

**COMMUNITY  
DEVELOPMENT  
DEPARTMENT**



**2015  
ANNUAL  
REPORT**



**PREPARED BY:  
CITY OF MUSKEGO COMMUNITY DEVELOPMENT DEPARTMENT**

## **2015 Community Development Department** **Annual Report**

This annual report provides an overview of the Community Development Department's progress on departmental projects and various community growth issues for the year. This is the 12<sup>th</sup> straight year for our annual report.

The Community Development Department's goals include the careful development of land and the preservation of Muskego's natural resources, along with the development of plans and programs, including current and long range planning, economic development, zoning administration, lake management, urban forestry, conservation management, building safety standards, and proper City infrastructure construction and development. 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 the Community Development Department, while also providing yearly statistical information on how the City is growing and changing on an annual basis. The statistical info helps all of us to better guide our community, while the project information enables the City to see how the Community Development 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, engineering, and building issues, while coordinating related areas of geographic information systems, economic development, zoning administration, urban forestry, and conservation management.*

## **TABLE OF CONTENTS**

<b>Planning Division Activities</b>	
General Planning Items	1
New Park Planning Duties	1
Sand Hill Park	1
Agritourism	2
2020 Comprehensive Plan	2
Recodification	3
Plan Commission Items	3
Building, Site, and Operation Plans (BSO)	4
Zoning Board of Appeals	5
Land Development and Division	6
Subdivision Final Plats	6
Preliminary Plats	7
Extraterritorial Plats	8
Condominium Plats	8
Certified Survey Maps (CSM)	8
Rezoning, 2020 Plan Amendments, and Conditional Use Grants	10
Housing & Construction	12
<b>Economic Development Activities</b>	
Miscellaneous Items	17
Connect Community	17
Idle Sites Grant	17
Certified Economic Developer	18
New Businesses	19
Business Permit Activity	19
New Business Registration Activity	19
Grants & Loans	20
MuskeGO Forward Newsletter	20
Jammin' on Janesville	21
Social Media	21
GoMuskego Business Tracking	21
Economic Development Interactive Application	21
Marketing Plan	22
Retention	22
Recruitment	23
General Marketing/Communications	23
Economic Development Strategic Plan 2003	23
Tax Incremental Finance Districts	24
New 2016 TID	24
TID #10	24
TID #9	24
TID #8	24
Community Development Authority	25
Redevelopment District #1: Tess Corners Area	26
Redevelopment District #2: Downtown	26
Redevelopment District #3: Muskego Business Park	26
Redevelopment District #4: Mill Valley	27
<b>Conservation, Lakes, and Forestry Activities</b>	
Conservation	28
Lakes	29
Urban Forestry	29
Volunteerism	30

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## **Special Thanks for Data, Information, & Maps**

Assessor's Office

Information Systems/GIS Department

## **Planning Division Activities**

### **General Planning Items**

#### **New Park Planning Duties**

As of 2015 the Community Development Department took on a much larger role in relation to the City's Park system. The park planning duties were relegated to the department along with assuming the oversight of the new Parks and Conservation Committee. This was a result of the City's Parks and Recreation Department restructuring which resulted in a new Recreation Department being created, having Public Works assume parks maintenance duties, and the Community Development Department assuming the current and future parks planning duties.

The main tasks in 2015 were picking up the pieces to see what state the parks current and future planning was in. Also, we took on the role of determining how to bring together an existing Parks and Recreation Board with a Conservation Commission. All of that was settled in mid 2015 with a new Parks and Conservation Committee that now takes on issues relating to parks, recreation, and conservation in the community. Further, the Committee has a wealth of staff knowledge behind it since the expertise for various issues is now spread over multiple departments.

The main item started in 2015 was the new update to the City's existing Parks and Conservation Plan. The existing plan expires in 2016. These duties in the past were normally aided by the Community Development Department but now will be formally led by community development staff from here on out. Staff started the planning by assessing every park, open space, and lake access in the community during fall 2015. These assessments were



looked at from the perspective of recreation, engineering, maintenance, and planning staff standpoints. The assessments were used to determine the deficiencies as well as the efficiencies of each area. Various recommendations were created and ultimately reviewed with the Parks and Conservation Committee for their input as well. Each assessment will be cross referenced with public input resulting from surveys regarding each park in early 2016. Lastly, individual meetings were held with all the sports clubs teams that utilize the parks to gain their input on deficiencies and future needs in order to cover the assessment bases for solid recommendations for each park and open space area.

The processes of the new Park and Conservation Plan and the leadership of the Parks and Conservation Committee will continue to evolve for years to come. While this added responsibility takes up more staff time for other related department activities, there is no doubt that our involvement can help make our parks, recreation, and conservation systems more desirable in the future.

#### **Sand Hill Park**

The Community Development Department was instrumental in securing a new neighborhood park location for the southeastern quadrant of Muskego during 2015.

Having such a park in this portion of the community was a recommendation of the existing Park and Conservation Plan. Staff negotiated the acreage as part of the approval for a new subdivision that ended up being approved here. The park will be located off of Priegel Drive just west of Durham Drive and North Cape Road.

