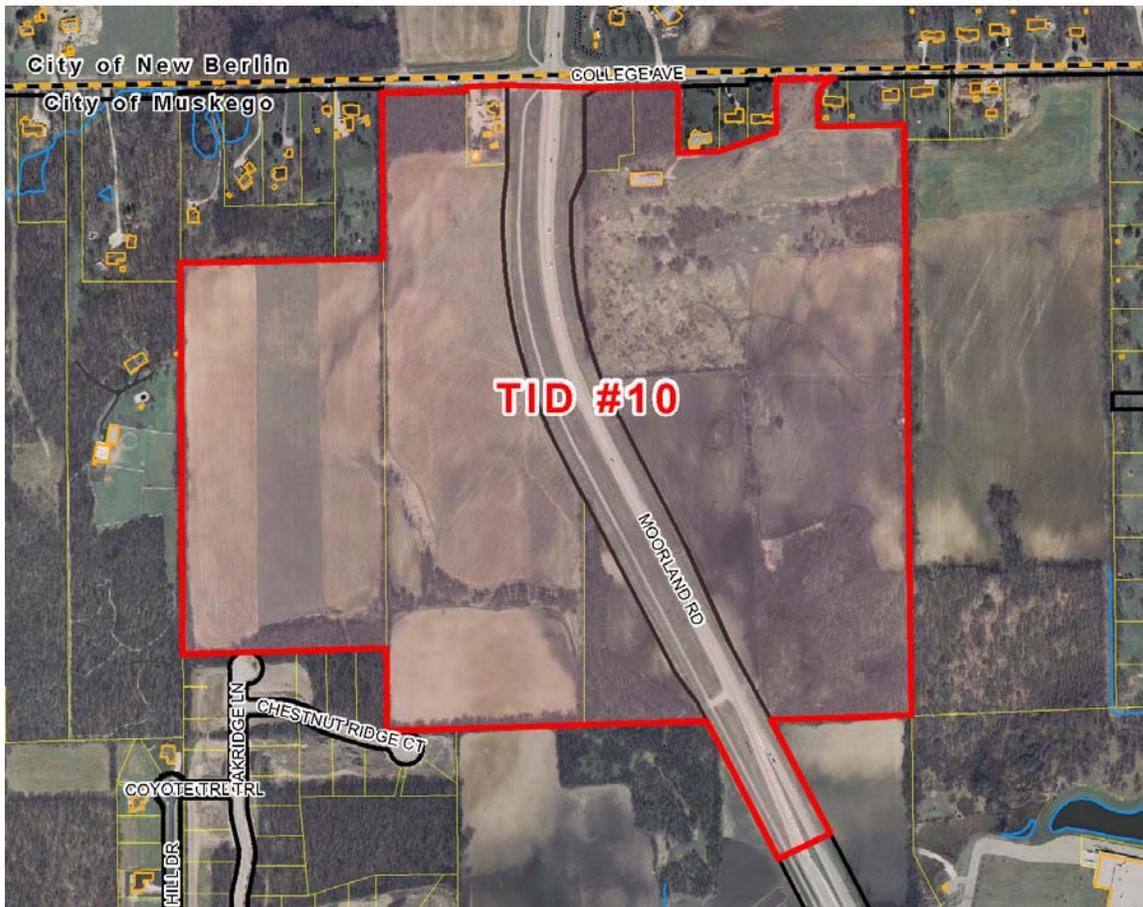
It has now been over a decade since the rehabilitation project on Big Muskego and it is hoped that it maintains its resurgence. However a proliferation of carp and other environmental factors could deteriorate the lake's condition in the future and require another restoration project. The Conservation Coordinator, on behalf of the Big Muskego Lake District, is working with DNR and other stakeholders to plan for this contingency.

