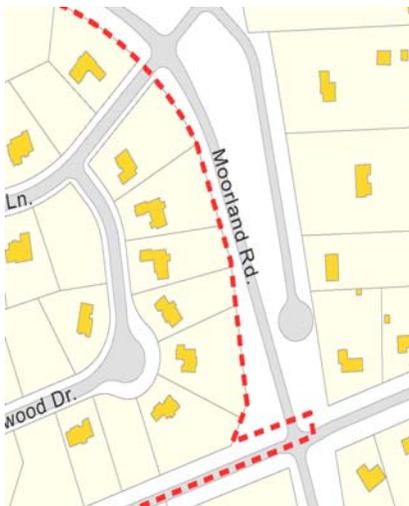


2004 ANNUAL REPORT



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

2004 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 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.

2004 Planning Department Staff

Jeff Muenkel, Planning Director
Adam Trzebiatowski, Associate Planner
Emily Champagne, GIS Coordinator
Tom Zagar, City Forester
Marissa Pankowski, Conservation Intern
Sandi Asti, Planning Secretary

GLOSSARY

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Planning Activities

Miscellaneous Planning Items

Park and Conservation Dedication Fee Study and Implementation

In early 2004 the Planning and Parks Departments, in cooperation with Ruekert and Mielke, took on the task of reevaluating the Park Dedication fees that were in place. The current Parks Fees had not been updated since the early 1990s. The fee was \$600 per unit and was assessed at the time of recording of a new land division.

Upon completion of the study it was found that the City was greatly underserved in Park Dedication Fees compared to the amount of development that was taking place. Also, since the City has distinctly set apart the classification between parklands and conservation lands, a new “conservation fee” was found to be required as well.

Thus, new dedication fees were implemented as per the following:

Park Dedication Fees		Conservation Dedication Fees
Single-Family:	\$1,900 each unit	\$580 per developable acre
Multi-Family:	\$1,400 each unit	Single-Family (Trails): \$60 each unit
		Multi-Family (Trails): \$45 each unit

The new fees will be monitored from year to year to determine their appropriateness. The Park Dedication Fees will offset costs for acquiring and updating the City’s current and future parks while the Conservation Dedication Fees will be utilized to acquire and manage the City’s vital environmental lands that have been identified in the City’s Conservation Plan.

Moorland Moratorium, Rezoning, and Design Guide

The City approved their first Economic Development Plan in early 2004 that outlined possible recommendations to further economic opportunities in the City (Discussed further in Economic Development section below). As part of that plan it was stated that a group of lands located generally along Moorland Road, between College Avenue and Janesville Road should be set aside for future business park and commercial activities. The lands were currently reserved for low-density residential development, although due to a divided highway being constructed through this area, amendments were deemed warranted.

The Plan Department led the rezoning process by first installing a moratorium on the lands in order to disallow any new development in the area until the best future uses for the lands could be determined. During that moratorium a series of events took place including public informational meetings, public hearings, Plan Commission recommendations, and Common Council amendments and approvals. The collaborative effort proved successful as the lands were rezoned to allow over 200 acres of Business Park and supporting commercial lands.

As part of the rezoning, a distinct design guide, specifically for the Business Park uses was implemented and approved. The design guide promotes enhanced architectural elements for structures and requires new landowners to utilize the existing landscape while encouraging a campus like atmosphere. Ultimately, in time, the business park and supporting uses will serve as source of tax base, jobs, and much needed economic development for the City of Muskego.

Comprehensive Plan Survey

A survey was developed and sent out to 1,500 random residents of the City of Muskego in December 2004 (Also made available via the web to all residents). The survey related to many important issues facing the City of Muskego including a variety of questions about economic development, education, park activities, and more.

The results of the project will assist the City in making many important decisions for a future Comprehensive Plan. The City currently has an adopted 2010 Comprehensive Plan that expresses the City's long-term visions, goals, and objectives with respect to the overall quality of life in Muskego. Through resident participation we hope to understand how those visions have changed and we look forward to incorporating any comments and suggestions in updating our current Comprehensive Plan.

The Fiscal and Economic Research Center at the University of Wisconsin-Whitewater will receive all the surveys directly. The research center will compare the data received to the study that was part of the original 2010 Comprehensive Plan. A time series analysis will be completed and all the information and statistics should be presented to the City in February 2005.

Staff hopes to receive a wealth of information from the survey as public participation is viewed as extremely helpful during a planning process such as a future Comprehensive Plan.

Zoning Code Rewrite

Zoning is the way the governments control the physical development of land and the kinds of uses to which each individual property may be allowed. The City currently has Chapter 17 of their Municipal Code dedicated to Zoning, which has been utilized and amended since 1963. Many aspects of the code have been in dire need of updates as a result of non-conformities and discrepancies. As a result, the Planning Department has begun the process to rewrite the entire Zoning Code for the City. New zoning categories will be added and some removed. The ultimate goal is to have a code that is easier to understand, eliminates non-conformities, and is adjusted to fit the flavor of the present times.

A Preliminary rewrite has been accomplished between City staff and the City Attorney and a mid 2005 completion date is expected.

BP Design Guide and General Design Guide Update

As a part of Economic Development, staff has adopted a brand new design guide specific for Business Parks and has updated the Citywide General Design Guide.

First off, the Business Park Design Guide will be used when planning projects within the BP Business Park zoning districts. These districts have been rezoned along the Moorland Corridor. The purpose of the Business Park Design and Development Standards is to assure quality site planning and building design that unifies the natural and built features of the community; conforms to local building traditions and tastes; minimizes environmental impacts; and establishes benchmarks for future design. Overall, the standards will provide for a kind of development that coexists with the natural environment and hopes to preserve the rural atmosphere of Muskego while allowing for a variety of business retail/office uses.

The General Design Guide update was prepared by Planning Staff in conjunction with the City Planning Commission. The general purpose of the guide is to aid the staff and the Commission in planning, design, and redesign of the built environment of the City of Muskego so as to enhance its visual character, and avoid monotony. These standards will also assist in fostering sound, functional, attractive and quality development. The previous guide was outdated and required many updates to help avoid discrepancies. The new guide offers concrete examples of a concise Building, Site, and Operational Plan (BSO), while also clearing up many details concerning accessory structures, lighting, landscaping, parking, and more.

Plan Commission Items

There were 119 approved resolutions in 2004, along with 2 deferred resolutions (until 2005) and 2 defeated resolutions. There were 8 resolutions that were carries over from 2003 that were approved in 2004. The Plan Commission carried 7 resolutions from 2004 over to the 2005 approval year.

The Plan Commission approved a wide variety of items. Here is a look at some of the numbers of the items that they approved in 2004:

- Sign Applications (requiring Plan Commission approval) – 7
- Annual and Biennial Reviews - 13
- Concept/Sketch CSMs - 3
- CSMs - 20
- Extraterritorial CSMs - 8
- Concept/Sketch Plats - 5
- Preliminary Subdivision Plats - 8
- Final Subdivision Plats - 8
- Extraterritorial Final Subdivision Plats – 2
- BSOs & BSO Amendments (see below)

Building, Site, and Operation Plans (BSO)

In 2004 the Plan Commission saw 8 new BSOs come in front of them for approvals. 7 of those were approved and 1 was denied. Also in 2004, Plan Commission saw 16 BSO Amendments come in front of them for approvals. All of the BSO Amendments passed.

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

- Leaps and Bounds Daycare - Remodel Tenant Space
- EJ Salentine Auto - Site Reconfiguration
- Lindale Villas (f.k.a. Lindale Residences) - Multi-Family Development
- St. Andrew's Village - Multi-Family Development
- Bushy's Pub & Grill - 4,900 Sq Ft New Building
- B & G Self Storage - 12,840 Sq Ft New Building
- Muskego Moose Lodge - 3,200 Sq Ft New Building
- Callen Construction - 2,300 Sq Ft Addition and Remodel
- Mountain Mudd Espresso - New Building
- Inpro Corporation - 82,000 Sq Ft Addition
- Great Lakes Darts - 30,000 Sq Ft Addition
- Burbuck Builder - Office Remodel

BSO amendments can consist a number of different items. Some of the 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.