Seeing that the subdivision was being built to allow new homes for 2016, staff had to be quick to react on planning the new future park layout. Staff worked with the Park and Conservation Committee and elected officials to see what sort of amenities would be desired for the park. The next step was contracting a consultant to complete various soil tests and bring forth a workable concept plan. By mid-2015, a concept plan was approved and budget numbers determined.



Ultimately, the Council approved the basic grading and seeding of the park for 2016 with anticipation to install the balance of the improvements in the years to come. The park will have extensive open turf area for future recreation practicing, a 2-5 year old and 5-12 year old playground, a pavilion, recreation paths, a large parking lot, and a “natural” sledding hill.

Lastly, it should be noted that staff aided in the extensive process to name the new park. After some history digging the Parks and Conservation Committee ended up naming the park Sand Hill Park which is named after an area booster club that has operated for many decades in Muskego and surrounding communities contributing to many good causes. Further, the name of the club was derived based on the farm where the new park is to reside and the fact that the area is mainly sandy soils.

### **Agritourism**

In 2015 the City amended the Zoning Code to allow Agritourism. Agritourism is defined by the Code as uses that combine tourism and agricultural practices that include activities that bring visitors to a working farm or ranch for enjoyment and education. This code change was suggested by a local agricultural property owner that wanted to formally be allowed agritourism uses on their property. In working with their Alderman and the City, a zoning amendment was proposed and approved by the Plan Commission and Common Council to allow Agritourism as a Conditional Use Grant in the A-1 Agricultural District. This was looked as a benefit to the City as it is another way to share and enjoy the agricultural history and uses within this City.

### **2020 Comprehensive Plan**

2020 Comprehensive Plan implementation continued throughout 2015. As always you can follow the progress and effort staff put in on the *Log of Implementation* that is kept in the Community Development Department and on the City's website. Staff updates the status of various recommendations in the 2020 Plan biannually.

**Recodification**

A considerable amount of time was spent during 2015 on reviewing and proposing various changes to many of Muskego’s Municipal Codes that the Community Development Department administers. This was all part of a full recodification that the city is going thru with expectations of approval and implementation in the spring of 2016. Community Development Department staff oversees more pages of code than any other department including the following:

- Chapter 14 Floodplain
- Chapter 15 Electrical Code
- Chapter 16 Plumbing Code
- Chapter 17 Zoning
- Chapter 18 Land Division Ordinance
- Chapter 19 Minimum Housing Code
- Chapter 22 Fair Housing Code
- Chapter 26 Park and Recreation Regs
- Chapter 30 Building Code
- Chapter 32 Fire Prevention Code
- Chapter 33 Business Registration
- Chapter 35 Property Maintenance
- Chapter 36 Wireless Communications
- Chapter 37 Trees
- Chapter 38 Non Metallic Mining
- Chapter 41 Comprehensive Plan

In all, the changes proposed will help streamline many of the Department processes while making the city more efficient with zoning and development initiatives as well.

**Plan Commission Items**

In 2015 there were fifty-four approved resolutions, one concept/discussion (non-action) item, one denied resolution, one withdrawn resolution, and one item docketed for a future meeting date. In 2015 there was a decrease in the number of approved resolutions as compared to 2014 when there were sixty-two approved resolutions and one concept/discussion (non-action) item, and one denied resolution. (See Table 1).

Year	Total Items			Concept/ Motion/ No Action	Denied without Prejudice	Withdrawn/ Removed	Deferred (until next year)	Docket (until next year)
	Reviewed	Approved	Denied					
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
2008	98	89	3	-	-	3	-	3
2009	67	61	3	3	-	-	-	-
2010	81	75	-	3	1	1	1	-
2011	51	47	-	2	-	1	1	-
2012	61	60	-	1	-	-	-	-
2013	49	46	1	1	-	1	-	1
2014	64	62	1	1	-	-	-	-
2015	58	54	1	1	-	1	-	1

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 2015:

- Sign Applications (requiring Plan Commission approval) – None submitted
- Seasonal Sales, Annual Reviews, and Biennial Reviews – Seven approved

- Concept/Sketch CSMs – None discussed
- CSMs – Eight approved
- Extraterritorial CSMs – Four approved
- Concept/Sketch Plats – None discussed
- Preliminary Subdivision Plats – None submitted
- Extraterritorial Preliminary Subdivision Plats – None approved
- Final Subdivision Plats – Two approved
- Extraterritorial Final Subdivision Plats – None submitted
- Right-of-Way Vacations – One Approved
- Code Text Changes (Recommendation to Council) – One approved
- BSOs & BSO Amendments – Eighteen approved (see page 4)
- Conditional Use Grants (New and Amendments) – Six approved (see page 9)

### Planning Commission Approvals (2004-2015)

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
2008	2	23	1	12	-	1	1
2009	-	22	-	12	2	-	-
2010	1	21	1	17	2	-	-
2011	-	15	-	8	-	-	-
2012	-	11	-	7	-	1	-
2013	-	9	1	3	-	-	1
2014	1	15	1	9	-	2	1
2015	-	7	-	8	-	-	2

Table 2

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

In 2015 the Plan Commission received six new BSO plans seeking approvals. This is a decrease from eight in 2014. All six of those were approved in 2015. Also in 2015, Plan Commission reviewed twelve BSO amendments seeking approvals, which is an increase from ten in 2014. All twelve of the amendments were approved in 2015.