## Economic Development Activities

### **Tax Incremental District #10 / GE Healthcare**

Tax Incremental District (TID) No. 10 was approved in 2007 for an area just south of the City of Muskego border at College Avenue on the east and west portions of Moorland Road. The TID was approved in hopes to set the stage for future business development in this area of Moorland Road in which the City has had zoned for business and commercial use for the past few years. The TID is proposed to aide the construction of the infrastructure, roadways, and the construction of a worldwide distribution center for GE Healthcare. Further, the City of Muskego has also included monies to improve Moorland Road with lighting, landscaping, and signage to further improve this gateway into the City and to allow the financing of the construction of a water tower in the area to support the development of the Moorland corridor and the water needs of the surrounding community.

The District is comprised of approximately 126 acres that will be developed with a combination of industrial and commercial uses, consisting of warehouses, office buildings, and commercial/retail buildings and is located on the east and west sides of Moorland Road from College Avenue on the north to approximately one-half mile south (See inset below).



*TID #10 Boundary Area*

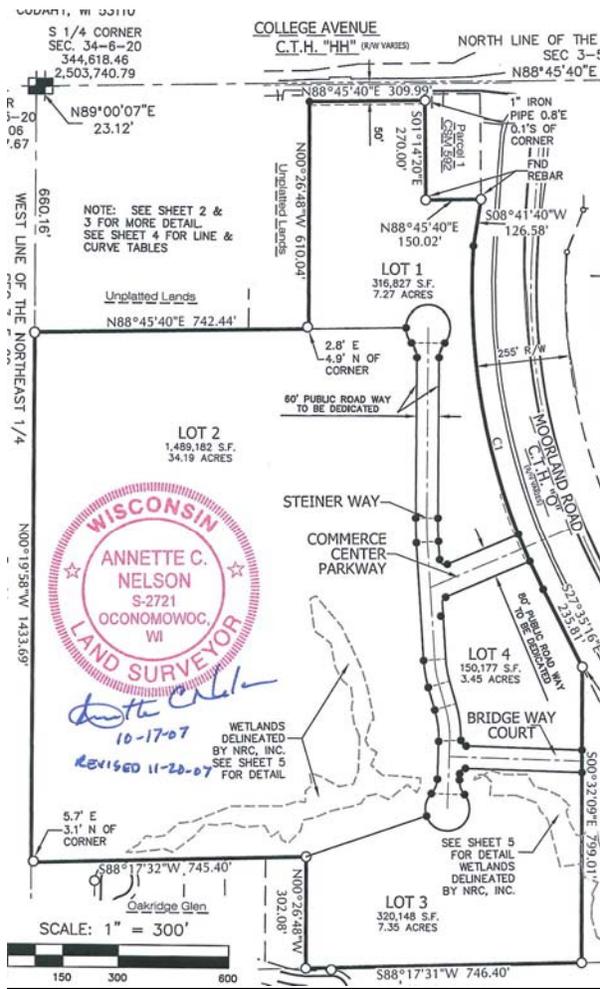


East Elevation



South Elevation

GE Healthcare Building Elevations



ACE Industrial Properties CSM

The District was formed to allow the City to respond quickly and efficiently to a variety of development proposals. In particular, the developer (Ace Industrial Properties) of the west side of the District identified GE Healthcare for a 485,000 square foot regional distribution facility with the future potential of an additional 134,000 square feet. The building of the GE Healthcare structure would also allow for three additional lots that can be developed totaling 20 acres (See GE Healthcare Elevations and the west side of Moorland Certified Survey Map).

The east side of Moorland Road is approximately 50 acres. At the time of the TIF approval, there was no development proposed for this site. However, the City believes that development will occur once Moorland Road is improved and utilities are in place.

Proposed Improvements & Costs

TID 10 was created to promote industrial and commercial growth in the City. Below are required improvements to accommodate development within the District. Any costs directly, or indirectly, related to the public works are

considered "Project Costs" and are eligible to be paid with tax incremental revenue of the District.