Zoning Board of Appeals

The City of Muskego saw an increase in the number of requested variances in 2004. This year there were 7 appeals that came in from of the Board of Appeals. 5 of which were granted, 1 was withdrawn, and 1 was denied. The Board of Appeals had the need to hold 3 meetings in 2004. The major items that residents requested appeals for were offsets/setbacks reductions and open space requirement reductions.

Land Development and Divisions

The Planning Department aided in the platting of many new parcels in the City for predominately residential use, although some commercial uses were involved (See Map 1). Here are some of those statistics:

Subdivision Plats

During 2004, the City approved 6 final subdivision plats totaling 132 single-family lots, 19 two-family lots, 1 commercial lot, and 17 outlots; consisting of 156.56 total acres.

Stonebridge Subdivision (RS-2/OPD)

- 43 single-family lots and 4 outlots
- 48.26 total acres (22.88 acres of residential lots, 20.79 acres of outlots, and 4.59 acres of right-of-way).

This Subdivision is located just to the west of the existing Champions Village Subdivision. The two developments share an entryway and they also share the same setback/offsets. The subdivision was designed around an expansive wetland network. Most of the wetlands are located on outlots to help ensure their protection. There are numerous lots in this development that abut Muskego Lakes Country Club.

Quietwood East II (RS-3)

- 15 single-family lots and 1 outlot
- 10.94 total acres (6.03 acres of residential lots, 3.46 acres of outlots, and 1.45 acres of right-of-way).

This subdivision is located to the north of Quietwood East (the original phase), separated by a stream. Access to this subdivision is gained from Candlewood Creek to the east and Candlewood Creek Addition #1 to the north. This subdivision is surrounded on two sides by wetlands and the 100-year floodplain line. There also is an area noted for a bike/walking trail located within the outlots. This development will be cohesive with the abutting development to the north and the east.

Northfield Green (RSA and B-2)

- 19 RSA (2-family) lots and 1 commercial lot
- 19.34 total acres (11.34 acres of residential lots, 5 acres of commercial use, 3 acres of right-of-way).

This subdivision is located north of Quietwood Creek subdivision, just east of the intersection of Martin Drive and Janesville Road. The subdivision is made up of two-family lots and a large commercial lot. This is a unique development in that it is the only development this year to include both residential and commercial uses. This will be one of the first developments in a few years to include separate two-family lots.

Candlewood Creek Addition #1 (RS-3)

- 27 single-family lots and 7 outlots
- 27.63 total acres (12.5 acres of residential lots, 11.8 acres of outlots, and 3.33 acres right-of-way).
- 5 outlots dedicated to the City for park and open space purposes

This subdivision is located east of Quietwood Creek subdivision, west of Candlewood Creek subdivision, and north of Quietwood East II. This subdivision gains access from the above-mentioned developments. This development is also just south of Moorland Park. A unique feature of this development is the large area of outlots that are being dedicated to the City for Park and Open Space purposes. This development will also be cohesive to the above-mentioned adjoining developments.

Big Muskego Estates II (RSE/COPD)

- 34 single-family lots and 2 outlots
- Conservation Subdivision with preservation easements (56% Open Space)
- 37.96 total acres (15.13 acres of residential lots, 19.6 acres of outlots, and 3.21 acres of right-of-way).

This subdivision is a conservation subdivision by design and is located to the east of Big Muskego Estates and to the west of North Cape Road. Access to this development is gained from Big Muskego Estates (Blue Heron Lane) and from Schaefer Drive (off of North Cape Road). There was over 50 % of this development preserved as open space and conservation easements were implemented where prairie grasses/plants will be planted to help restore the lands to a high environmental quality.

Fireside Orchard (RS-1)

- 13 single-family lots and 3 outlots
- 12.43 total acres (9.22 acres of residential lots, 1.53 acres of outlots, and 1.68 acres of right-of-way).

This subdivision is located off of Hillendale Drive just north of Janesville Road. Access to this development is via one point off of Hillendale Drive onto Fireside Drive. The development utilizes the existing zoning creating lots of 30,000 square feet or greater.

Preliminary Plats

During 2004, the City approved 8 preliminary plats.

Extraterritorial Plats

During 2004, the City approved 2 extraterritorial final plats

Golden Meadows at Tichigan Lake Addition No. 3

Town of Waterford
12 single-family lots

Baumgart Garden Estates (formerly known as Sommerset Subdivision)

Town of Waterford
9 single-family lots

Also during 2004, the City approved 2 extraterritorial preliminary plats.

Condominium Plats

During 2004, the City approved 2 large condo projects totaling 96 units and 18.42 acres.

St. Andrew's Village (RSA/OPD)

- Developed by Burke Properties
- 13.47 Acres of Development
- Two-family development with 48 units (24 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 among three separate private streets.

Lindale Villas (RSM/OPD)

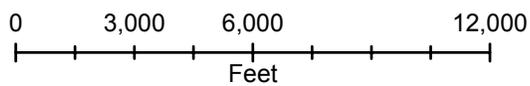
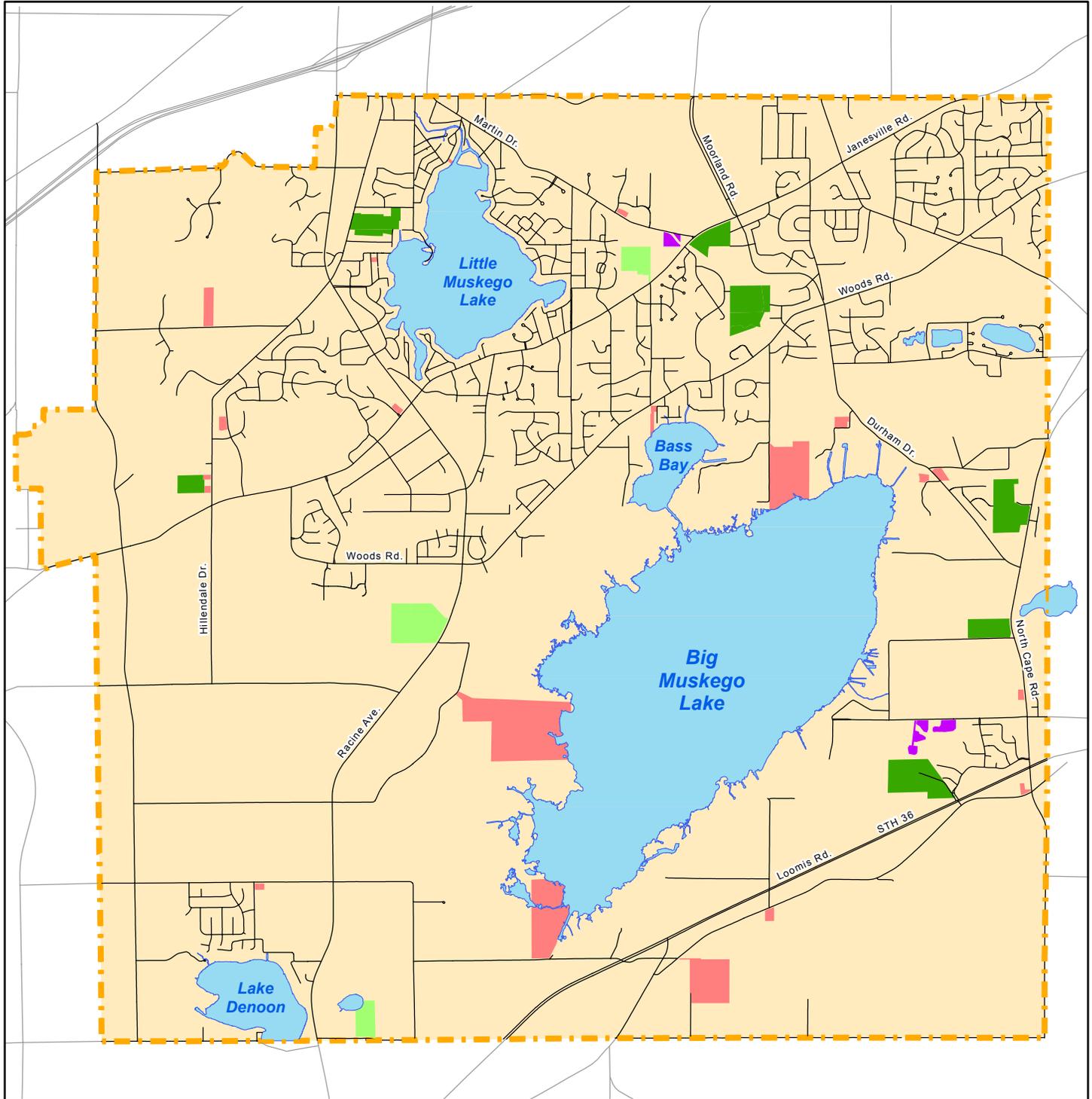
- Developed by GP Development
- 4.95 Acres of Development
- Multi-family development with 48 units (7 buildings), 5 buildings with 8-units and 2 buildings with 4-units.