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

### Building, Site, and Operation Plans - BSO's (2004-2015)

\*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
2008	24	24*	9	9	15	15
2009	13	12*	7	7	6	5
2010	22	21*	9	9	13	12
2011	16	14*	7	7	9	7
2012	34	24*	3	3	21	21
2013	17	16*	4	4	13	12
2014	18	18	8	8	10	10
2015	18	18	6	6	12	12

Table 3

### Zoning Board of Appeals

The City of Muskego saw a decrease in the number of requested variances in 2015 when compared to 2014. In 2015 there were two appeal petitions submitted for review in front of the Board of Appeals (*NOTE: Petitions can contain more than one variance request*). Both of the submitted appeals were granted in 2015, as compared to 2014 when there were five requests granted. There were no submitted appeals that were denied in 2015, as compared to 2014 when there were also no requests denied. The Board of Appeals had to hold two meetings in 2015, which is a decrease from four meetings in 2014. Planning staff works very hard to meet with property owners ahead of time to try to keep residents informed of all options, which then leads to fewer variance requests.

### Zoning Board of Appeals (2004-2015)

NOTE: Some petitions contained more than one variance.

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	-	-
2008	2	2	2	-	-	-
2009	5	5	5	-	-	-
2010	4	5	3	2	-	-
2011	1	1	1	-	-	-
2012	2	3	1	-	1	1
2013	4	4	3	1	-	-
2014	4	5	5	-	-	-
2015	2	2	2	-	-	-

Table 4

## Land Development and Divisions

The Planning Division aided in the platting/dividing of new parcels in the City for residential use (See Map 1). All Plats and CSMs first receive a recommendation of Approval or Denial from the Plan Commission. After that, the Common Council makes the final vote on the Plat/CSM, taking the Plan Commission's recommendation into consideration. Here are some of those statistics relating to land divisions:

### Subdivision Final Plats

During 2015 the Common Council approved three final subdivision plats for Belle Chasse Addition No. 2, Belle Chasse Addition No. 3, and Aster Hills Estates. In comparison, there were no approved final plats in 2014.

Year	Total Final Plats Approved	Total Single-Family Lots	Total Multi-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
2008	1	42	-	-	6	108.3
2009	-	-	-	-	-	-
2010	-	-	-	-	-	-
2011	-	-	-	-	-	-
2012	-	-	-	-	-	-
2013	1	39	-	-	-	22.2
2014	.*	-	-	-	-	-
2015	3	110	-	-	13	133.6

Table 5

Here is a list of the approved final plats from 2015:

#### Belle Chasse Addition No. 2 (Zoned PD-47)

- 24 single-family lots and 5 outlots
- 46.4 total acres (11.6 acres of residential lots, 32.5 acres of outlot, and 2.3 acres of right-of-way).
- The lots range between 18,000 SF and 29,260 SF in size.

This Subdivision is located to the east of Durham Drive and to the south of McShane Drive.

Access to the development is gained off of Durham Drive. This is the third phase



of the Belle Chasse Development. Almost all of the wetlands are preserved in outlots and they all have preservation restrictions upon them to ensure their protection. Two of the outlots within this development were intended for future residential development.

#### **Belle Chasse Addition No. 3 (Zoned PD-47)**

- 33 single-family lots and 2 outlots
- 23.7 total acres (15.5 acres of residential lots, 5.4 acres of outlot, and 2.8 acres of right-of-way).
- The lots range between 18,000 SF and 31,649 SF in size.

This Subdivision is located to the east of Durham Drive and to the south of McShane Drive.

Access to the development is gained off of Durham Drive and off of Freedom Avenue. This is the fourth phase of the Belle Chasse Development. Almost all of the wetlands are preserved in outlots and they all have preservation restrictions upon them to ensure their protection. There is a road stub at the south side of this development for possible future road connection if the land to the south would develop.

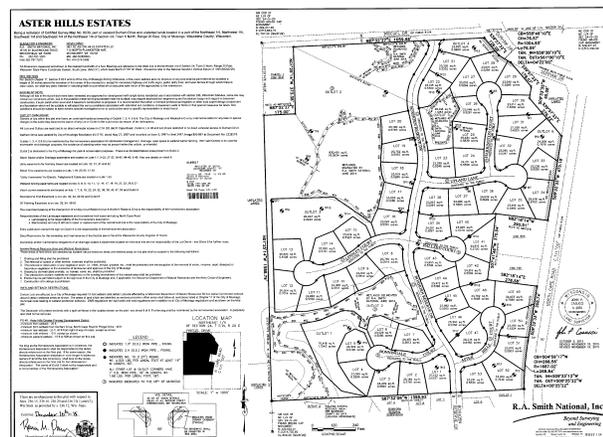


#### **Aster Hills Estates (Zoned PD-49)**

- 53 single-family lots and 6 outlots
- 63.5 total acres (30.1 acres of residential lots, 25.6 acres of outlot, and 7.8 acres of right-of-way).
- The lots range between 23,018 SF and 33,269 SF in size.

This Subdivision is located to the south of Durham Drive and to the west of North Cape Road.