**Underground Utilities - \$1,100,000**

Sanitary sewer from the new intersection on Moorland Road to lift station, upgrade of lift station, new force main from lift station to area around Martin Drive. New water main extension from Kohl's to College Avenue and Moorland Road.

**Paving and Intersection Improvements \$1,500,000**

Grading and paving of Moorland Road to four lanes from College to where the four lanes end north of Kohl's, new signalized intersection according to Waukesha County Department of Transportation specifications at entrance to project, revamp signals and associated turn lanes at College Avenue and Moorland Road intersection.

**Landscaping and Signage - \$121,500**

Gateway monument, landscaping and street trees associated with Moorland Road. Note: This is a City of Muskego desired cost element for the enhancement of the Moorland Road gateway.

**Street Lighting - \$105,000**

A street lighting scheme will be established to facilitate placement of a standard light pole to be located at intervals in the future median of Moorland Road. Note: This is a City of Muskego desired cost element for the enhancement of the Moorland Road gateway.

**Water storage facility \$1,000,000**

A large water storage structure sized to serve the proposed business park together with surrounding proposed or existing development. Note: This is a City of Muskego desired cost element to fulfill the water storage needs of the TID area and surrounding Muskego properties.

**Ace Industrial Property Improvements - \$2,200,000**

-Site grading throughout the property to eliminate or rehabilitate areas that are presently unsuitable for development, removal of poor subsoil materials, erosion control, seeding and site restoration.

-Water supply facilities including a water loop around the initial building including water pressure and fire hydrants.

-Landscaping including retaining walls, perimeter berming, entrance monumentation and plantings.

-Watermain and sanitary sewer systems installed within the internal circulation streets and storm sewer system designed to serve the property. Internal circulation streets, curbing, entrance landscaping and lighting as needed.

**Engineering and Survey Work - \$350,000****East side of Moorland - \$2,500,000**

-Rough grading of parcel, four-lane road running east to west up to the residential area and extension of utilities. CONSTRUCTION OF THESE PROJECTS WILL NOT BE UNDERTAKEN UNTIL SUCH TIME AS THERE IS A SIGNED DEVELOPMENT AGREEMENT.

**Financing Methods**

The project costs shown in the TID Project Plan are to be financed by the City and paid back via the generation of new tax increment dollars realized from the new development that is anticipated to occur. A Developer's Agreement is setup and approved by the Common Council that outlines how the TID dollars will be paid out to the developer once the developer meets certain criteria (Ex. when tax increment begins to be generated from the building of the proposed development, etc.). The Developer's Agreement also will require certain assurances by the developer including, but not limited to, special