This development is located just to the east of Lindale Estates Subdivision and is just near the intersection of Janesville Road and Martin Drive. Each unit is either an upper or a lower unit and all units have two car-attached garages. The layout of the site has a private drive that circles within the development with the 8-unit buildings on the outside of this drive and the 4-unit buildings on the inside of this drive.

Certified Survey Maps (CSM)

- During 2004, the City approved 20 Certified Survey Maps creating 27 new lots (48 total lots including the parent parcels)
-
- 10 Extraterritorial CSMs between the Towns of Norway and Waterford containing a total of 17 new lots were approved (27 total lots including the parent parcels).

Map 1 2004 Development and Land Divisions



Legend

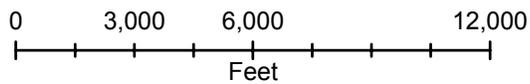
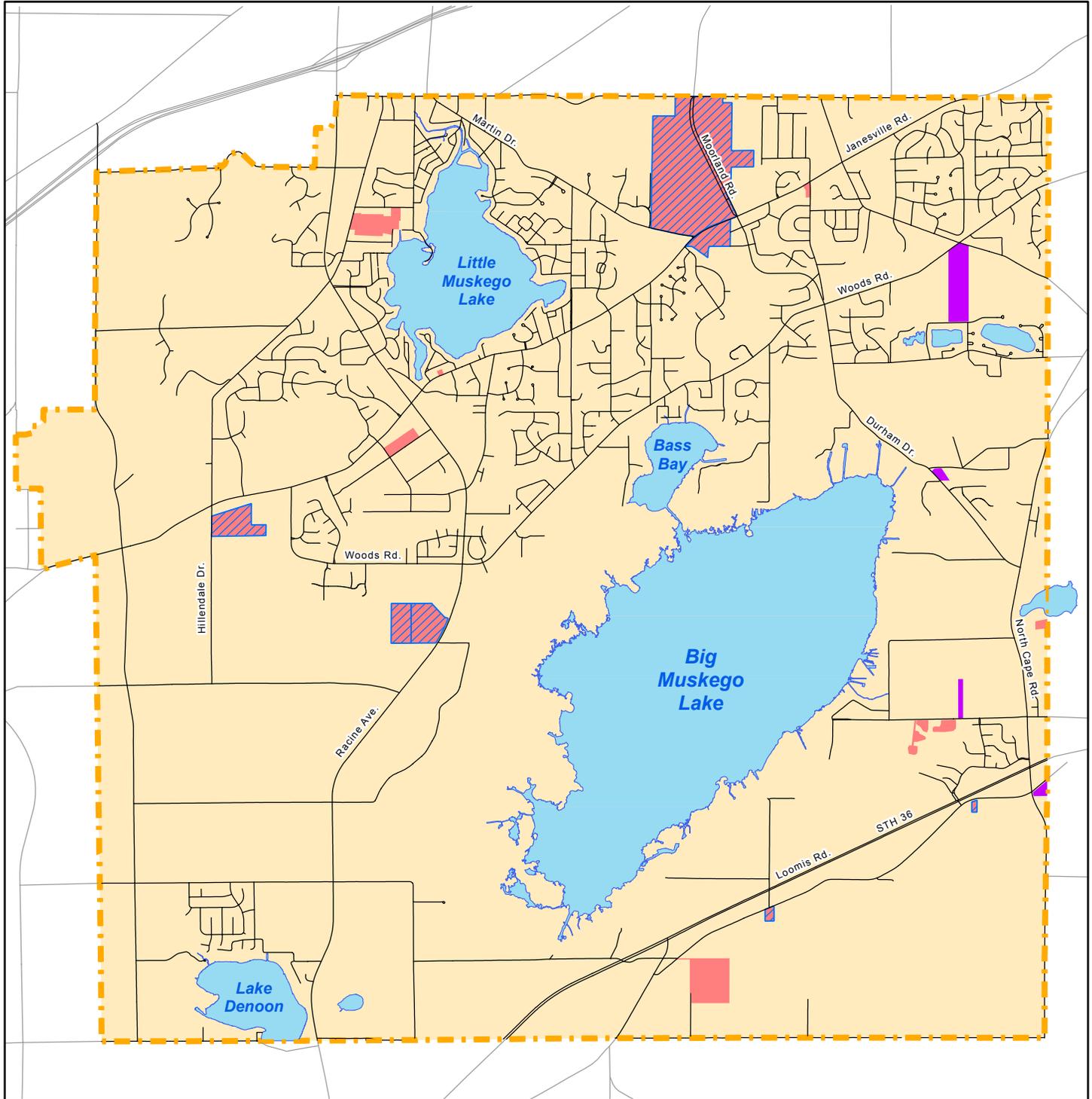
- Roadways
- Municipal Boundary
- Lakes
- CSM
- Condo
- Preliminary Plat
- Final Plat

Rezoning, 2010 Plan Amendments, and Conditional Use Permits

Rezoning and Land Use Amendments seem to be on the rise in Muskego as the growth of the population continues (See Map 2). Here is a look at how the land uses changed in Muskego during 2004:

- 13 Rezoning totaling 519.47 acres
Many of the rezonings were small in nature converting agricultural lands into a higher density residential. The main highlights rezoning was the City rezoning of the Moorland Corridor, which is described in more detail above.
- 6 Comprehensive 2010 Plan amendments totaling 420.85 acres
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. Amendments are warranted as land use patterns change over time due to roadway or other infrastructure improvements.
- 3 approved Conditional Use Grants affecting 15.1 acres, 1 denied Conditional Use Grants affecting 1.5 acres, and 1 Condition Use Grant Renewal
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 extra requirements (Such as annual reviews) in order to appropriately govern them. The Common Council must approve any termination of a conditional use. Conditional uses were approved this year for a day care facility, a guesthouse, and a mini-warehouse facility. The denial was for a mini-warehouse facility and the renewal was for an asphalt plant.
- 1 terminations of a Conditional Use Grant affecting 40 acres
The termination for the one conditional use was to remove the allowance of an extraction and landscaping facility.