Access to the development is gained off of Priegel Drive and off of Boxhorn Reserve Drive. All of the wetlands are preserved in outlots and they all have preservation restrictions upon them to ensure their protection. This development is connected to the Boxhorn Reserve Subdivision, which is to the south.



### **Preliminary Plats**

During 2015, the Common Council re-approved one preliminary plat containing a total of twelve single-family lots and three outlots. The preliminary plat re-approved was for the Crystal Cove Subdivision. There were no new preliminary plats approved in 2015. In comparison to 2015, there were two preliminary plats approved in 2014.

**Extraterritorial Plats**

During 2015, there were no extraterritorial preliminary plats or any extraterritorial final plats submitted or approved by the Common Council, which was the same case in 2014.

**Condominium Plats**

During 2015, there were no condo plats approved by the Common Council, which was the same as in 2014.

In 2015 the Common Council did not approve any apartment to condo conversions. Some condo conversions can be done through the recording of appropriate documents through the Register of Deeds without formal City approval.

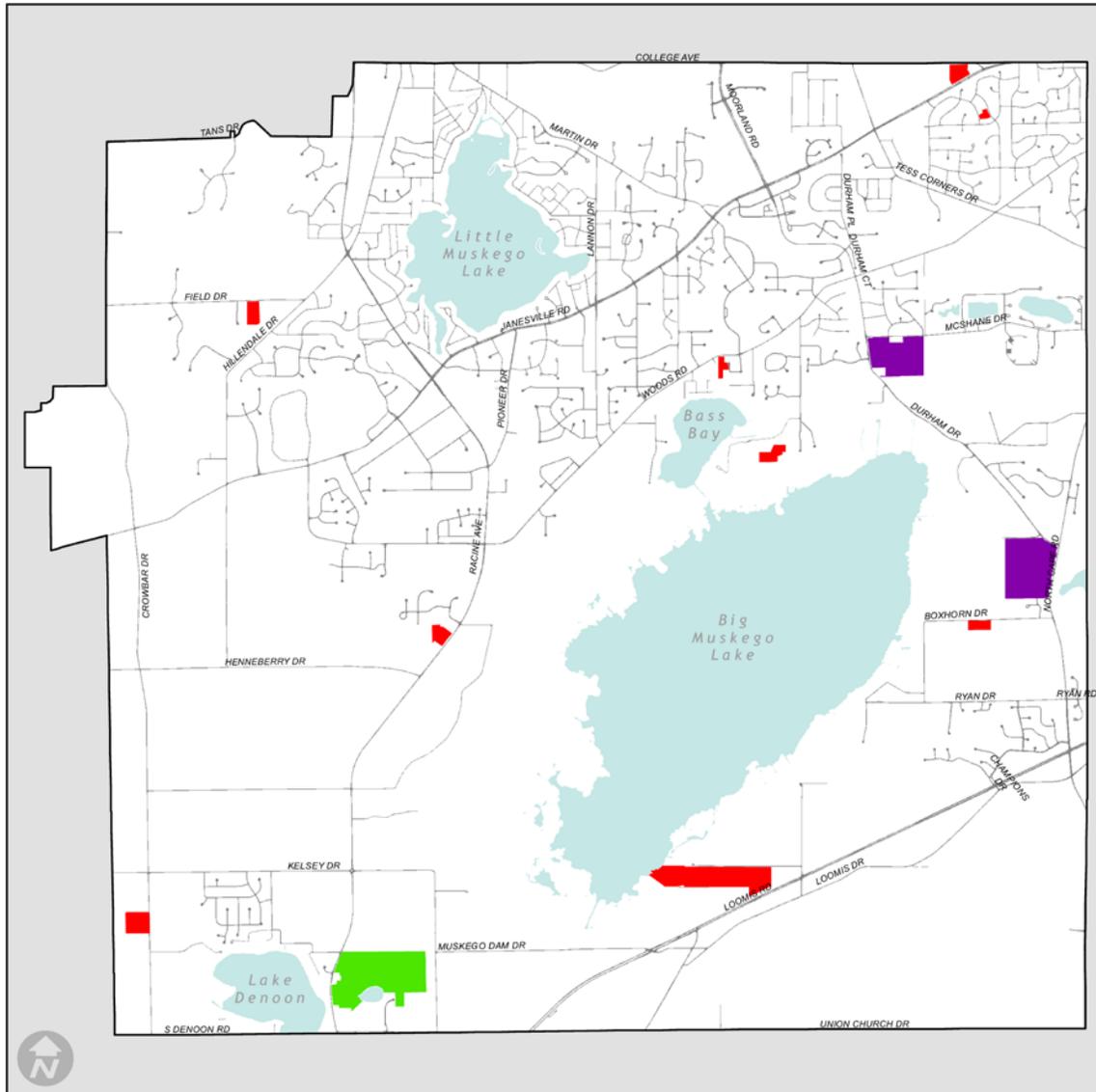
**Certified Survey Maps (CSM)**

During 2015, the Common Council approved seven Certified Survey Maps creating nine new lots (sixteen total lots including the parent parcels). This is in comparison to 2014 when the City approved the same number of Certified Survey Maps creating three new lots (fourteen total lots including the parent parcels). There were also two Certified Survey Map that was re-approved in 2015 due to past approval expirations.