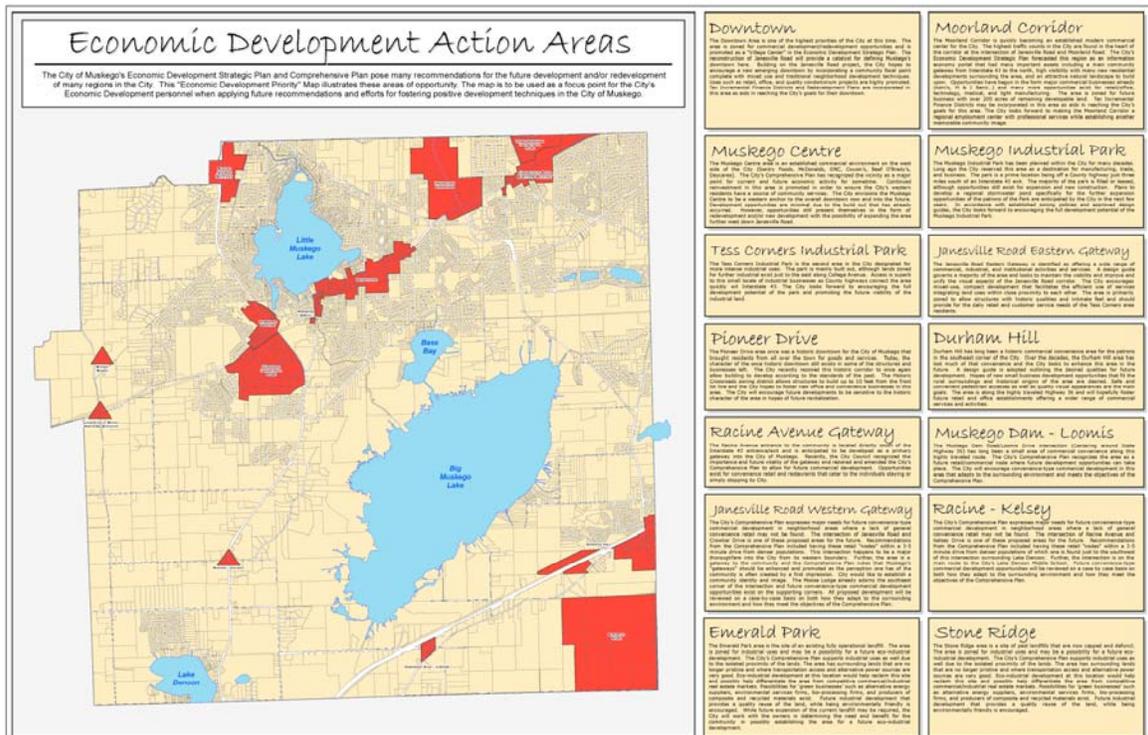
assessments placed on the future GE Healthcare building that would be required to be paid if the development doesn't generate enough monies to pay back the TID.

**TID Process**

The developers worked with the Planning Department and various City consultants thru the Statutory TIF process, which included the City Plan Commission, the Common Council, and a Joint Review Board (JRB). The JRB is made up of a representative from each of the local taxing authorities (City, County, School District, and Technical College).

**Mayor's Task Force on Economic Development**

Mayor Johnson reinstated the Mayor's Task Force on Economic Development (MTF), in which the Planning Department acted as the Executive Director during the course of 2007. The new MTF is made up of Alderman, residents, and business professionals from the City. Initially, the MTF met to determine their first course of action. With staff's help, a map showing the "Economic Development Priority Areas," or "Action Areas" was made (See map below). The City of Muskego's Economic Development Strategic Plan and Comprehensive Plan pose many recommendations for the future development and/or redevelopment of many regions in the City. The "Action Area" map illustrates the areas of opportunity. The map is used by the MTF and the City's Economic Development personnel as a focus point when applying future recommendations and efforts for fostering positive development techniques in the City of Muskego.



*Economic Development Action Areas*

Ultimately, it was determined by the MTF that the primary focus is within the downtown action area. The MTF held a workgroup session with an outside consultant to narrow down the tasks required to further economic development prosperity within the downtown. The group ended up determining that five separate study groups were

required to best facilitate the needed tasks. The study groups, their missions and action plans are listed herein below. The MTF has plans on implementing many of these and many new tasks for the downtown during 2008.

### **1. Downtown Design Guide Enhancements**

#### Action Plans:

- Create gateways at entrance points to Downtown
- Create customer parking
- Standardize designs for business facades and downtown development
- Incorporate design guidelines for infrastructure
- Distinguish downtown between west, mid and east sections
- Establish a boulevard for the reconstruction of Janesville Road
- Upgrade and redevelop existing structures
- Keep an eye on the Moorland Road corridor for any relevance to the Downtown area

**Study Group Mission:** The Study Group for Design Guide Enhancements will be looking into issues such as creating three distinct areas of the Downtown, called East Town, Midtown and West Town including providing for parking, an architectural gateway, promote standardized façade designs and attract business owners to participate in the enhancements.