Map 2 Zoning, 2010 Land Use, & CUG Changes



Legend

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

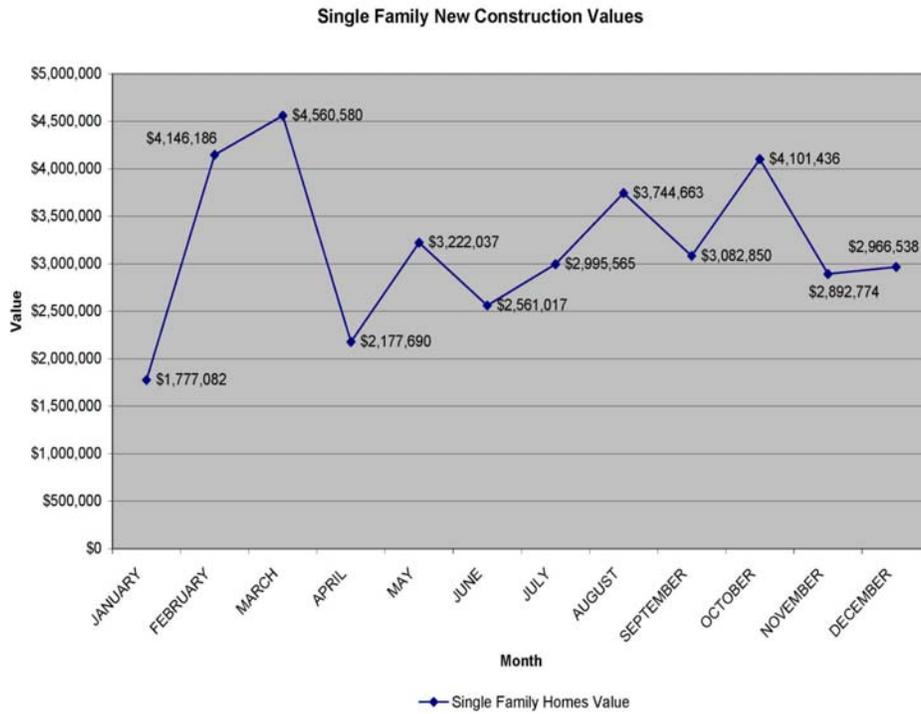
Housing

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, and Plan Commission approvals. 182 single-family new home permits and 10 commercial/industrial permits (alterations, addition, and new construction) were reviewed and approved during 2004. Development was predominantly within the newer subdivisions, however a few minor land divisions staggered growth throughout the City (See Map 3 for Building Permit Info).

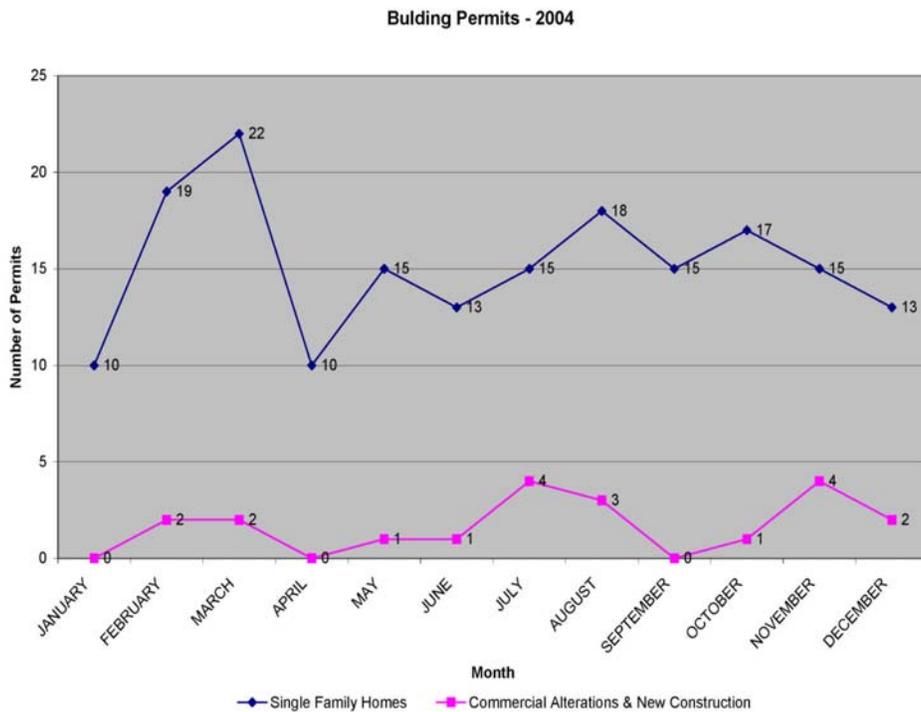
2004 Housing Statistics

- Average assessment for homes as of January 1, 2004 = \$193,400
- Fair Market Value for homes as of January 1, 2004 = \$238,700
- Average sale of a single-family residence for 2004 = \$278,200
- Average sale of residential property for 2004 = \$263,600
- New homes average price for 2004 = \$343,100
- Actual average valuation for new homes in 2004 = \$210,046 for 182 homes
(As determined by the Building Permit reported values)
(See Graph 1 below for month-by-month new home values)
(See Graph 2 below for month-by-month new home permit numbers)
- Actual average valuation for new homes in 2003 = \$201,160 for 178 homes
(As determined by the Building Permit reported values)
- Commercial Alterations/Addition/New Construction average valuations in 2004 = \$210,046 for 10 permits
(As determined by the Building Permit reported values)
(See Graph 2 below for month-by-month commercial permit numbers)

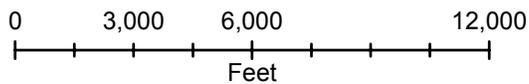
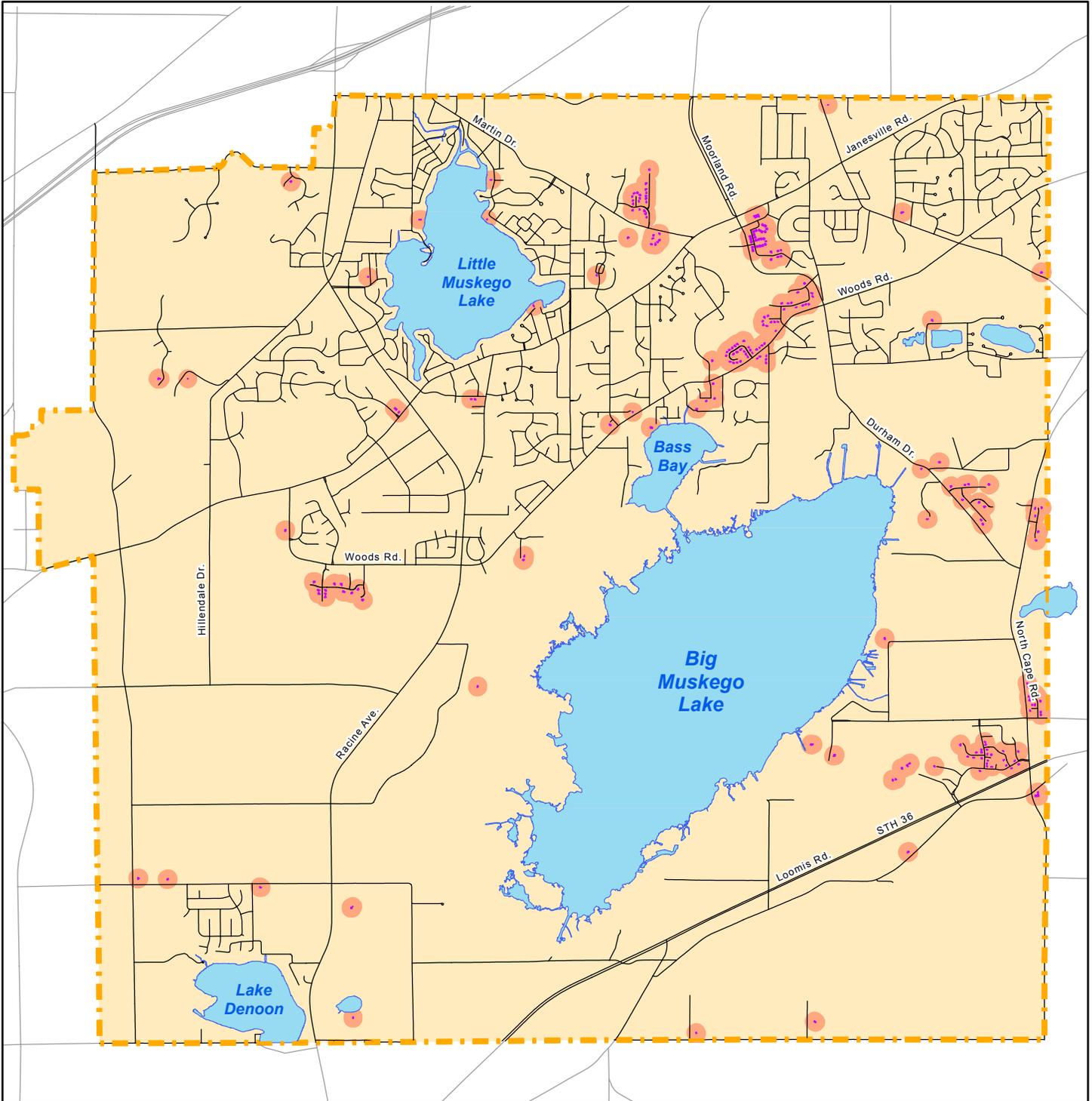
Graph 1



Graph 2



Map 3 2004 New Construction



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

Also, the structures shown on this map
are an approximation. A few of the
structures may have been built prior to
2004, but not entered into our GIS
system until 2004.