<b>CSM Approvals (2004-2015)</b>			
NOTE: These numbers are based upon final approvals from the Common Council.			
NOTE: These totals do not include any extraterritorial, re-approved, and/or denied CSMs.			
<b>Year</b>	<b>Total CSMs Approved</b>	<b>Total New Lots</b>	<b>Total Lots Including Parent Parcels</b>
2004	20	27	48
2005	18	33	53
2006	14	17	33
2007	18	21	44
2008	12	21	35
2009	10	11	25
2010	12	18	30
2011	11	8	29
2012	7	7	16
2013	3	1	7
2014	7	3	14
2015	7	9	16

Table 6

During 2015 there were four Extraterritorial Certified Survey Maps approved containing five new lots (nine total lots including the parent parcels). This is in comparison to 2014 when there were four Extraterritorial Certified Survey Maps approved containing three new lots (eight total lots including the parent parcels).



**Map 1**  
**2015 Development & Land Divisions**



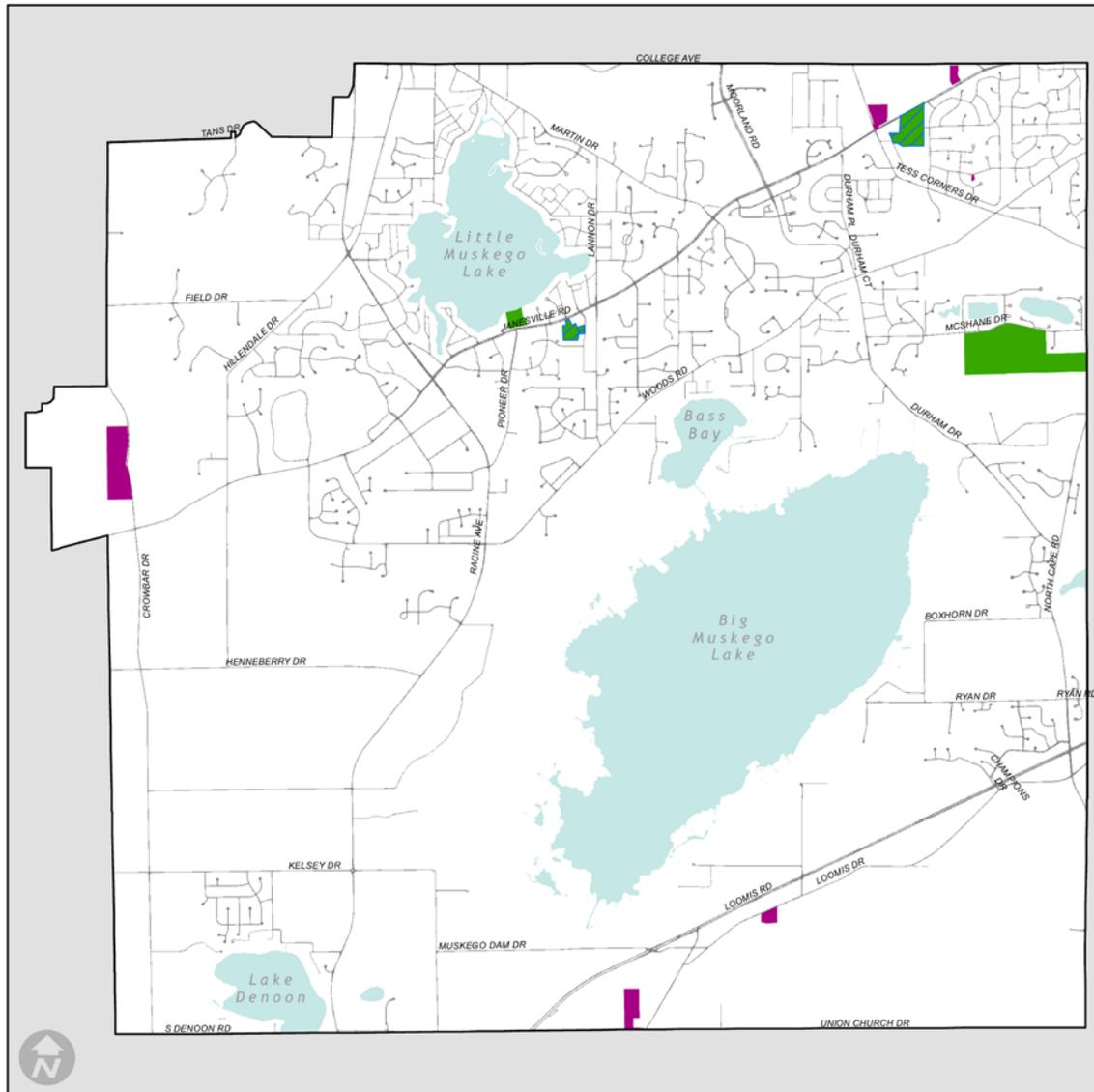
- |  |  |
|--|--|
|  Final Plat |  Lakes    |
|  Pre-Plat   |  Roadways |
|  CSM        |  |