### **2. Midtown Planning:**

#### Action Plans:

- Create pedestrian spaces, open spaces
- Concentrate on mixed-use development

**Study Group Mission:** The Midtown Planning Study Group will be looking into the mixed-use development of properties on Janesville Road between Lannon and Parkland Drives with a key goal of the development of the Parkland Mall site.

### **3. Midtown Business Development:**

#### Action Plans:

- Establish mixed use for Midtown to increase draw (entertainment, restaurants, etc.) make Midtown an event driven destination
- Bring in businesses

**Study Group Mission:** Develop an entertainment destination center in Midtown incorporating events/activities and identify targeted destination businesses.

### **4. Downtown Business Attraction:**

#### Action Plans:

- Develop/explore development possibilities and alternatives for Downtown
- Bring in new business
- Bring in anchor business
- Aid existing businesses
- Explore loan programs specific to the Downtown area or other financing methods
- Identify and publicize Development/Redevelopment opportunities

- Explore viability of a Business Improvement District or Downtown Merchant's Association

**Study Group Mission:** The Downtown Business Attraction group will focus on bringing key businesses into the community in hopes of fostering greater community investment and places for the public to convene at all times of the day.

##### 5. Downtown Marketing and Promotion:

###### Action Plans:

- Develop a marketing plan for a destination place and for new businesses

**Study Group Mission:** Immediate objective is to encourage Muskego citizens to volunteer to serve on any of the five Study Groups. The long-term objective is to develop a marketing plan for a destination place and for new businesses to the City of Muskego.

For discussion purposes, the downtown was broken down into three distinct areas known as Mid Town, West Town, and East Town (See map below).



*Downtown Sub-Areas*

## Former Parkland Mall On Goings / Town Hall Meeting

It was another roller coaster year for the former Parkland Mall property. The spring of 2007 brought us an accepted offer to purchase (OTP) by the property owner from a developer wishing to develop the property according to the City's redevelopment desires. The OTP was contingent that the City approves a TIF District for land acquisition and various infrastructure costs. City staff met with the prospective

developer many times during the OTP period to find a financially viable TIF that may work for all parties. In the end, the prospective developer ended up rescinding his offer citing certain engineering costs, however, the offer mainly didn't work due to inefficient TIF numbers.

Since the City was once again back to square one and it appeared most efforts had once again been exhausted over the past decade, Mayor Johnson requested that the Planning Department work with the Community Development Authority and Committee of the Whole to figure out the next course of action. The CDA and COW put forth an opinion survey to all residents within the City (Notice attached in the appendix of this document). Also, a Town Hall meeting was held at the Muskego High School Performing Arts Center to gain further input and comments. Upwards of 200 people attended the Town Hall meeting and over 150 opinion surveys were generated. The basic results of the surveys are attached in the appendix of this document as well. Overall, the majority of the respondents agreed that Tax Incremental Finance support should be given to develop the property in the future, however, most believed that the level of financial support should have a limit, which would be the City's adopted TIF guidelines. The COW and CDA meet shortly after the Town Hall Meeting to discuss the results. The boards agreed with the majority of the people as discussed above, but in the meantime, they felt that things still needed to be accomplished in the area while the City awaits a development. Thus, the Planning Department has been instructed to look into the further clean up of the parcel in 2008. Also, the CDA and COW are looking to involve the Mayor's Task Force on Economic Development in determining if a Downtown Master Plan, including the former Parkland Mall parcel, is a new viable option. A Downtown Master Plan can best determine what land uses are the most viable for the City's future in the downtown Janesville Road area while taking market considerations and the impending Janesville Road reconstruction into consideration.

### **City Owned Janesville Road Property**

The CDA is still looking for a viable developer for the Janesville Road parcel across from the Muskego Public Library. Planning Department staff has been meeting with a prospective developer during the course of 2007 and hopes to have them come forward with a viable commercial development in early 2008.