Legend

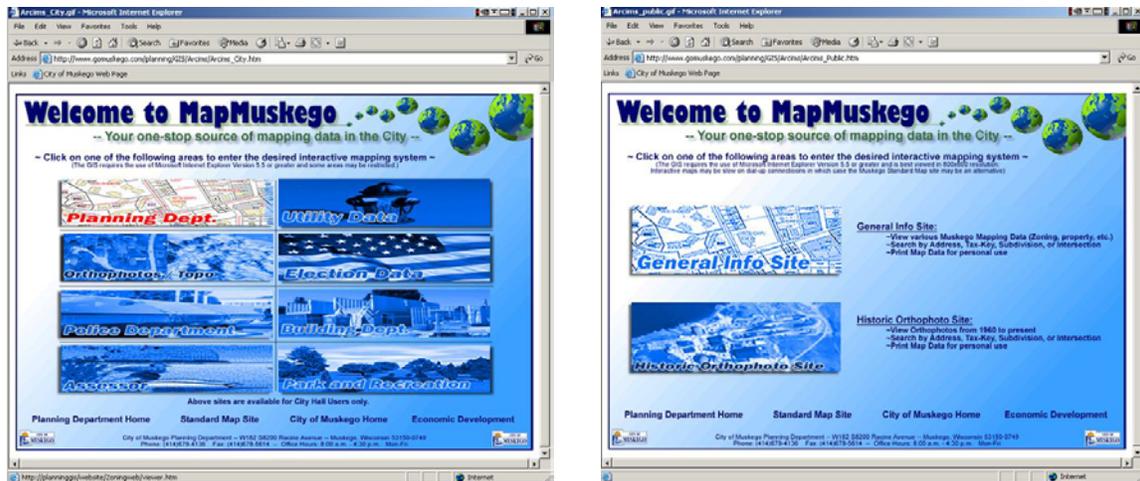
-  Roadways
-  Municipal Boundary
-  Lakes
-  2004 New Construction
-  Built Areas - 300' Structure Buffer

Geographical Information System Activities

Implementation and Redesign of MapMuskego

The City of Muskego has been developing their GIS since the year 2000. Each year since that time, significant improvements have been completed that have allowed City Hall staff and the public make more informed decisions.

In 2004, the City Planning Department purchased a new server 'Planning' to house ArcSDE¹, which then enabled the separation of ArcIMS² onto it's own dedicated server. City GIS staff redeveloped and customized ArcIMS websites for various city departments. These web-based GIS sites are compiled into an Internet domain, <http://www.mapmuskego.com>, for Intranet (in-house) and Internet (public) use.



Left to right, Intranet (in-house) website and Internet (public) website.

The improved version of MapMuskego will allow City Hall staff and the public to quickly and easily access Muskego's cadastral and topographical map information. This will allow City Hall Staff and the public to make better and more informed decisions.

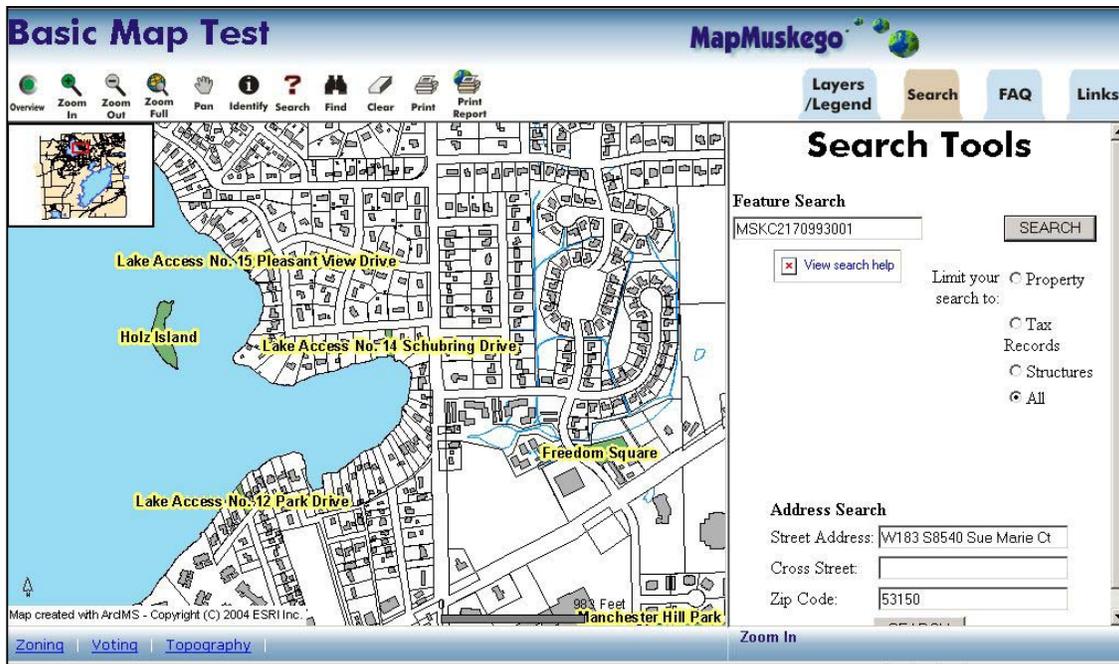
A major component to the redesigned MapMuskego is the customized Search Tool. A consultant company, Applied Data Consultants, Inc. worked with City GIS Staff to create an easy-to-use "Google" type search tool for MapMuskego's IMS websites. This tool can assist website users, whether beginner or advanced, who are looking for specific parcels or development sites in the City of Muskego. Users can search by Taxkey, Address, or Street Intersection parameters. These parameters can be customized for specific department needs (e.g., Zoning, Utilities, Parks, etc.).

A second component is the modified Print page. This function in MapMuskego allows users to print a map from the website that includes text information about their property.

¹ ArcSDE is a GIS program that acts as a gateway to spatial data running on SQL Server 2000.

² ArcIMS is a web-based GIS tool that designs, manages, and serves GIS data into intra/internet websites.

The custom printout also includes a blank area for users to write notes. Applied Data Consultants, Inc. also worked with City GIS staff to create this customized product.



Example of the redesigned MapMuskego.

GIS Training - Staff and Public

A "How To Use" manual was created and distributed for the first version of MapMuskego. This was initiated to guide City staff to use the MapMuskego websites on the intranet and the general public at the Planning/Engineering counter public access computer.

Muskego Standard Maps Website

The Planning Department produces many PDF and paper maps that are used by City Departments and the general public. The Muskego Standard Maps website was created to house digital copies of official city maps, base maps, and other commonly requested maps. The website <http://www.gomuskego.com/planning/GIS/Basemaps.htm> acts as a "library" for city maps. The website has 25 types of maps currently available for viewing and downloading!