## Rezoning, 2020 Plan Amendments, and Conditional Use Grants

In 2015 the number of submitted 2020 Comprehensive Land Use Plan Amendments and Conditional Use Grants requests increased as compared to 2014, but the number of Rezoning requests decreased. See Map 2 for the locations of these items from 2015. Here is a look at how the uses of land changed in Muskego during 2015:

- *Four approved Rezonings in 2015 out of four requests* - One of the rezonings was for commercial/business development and three were for residential purposes (single-family and/or multi-family). In comparison to 2014, there were seven rezonings that were approved in 2014. There were no rezoning requests that were denied in 2015.
- *Two approved 2020 Comprehensive Plan amendments in 2015 out of two requests* - The City maintains an adopted Comprehensive Plan to guide the use of development in the City of Muskego. This Comprehensive Plan is helping to guide the City through its next decade of growth. 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. In comparison to 2014, there was one denied Comprehensive 2020 Plan amendment in 2014.
- *Six approved (new) Conditional Use Grants and one Conditional Use Grant renewal in 2015* - 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. The renewal was for an asphalt plant, which requires a review every year. In comparison to 2014, there was one approved (new) Conditional Use Grant, one amended Conditional Use Grant, and one renewal that occurred in 2014.

In 2015 there also was a re-review and clean-up project conducted for Conditional Use Grants. This was to identify Conditional Use Grants that were no longer needed and/or no longer relevant. As part of this project there were twenty-one Conditional Use Grants that were removed from properties within the City.



**Map 2**  
**Zoning, 2020 Land Use, & CUG Changes**



- |   |  |
|---|--|
|  2020 Land Use Changes |  Lakes    |
|  Zoning Changes        |  Roadways |
|  CUG Changes           |  |

## **Housing & Construction**

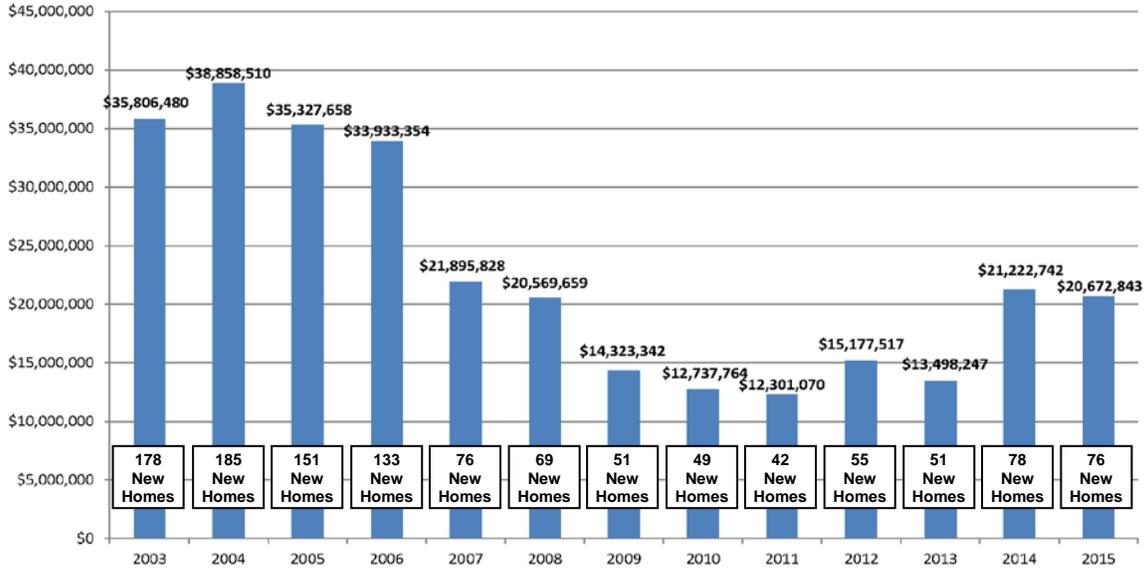
The Community Development Department is highly involved in the building permit review and approval process. Each division/department has specific items that they review as part of the permit approval process. The Planning Division examines each permit for conformity relating to a variety of Zoning aspects including setbacks, open space, height, floor area, Plan Commission approvals (if applicable), and other Zoning/Planning related items. The Building Inspection Division examines each permit for conformity with all adopted City and State Building Codes. Additionally, the Engineering Department also examines each permit for concerns relating to drainage, erosion, and grading.

In 2015 there were seventy-six single-family new home permits issued, which is just slightly down from the seventy-eight single-family new home permits in 2014. See Map 3 for Single-Family Home Permit locations. In 2015 we saw a slight decrease in the number of permits in the commercial/industrial sector also with a decrease in the total value of the permits. In 2015 we had thirty-one permits for commercial and industrial work totaling \$10,290,411 in value. This is compared to 2014 when we had thirty-three permits for commercial and industrial work totaling \$12,696,670. One item worth noting from 2015 is that the total value for new commercial and industrial buildings was at \$7,211,752, which is up from \$5,818,400 in 2014.

The following graphs show a variety of different construction and housing data statistics relating to the residential and the commercial/industrial sectors. They show how the city and the housing and business markets have been changing over the past decade or so.