## Appendix

### Town Hall Meeting Notice

#### \*\*\*\*\* TOWN HALL MEETING \*\*\*\*\*

Regarding the former Parkland Mall property located in Muskego's downtown across Janesville Road from the Pick 'n Save property



**Monday November 12<sup>th</sup>, 2007 at 6:30 PM**  
**Muskego High School Performing Arts Center**  
**W183 S8750 Racine Avenue**



Mayor John R. Johnson and the City's Alderman want residents and business owners in the community to join them in a Town Hall meeting to receive information, offer opinions and discuss what the City should do next in order to get the former Parkland Mall property developed.

As many of you know, the City has been working on developing this property for over seven years while offering tax incremental finance (TIF) assistance to the landowner and prospective developers during a majority of this time. The property is of value to the City due to its location along Janesville Road in the heart of Muskego. The location is a center of commerce neighboring many residential dwellings. The City has long hoped that a future mixed-use development here would be a catalyst for the formation of a distinct, unique downtown for Muskego. Now, with Janesville Road being expanded and reconstructed in the near future, the development of this property becomes very important. Mayor Johnson has looked to find a resolution to achieving this development, but has run into the same obstacles the previous Mayors have come across.

At the Town Hall meeting, the City will present a brief history of the property and an overview of what has been done in the past to aid in the properties future development. Also, various options that the City may have in resolving the development will be presented. Then all interested parties will have an opportunity to speak to what they believe the City should now do in order to get the property developed. The intent of the meeting is to inform and to allow the public to talk and be open with their views.

If you do not wish to speak publicly, there are will be various other methods for you to share your opinion with elected officials. All opinions will need to be shared at the meeting or submitted by November 16<sup>th</sup>, 2007. The City will make the results public via the City website and at City Hall. Further, the Mayor will hold a discussion and review of the results with the Common Council and the Community Development Authority in early December 2007 to determine the City's next course of action.

1. Go to the following website and use the opinion form (The form can be submitted right on the web or printed and sent into City Hall): <http://www.gomuskego.com/planning/parkland>
2. Use the form on the back of this flyer and send it in to City Hall.
3. Use one of the forms at the Town Hall meeting.
4. Call or email your Alderman or the Mayor at the following:

District	Name	Phone#	Email
1	Tracy Snead	414 427-2627	tsnead@ci.muskego.wi.us
2	Dan Pavelko	414-861-4826	dpavelko@ci.muskego.wi.us
3	Neil Borgman	414 422-0791	nborgman@ci.muskego.wi.us
4	Keith Werner	262-679-4777	kwerner@ci.muskego.wi.us
5	Bob Melcher	262 679-5162	bmelcher@ci.muskego.wi.us
6	Tina Schaefer	414 422-4900	tschaefer@ci.muskego.wi.us
7	Noah Fiedler	414-225-4805	nfiedler@ci.muskego.wi.us
Mayor	John R. Johnson	262-679-5675	jjohnson@ci.muskego.wi.us

**\*\*\*\*\* TOWN HALL MEETING \*\*\*\*\***

**Regarding the former Parkland Mall property located in Muskego's downtown across Janesville Road from the Pick 'n Save property. Monday November 12<sup>th</sup>, 2007 at 6:30 PM, Muskego High School Performing Arts Center, W183 S8750 Racine Avenue.**

For your review, the City has included below, a brief history of the property, what a TIF is, and the options the City intends to present at the meeting.

**Summary of History of the former Parkland Mall Property**

- Parkland Mall built in early 1970s.
- Tax Increment Financing (TIF) approved in September 2000 for redevelopment of the property.
- Building removed in December 2000, no further redevelopment actions taken.
- Public hearings held in late 2002 and early 2003 on desired future of the property.
- In October 2003, the Community Development Authority (CDA) rejected a proposed development of the property based on public input and the excessive mass and scale of the proposed development.
- In October 2004, the CDA approved a proposed physical site plan for the development of the property. However, the landowner did not agree to the public subsidy offered by the City and withdrew his proposal.
- In November 2004 the landowner initiated steps to have the property converted to agricultural use.
- Multiple attempts in 2005, 2006 and 2007 by numerous developers to redevelop the property have not been concluded primarily due to the price being requested for the property.
- In September 2007, Mayor Johnson proposed holding a "town meeting" with the citizens of Muskego to review the situation and alternatives for progress.