Muskego Standard Maps

~~ Click on one of the following map names to view the corresponding .pdf document ~~

Planning Maps

- + 1/4 Section Address Maps
- + 1/4 Section Zoning Maps
- + Citywide Zoning Map
- + Street Map (Small) w/o index
- + Street Map (Large) w/index
- + Street Map (Large) w/elevations
- + Subdivision Map
- + 2010 Land Use Map
- + Current Land Use Map
- + TIF Map
- + Design Guide Boundary Map

Environmental Maps

- + Conservation Acquisition Map

Assessor's Maps

- + Little Muskego Lake District Map
- + Big Muskego Lake District Map

Miscellaneous Maps

- + Alderman/Voting Map (Small)
- + Alderman/Voting Map (Large)
- + Muskego School District Map

Park & Recreation Maps

- + 2003-2007 Future Park Plan Map
- + Trails Map (existing)
- + Little Muskego Lake Accesses
- + Big Muskego Lake Accesses
- + Lake Denoon Accesses
- + Jensen Park
- + Idle Isle Park
- + Future Park Arthur
- + Horn / Veterans Memorial Park
- + Manchester Hill Park
- + Bluhm Farm park
- + Denoon Park

Utility Maps

- + Water System Map
- + Sewer System Map
- + Storm Sewer System Map
- + WCA Map
- + RCA Map
- + Sewershed Map

SOME MAPS ARE VERY LARGE AND REQUIRE A HIGH-SPEED CONNECTION!

MAPS INITIALLY IN ORANGE ARE COMING SOON

Planning Department City of Muskego Home Interactive Mapping Site Economic Development

City of Muskego Planning Department -- W182 S8200 Racine Avenue -- Muskego, Wisconsin 53150-0749
Phone: (414)679-4136 Fax: (414)679-5614 -- Office Hours: 8:00 a.m. - 4:30 p.m. Mon-Fri

Muskego Standard Maps Website

GIS Needs Survey

In 2004 GIS staff conducted an update to the 2000 GIS Needs Assessment. The GIS requirements of each department were identified and compiled. After analysis of the results, staff created a list of recommendations to improve the City's GIS and better serve all departments. Please refer to Attachment I for the document.

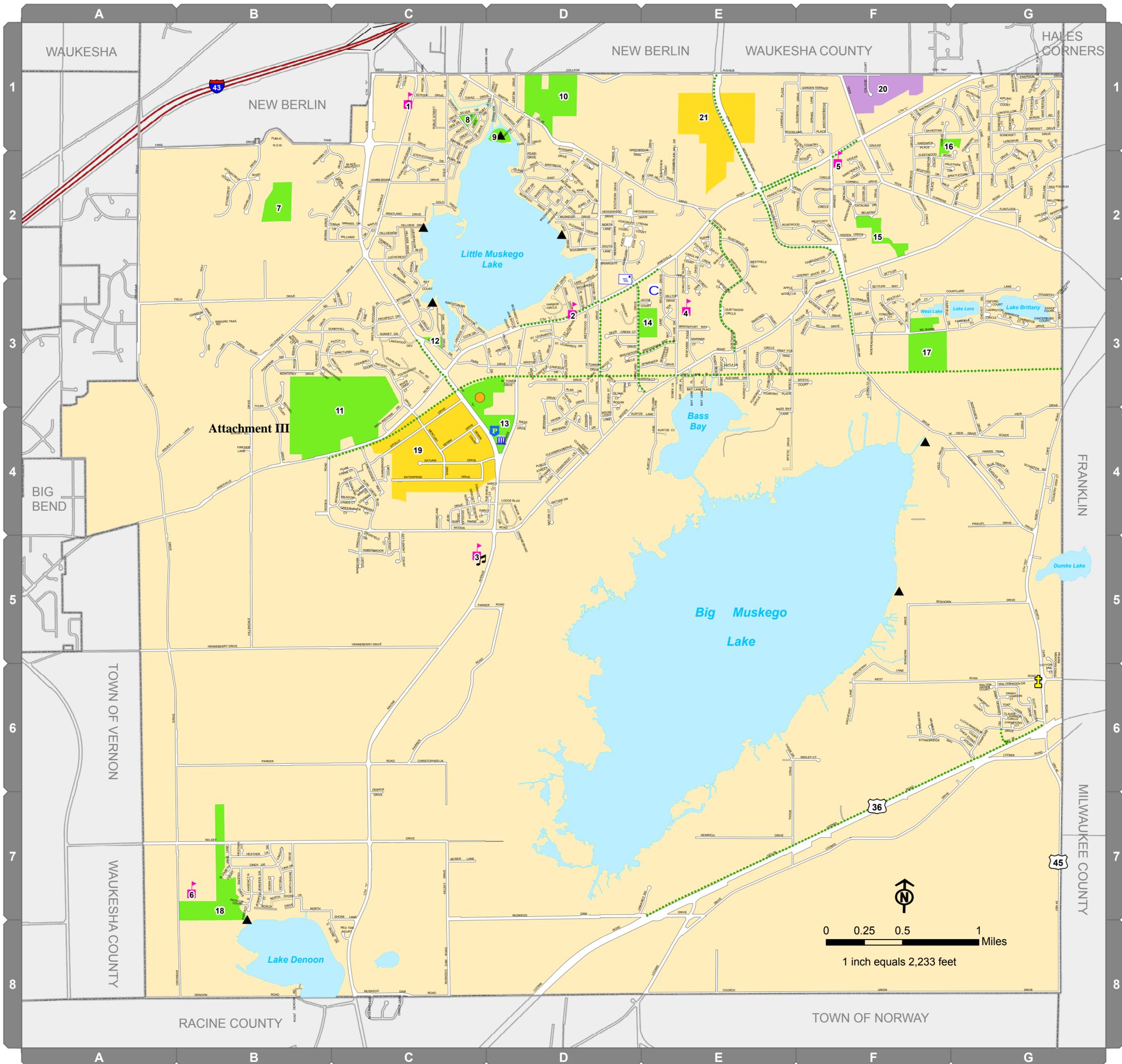
Maps Created and Updated

A wide variety of maps are created and maintained by GIS staff for the City. Almost every department in the city has customized mapping needs. Examples of departmental maps are as follows:

- Assessor: Cadastrals, Revaluations
- Chamber of Commerce Map (See Map 4)
- Election: Polling Locations, Ward Districts
- Engineering: Sewersheds, Capacity Areas
- Park and Rec: Park Locations & Trails
- Plan: Address, Zoning, Plan Commission, & Public Hearing Exhibits



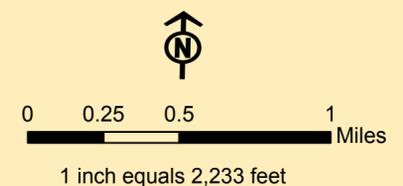
Plan Commission Supplement Example



POINTS OF INTEREST

- Schools
 1. Mill Valley Elementary
 2. Muskego Elementary
 3. Muskego High School
 4. Bay Lane Middle School
 5. Country Meadows Elementary
 6. Tessa Corners Elementary
 7. Lake Denoon Middle School
- Parks
 7. Ridges Park
 8. Jensen Park
 9. Idle Isle Park
 10. Park Arthur
 11. Muskego County Park
 12. Lions Park
 13. Veterans Memorial Park
 14. Manchester Hill Park
 15. Kurth Park
 16. Schmidt Park
 17. Bluhm Farm Park
 18. Denoon Park
- Business Park
 19. Muskego
 21. Moorland
- 20. Industrial Park
- City Hall/ Chamber Office
- Police Station
- Settlement Centre
- Post Office
- Muskego Library
- Performing Arts Center
- Luther Parker Cemetery
- Public Boat Launch
- Streets
- Trails
- Municipal Boundary
- Lakes

Where is Muskego?