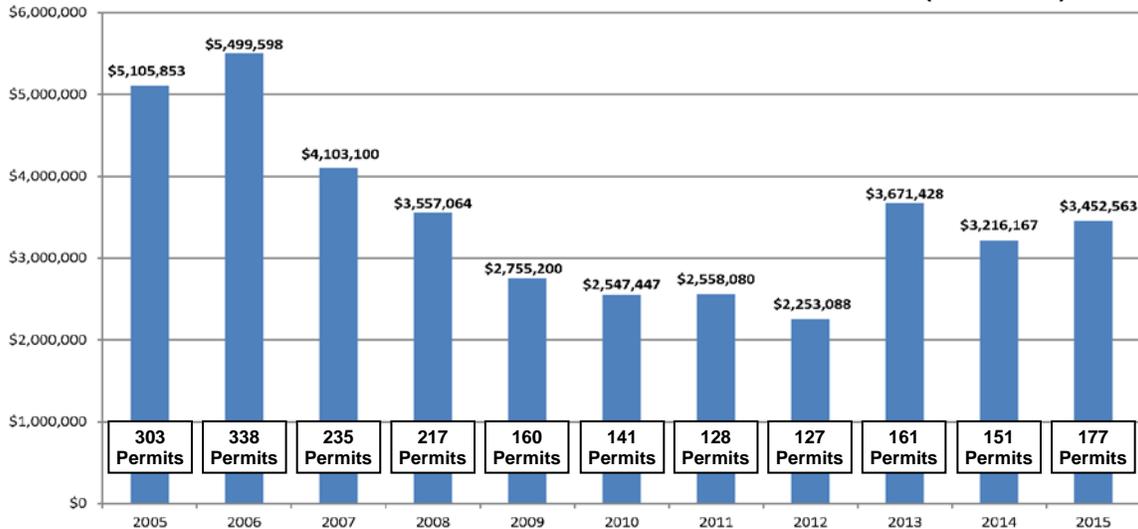
The following information in Graphs 1 & 2 was taken from the information entered on the Building Permit applications. These relate to permits that have been issued and their reported values.

**Graph 1**  
**Total New Home Construction Values & Quantities (2003-2015)**  
*(These values do not include land values.)*



The graph above shows the new home construction trends over the past thirteen years in Muskego. The market trends indicate that while 2011 was the low point for new home construction values and quantities, 2015 has shown an increase in the total number of permits and total value over that low point. The 2015 quantity and values are similar to those seen in 2007. This is a great sign that the Muskego new home market is back on the rise.

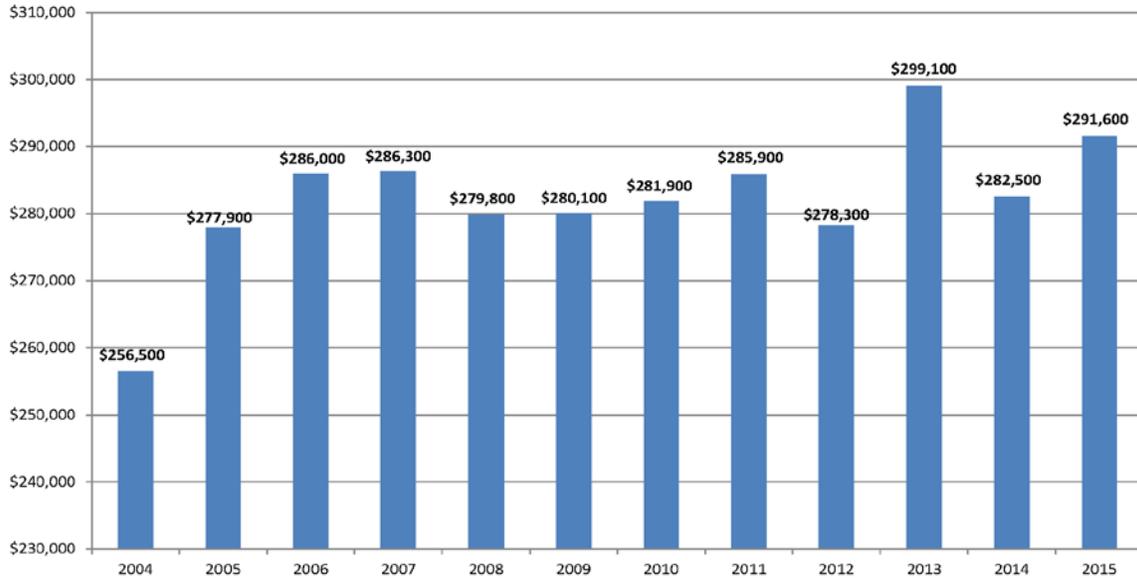
**Graph 2**  
**Total Residential Alterations/Additions/Decks Values & Quantities (2005-2015)**



The graph above shows the alteration and remodeling trends (including decks) over the past eleven years in Muskego. 2015 showed an increase in the number of alterations, additions, and decks as compared to 2014.