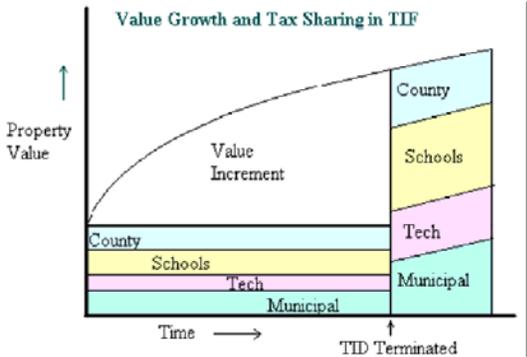
**What is Tax Incremental Financing (TIF) and Tax Incremental District (TID)?**

TIF is a financing tool that allows municipalities to invest in infrastructure and other improvements, and pay for these investments by capturing property tax revenue from the newly developed property.

The way TIF is used varies from project to project, and from place to place. In some cases, the municipal governing body will choose an area they would like to see developed, or that is unlikely to develop without assistance. They then design improvements, such as roads, sidewalks, sewer systems, etc., that will attract growth. In other cases, a developer or company will identify a site where they might like to locate, and as part of negotiations with the municipal body, TIF will be used to fund some improvements, such as demolition, soil clean up, roads, water, etc., that the developer needs. Either way, an area that faces development challenges gets help to grow, providing a larger tax base for the municipality and the overlying taxing jurisdictions.

When a TID is created, the current value of all the taxable property within the defined boundaries is established. This value is the "base value" of the TID (the base value in the graph is shown as the four stripes across the bottom). The taxes collected on this portion of the property value are shared by the various taxing jurisdictions. After the TID is created this portion of the tax collections continues to be distributed as it always has been.

Meanwhile, new construction and investment increase the value of the property. All of the taxes collected on the growth in value of the property resulting from new development (or the "value increment") are turned over to the city as "tax increment" revenue. The city uses this revenue stream to pay for the improvements that it made to the property.



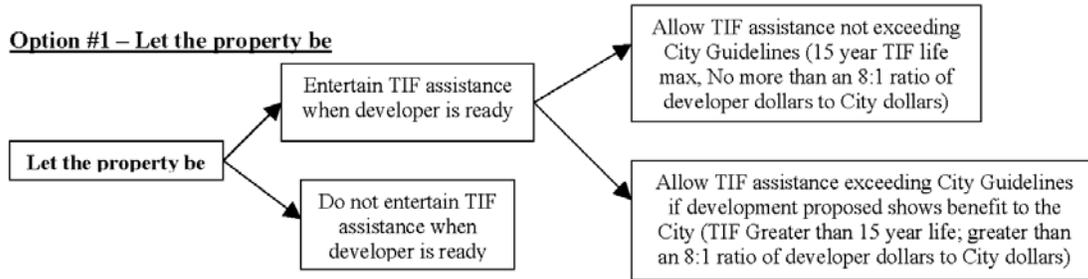
As soon as tax increments are collected in excess of total approved project costs, the TID must be terminated. The entire value of the property in the TID is now returned to the tax rolls of the overlying taxing jurisdictions. In the graph above, this can be seen in the band along the right side – the wider segments represent that more property value is being subject to taxes.