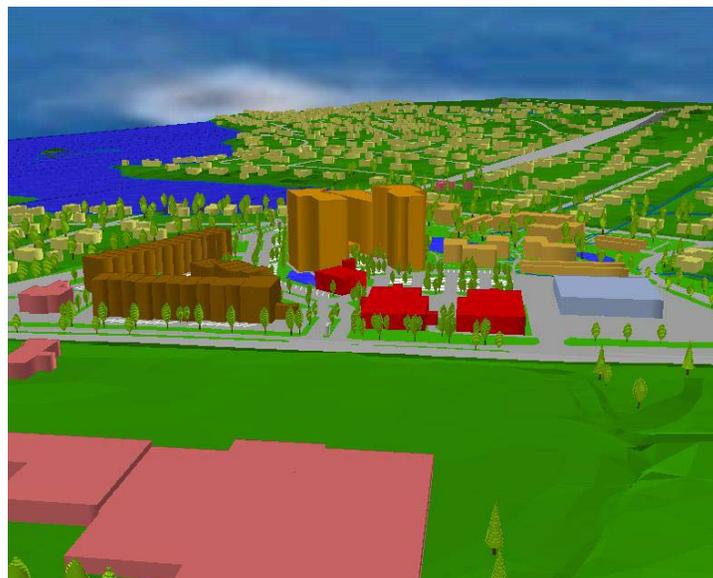


- Police: Neighborhood Watch
- Public Works: Hydrant Flushing and Sewer Lateral Locations
- Urban Forestry: Conservation Areas and Rx Burn Areas
- Other: 3D Redevelopment Scenarios & WLIA Conference Presentation



Public Works Map

View of Janesville Road looking North CDA Redevelopment District #2 Concept



GIS Day

The City of Muskego celebrated its 4th annual National GIS Day with presentations for the 4th Grade at Country Meadows Elementary School. Students were shown a PowerPoint presentation on GIS and participated in a Geography Quiz.

City GIS staff also made GIS presentations to elementary students at Country Meadows earlier in the year (April).

Waukesha County Cadastral GDB Model

GIS staff continued its contribution to the Waukesha County Cadastral GDB model and data conversion project. Waukesha County finished the last few stages of their conversion to ESRI software and moved its parcel mapping production environment to

ArcSDE and geodatabases. The County is currently updating cadastrals to 2004 data with input from Muskego and other nearby municipalities.

Historic Aerial Photographs

In 2004, Waukesha County compiled numerous historic aerial photographs into seamless orthophotos. The images were georeferenced using 5 control points per image (e.g., roads, fence lines, structures, natural features, etc.). The images have varying accuracies of +/- 40 feet horizontally. The City has obtained County-wide orthophotos for the years: 1941, 1950, 1963, 1970, 1980, and 1990. Due to the extremely large file size, GIS staff has archived the photos on server backup tape. The City plans to purchase software designed to clip the photos to Muskego's boundaries and compress file size in order to make them accessible to all City Departments and the MapMuskego websites.

New Planning Server

GIS staff participated in creating the requirement specs, purchase, and set up of a new data server to house ArcSDE, SQL Server 2003, and all the City's GIS and CAD data. This process also involved training on the set up and maintenance of SQL Server.

ArcGIS 9.0

Muskego's GIS software, ArcGIS, was upgraded to a new version (9.0) in summer, 2004. This upgrade involved substantial changes in how the City stored its GIS data. All ArcINFO coverages were converted to either geodatabase or shapefiles. Many ArcMap documents were redesigned to take advantage of the 9.0 version's new text and cartography options.

Install and configure ArcSDE

An ESRI, Inc. consultant was brought in to assist in the install and configuration of ArcSDE. ArcSDE is a gateway to spatial data that is housed in a database management system. It provides infrastructure to manage multi-user editing, versioning, and data relationships/ ODBC. ArcSDE manages extremely large data files efficiently and quickly (E.g., orthophotos raster images). It also allows connections to data in separate servers/ SQL (E.g., building) that can be converted into GIS data.

For example, an open database connection to several Building Inspection files in the Building server was created. These files (Part of the Tidemark Permit System) were matched with GIS parcel data and copied into a new GIS file. This allows GIS analysis and spatial viewing to be available for Inspection and Permit data.

Another example of how ArcSDE has improved Muskego GIS in 2004 is with the creation of a disconnected editing session with Ruckert-Mielke, Inc. (R/M). Editors at R/M are able to check out a version of Muskego's utility and parcel GIS data and make updates for new subdivision facilities (e.g., sanitary, storm or water systems) and digitally

send the data back to Muskego. GIS staff in Muskego then quality checks the new data and adds it to ArcSDE. This process has resulted in more efficient and timely updates to utilities data.

FEMA Floodplain Remapping Project

GIS staff coordinated with the Engineering Department staff to get information and maps to the remapping FEMA floodplains project organized by the WI DNR and SEWRPC.

ESRI Wisconsin User Group

For the 4th year in a row, City GIS staff served on the EWUG Conference Committee as the Vendor Relations Coordinator. The annual conference, held in Madison, was a success with over 200 individuals with interest in GIS and ESRI products attending.

Conservation and Forestry Activities

Conservation

Muskego's Conservation Program made significant strides in 2004. Two environmentally significant areas were acquired: the Engel farm and the Paepke woods. Many of the land management recommendations of the adopted Conservation Plan were also implemented this past year at existing conservation sites - including invasive species management, prescribed burning, and other restoration projects.

Engel Land Acquisition and Development

Acquisition of the former Engel farm was the conservation highlight of the year. This 140-acre property has a mix of woods, wetlands, and agricultural fields. A \$401,639 Stewardship grant covers almost half of the acquisition costs. Plans have also moved forward on the development of this property as a conservation area:

- ❑ Prairie seed was planted on 18.5 acres of upland agricultural fields
- ❑ The City applied for enrollment of approximately 50 acres of farmed wetlands into USDA's Wetland Reserve Program. This program will restore natural hydrology and vegetation as well as pay City agricultural value for an easement to keep lands as wetland.



2nd year Prairie Planting at Denoon Park

Other Land Management Activities

- ❑ Conducted prescribed burns at Ridges Conservation Property, Holz Island, Bluhm Park, Denoon Park, Guernsey Meadows, and Veterans Park. Significant success seen in controlling woody invasive plants.
- ❑ Invasive reed canary grass was largely controlled at Ridges Conservation Property through the application of an herbicide - allowing native vegetation to return in an old field that had historically been drained and farmed
- ❑ Drain tiles at Ridges Conservation Property were disabled – restoring the wetland hydrology to the site.



Conducting Prescribed Burn - Ridges Conservation Land

- ❑ Controlled invasive buckthorn and honeysuckle shrubs in several City woodlands (Vets Park, Denoon Park, and Bluhm Park) through cutting, removal, and herbicide application.
- ❑ Prairie plantings in Horn, Manchester Hill, Veterans, Kurth, and Denoon parks were periodically mowed to discourage competing weeds in their first year. These areas will now be allowed to grow out and should show good coloration in 2005.

Lakes

Lakes are a fundamental part of Muskego's identity as a community. To track their long-term health, water quality data were collected on five sampling days on the 4 major water bodies in the City. 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. A lake management plan was completed for Big Muskego Lake and Bass Bay - a project funded by a DNR grant. The restoration of Big Muskego was showcased at the 2004 annual conference of the American Fisheries Society as a management success story. Projects to control purple loosestrife and Eurasian Water Milfoil were also conducted.

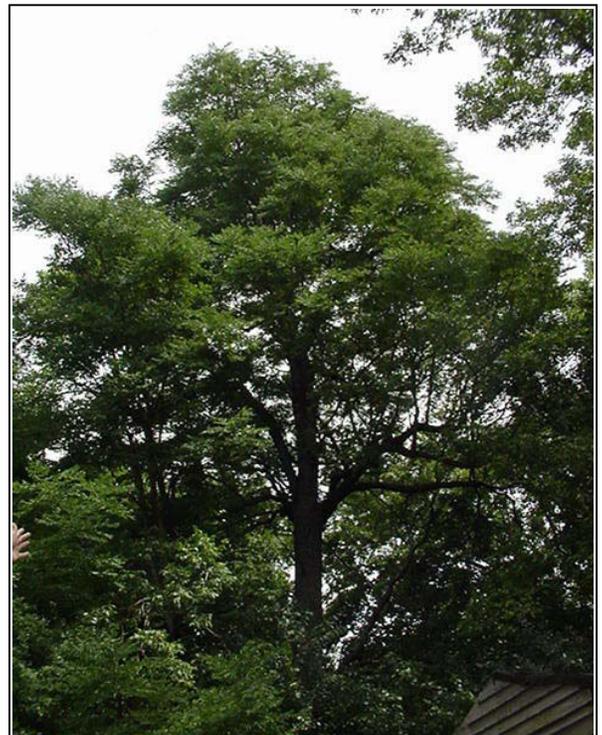


Ospreys nesting near restored Big Muskego Lake

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 2004 urban forestry management:

- ❑ Successful in obtaining \$4,840.00 grant from DNR to defray program costs. Projects included updating the City's Urban Forestry Management Plan, staff training, and planting of 20 trees. Also successful in obtaining a grant for 2005 projects.
- ❑ Planted 35 trees overall within parks and city-owned lands. Students, through an educational/community involvement project, planted 20 of these trees.
- ❑ Continued routine care of park trees including mulching, watering, and pruning



A Kentucky Coffeetree in Muskego

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- Pruned right-of-way trees in Lake Forest subdivision
 - Investigated and identified hazardous trees and planned for their removal
 - Monitored Gypsy moth reports in the City
 - Reviewed commercial & residential landscape plans and subdivision street tree plans.
 - Muskego received Tree City USA designation for a fifth consecutive year.