\*\*\*\*\* TOWN HALL MEETING \*\*\*\*\*

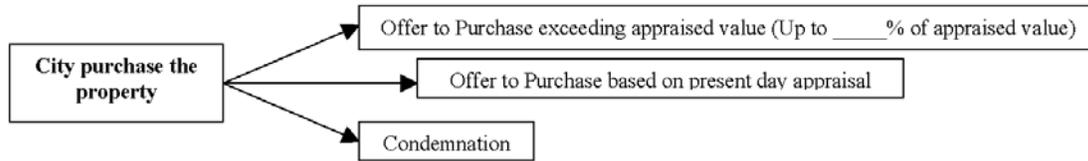
Possible Options?

Different options the City has are shown below. The options all have additional alternatives once one is decided upon. The City encourages the public to follow an option completely thru in order for the elected officials and the CDA to determine what is the best next course of action. Note: The background and ramifications of each option are presented in more detail on the website (http://www.gomuskego.com/planning/parkland) and in the town hall meeting handout materials.

Option #1 – Let the property be



Option #2 – City purchase of the property



Option #3 - ???

Any other ideas that the public may have is encouraged!

----- Cut here Cut here Cut here -----

Town Hall Meeting Opinion Form

Detach and bring to the Town Hall meeting Monday November 12<sup>th</sup>, 2007, 6:30 PM at the Muskego High School Performing Arts Center or send to Mayor John R. Johnson, W182 S8200 Racine Avenue, PO Box 749, Muskego, WI 53150-0749. Please highlight or circle the appropriate selection below related to your opinion.

I encourage the City to pursue Option # 1 2 3

If Option #1 was chosen, I encourage the City to to not allow TIF assistance.

If Option #1 was chosen and you want the City to allow TIF assistance, I encourage the City to to not pursue TIF assistance greater than the standards found in the City's TIF Guidelines (TIF Guideline details can be found on the web and at the meeting)

If Option #2 was chosen, I encourage the City to 1.offer to purchase based on appraisal 2.condemnation 3.offer to purchase exceeding the appraisal.

If Option #2 was chosen and you want the City to offer to purchase exceeding the appraisal, by what amount would you exceed the appraisal to get something done? \_\_\_\_\_%

Comments, reasoning's, thoughts, or other ideas (please attach another piece of paper if necessary)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Former Parkland Mall Opinion Survey Results

### Options Preferred

	# of Surveys	Percent of Total
Preferred Option #1 "Let it be"	75	48.0%
Preferred Option #2 - "City purchase of the property"	55	35.3%
Preferred Option #3 - "Other"	12	7.7%
No Preference Stated	14	9.0%
<b>Totals</b>	<b>156</b>	<b>100.0%</b>

### If they chose Option #1 - "Let it be"

	# of Surveys	Percent of Total
Encouraged the City to allow TIF Assistance	56	74.7%
Encouraged the City to not allow TIF Assistance	15	20.0%
Did not provide input on this	4	5.3%
<b>Totals</b>	<b>75</b>	<b>100.0%</b>

### If they chose Option #1 - "Let it be" and encouraged TIF assistance

	# of Surveys	Percent of Total
Encouraged the City to allow TIF Assistance above TIF Guidelines	16	28.5%
Encouraged the City to not allow TIF Assistance above TIF Guidelines	40	71.5%
<b>Totals</b>	<b>56</b>	<b>100.0%</b>

### If they chose Option #2 - "City purchase of the property"

	# of Surveys	Percent of Total
Encouraged offer to purchase based on appraisal	12	21.8%
Encouraged offer to purchase exceeding the appraisal	21	38.1%
Encouraged the City to pursue condemnation	20	36.4%
Did not provide input on exactly what avenue of "purchasing" they'd like	2	3.7%
<b>Totals</b>	<b>55</b>	<b>100.0%</b>

### Surveys encouraging an offer to purchase exceeding the appraisal

Number of surveys requesting offer to purchase exceeding the appraisal	21
Percentages Encouraged	2% (2), 5% (4), 10% (6), 20%, 25%, 50%, 85%, Percent not specified (5)
Average Percentage encouraged (Of those given)	16.5%
Most requested Percentage	10% (6)