Economic Development Activities

Community Development Authority

During the course of 2004, Planning Staff served as a liaison to the Community Development Authority (CDA). Most of the year was consumed by a development proposal for what is known as the Parkland Mall site, which is generally located on Janesville Road between Lannon and Parkland Drives.

The CDA had adopted a Redevelopment District in late 2003 that the Parkland Site resided within. The site was then identified as a priority for redevelopment by the CDA and the property owner came in with a development proposal consisting of mixed-use residential/commercial development.

The CDA approved the development proposal in concept form subject to the financials being worked out between the City and the developer due to the site being within an approved TIF District.

Ultimately, the CDA approved up to \$5.4 million in TIF support for the site, but the developer stated that more was needed and the issue stalled at the end of 2004 pending further information.

In December 2004 the CDA started the process of pursuing other options within the two approved Redevelopment Districts in the City. Motions were made to: Acquire City owned lands along Janesville Road for future development; Increase the awareness of the Revolving Loan Fund (Which can aid businesses in start-up and redevelopment at a lower interest rate); Inquire to the availability of monies for a development budget (For funding of land acquisition, grants, and the CDA bonding authority); And to inquire about the availability of additional funds in the TIF 9/Redevelopment District #1.

Economic Development and The Strategic Plan

In early 2004 the City adopted their first Economic Development Strategic Plan. The plan was instituted to aid in developing a strategy to balance Muskego's economic development objectives with the equally important goals of promoting sound environmental practice and protecting community aesthetics.

Many goals and recommendations were part of the plan including, but not limited to:

- Diversify the tax base
- Establish a memorable community image by creating a genuine downtown.
- Pursue new commercial development catering to local consumers.
- Encourage compact housing that pays more in property taxes.
- Pursue economic development in a proactive, but patient and judicious manner.
- Work to retain, improve, and expand locally grown businesses.

- Reserve principal community gateways for regional service/information-economy uses and high profile buildings.
- Preserve a strong visual contrast along the New Berlin–Muskego border through “statement” architecture, lower impact land uses, and the preservation of natural features.
- Land bank key parcels on Moorland Road for future office /mixed-use development.
- Staff and fund economic development activities.
- Plan a low intensity, mixed-use office development with supporting residential and retail on Moorland Road.
- Network with other economic development organizations and agencies in the region.
- Develop highly professional marketing materials targeted toward new economy and professional business service industries.
- Capitalize a revolving loan fund.

Planning Staff has taken Economic Development seriously throughout 2004 including:

- Located the Moorland Corridor as a prime gateway and rezoned the lands for Business Park and commercial supporting services providing a catalyst for this region of Muskego.
- Active memberships with outside Economic Development agencies have been networked.
- Staff is in the preliminary stages of receiving an Economic Development Finance Professional certification.
- Marketing materials have been developed included a revamped website and new materials for promoting the Revolving Loan Fund.
- Staff has worked with the Chamber of Commerce to figure out the future needs to retain businesses and increase the productivity of the Muskego Industrial Park.
- Updated the City of Muskego “General Design Guide” to reflect current policies (Adopted as part of the Comprehensive Plan).
- Adopted Appendix A: Design Standards from the Economic Strategic Plan in order to promote the correct distinctive architecture for a future Business Park.
- Updated the zoning ordinance to reflect that certain zonings must follow the design guidelines of Appendix A in the EDSP (BP Districts).
- Working on a continually updated promotional document that will key on this new business park area. Offer ideas for what kind of businesses are best suited in the area. Also show possible funding opportunities that may draw unique supporting services to the park.
- Working on a Base Map (Counter ready) for inquiring developers showing viable areas for commercial/industrial/high density uses.
- Working on an Economic Development ArcIMS site (Will lead inquiring developers to info regarding commercial/industrial sites, while also showing possibilities of sites that are in proximity to areas already identified as viable by Muskego’s 2010 Plan or current zoning).

- Working on Developing professional marketing materials (All in one packet for new possible developers) in print, web-based, and cd formats, which will include: Contact data, basic community demographics, references to City website, mapping of existing key parcels with TIF and redevelopment Districts located, Design Guide info, Grant Possibility Info, Chamber Info, etc.
- Over 100 units of development have been planned during 2004 offering a higher density compact housing that has aided in promoting a tax base that will supercede the costs of public services (Add on to GIS project).
- Many new conservation areas were attained and many open space management plans were recorded which have aided in guarding the City's existing physical assets.
- Work has been done to rewrite CDA bylaws to allow more say in decision making of new and existing businesses in the City Redevelopment Districts.

Development procedures and guides are continually updated and the Muskego Planning Department has become known as team of individuals that are easy to work with while providing constructive options for developers to succeed within the City of Muskego.

Attachment I

Department	2004 Survey Needs Identified	2004 Recommendation
Planning	Parcel query, spatial/ thematic overlays, cadastral updates, mailing list generation	MapMuskego query: address, taxkey, street, zoning, development areas (CSM, plats, etc.).
Assessor	Parcel query, vacant lots in plats, property values, assessment/ appeals, house data: year, sale value	Section/Qsect maps: PDF and paper. Old orthophotos. MapMuskego query: SimCon, taxkey, address (lot #, block #). Data from BUILDING: sale value, year sold. ASSESSOR data from Cindy: Senior housing, Rentals, Sq footage, lot size, house age, # bedrooms. UTILITIES reports: meter reads for multifamily, single family
Public Works	Parcel query, sewer/ water query, pipe connectivity, street intersection	Link to PDF asbuilts scans. Add RCA, WCA, SSA to Utilities.mxd. Manhole inventory db (created by R/M). Waterview program - link valve_no to GIS possibility. Low priority: signs, electric poles, etc.
Clerk/Treasurer	Voting districts, queries for address, taxkey, streets, easy accessibility	MapMuskego query: address, taxkey, street. Polling information, Lake Dist, Sewer, WCA Dist, TID, schools. Updated paper/ PDF maps needed for Elections.
Building/Engineering	Infrastructure/ asbuilt/ planimetric data, measure distances, parcel query	MapMuskego query: address, taxkey, street. Add SSA, WCA, utilities, new plats, proposed plats to maps. Asbuilt PDF hotlink. Accela GIS (meet with consultant Nov. 2004).
Parks/Rec	Land acquisition, Trail maps, Address/ street locator, Lake Access maps	PDF maps for Trails, Lake Access, Parks. MapMuskego query: address, street, park. RECREATION server data - participants analysis.
Finance	WCA/ RCA, Lake districts, parcel query, special assessments, mailing lists generation	District Verifier
Police	Building address, mailing list generation, parcel query, intersection locator	Dispatch - Looking Glass software delayed to 2007. MapMuskego query: address, street. Laptop GIS needed (ArcReader?). More street maps, maps of incidents (DB2 files - ODBC access) in PDF.
Library	MapMuskego use. New GIS general use.	#1: Voter registration maps. MapMuskego query: address, taxkey, streets. LIBRARY table data: registration patron analysis. Service delivery paper maps. See Pewaukee for ideas of Library-GIS use.
General Public	-	Parcel Site Locator`