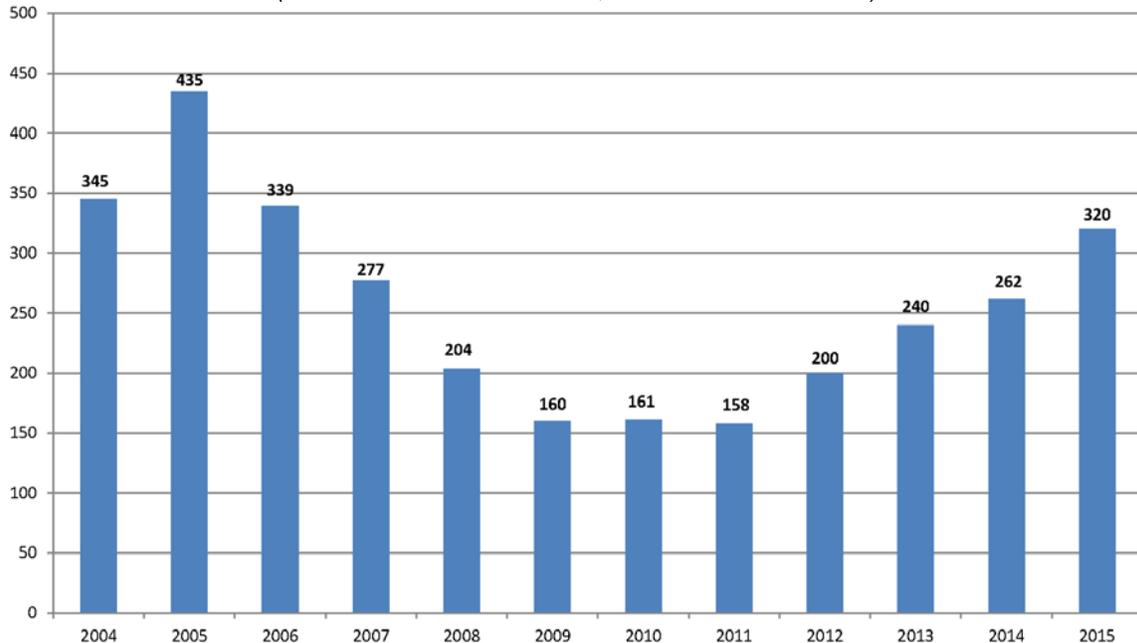
The following information in Graphs 3 & 4 was taken from the Assessor’s Office records.

**Graph 3**  
**Average Single-Family Home Sale Price (2004-2015)**  
*(Does not include foreclosures, but does include condos)*



You can see above that the average home sale price rose in 2015. The total sales value for 2015 was up to approximately \$93,312,000, which is the highest total sales value since 2006. You’ll also see below that the number of homes sold in 2015 was also up at its highest level since 2006. This is a good sign for the community and the housing market.

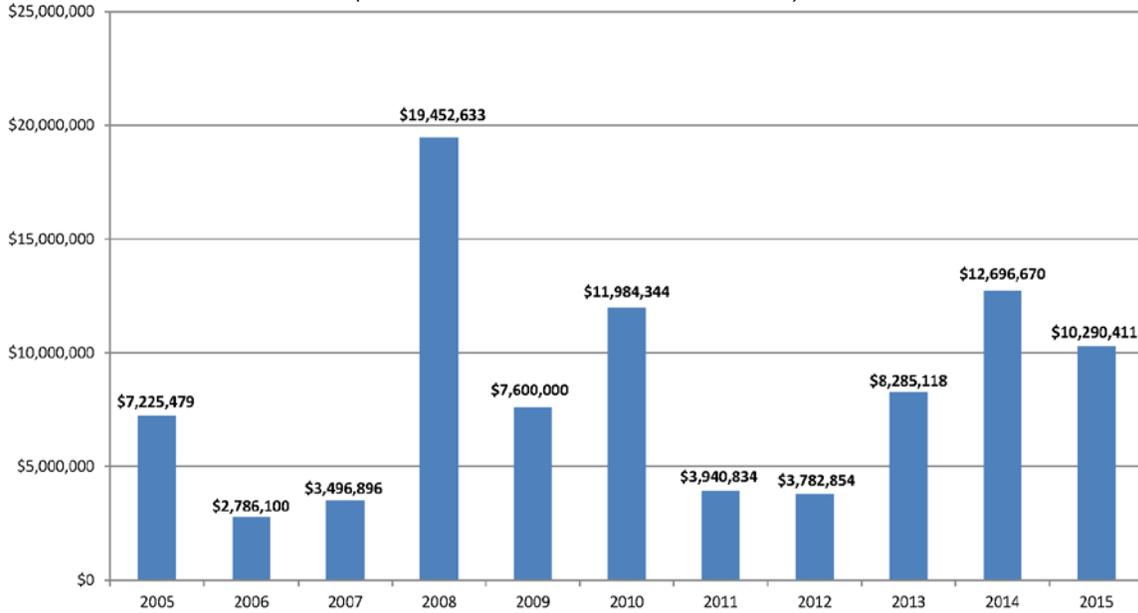
**Graph 4**  
**Number of Single-Family Home Sales (2004-2015)**  
*(Does not include foreclosures, but does include condos)*



The following information in Graph 5 was taken from the information entered on the Building Permit applications. These relate to permits that have been submitted and their reported values.

**Graph 5**  
**Total Commercial/Industrial Permit Values (2005-2015)**

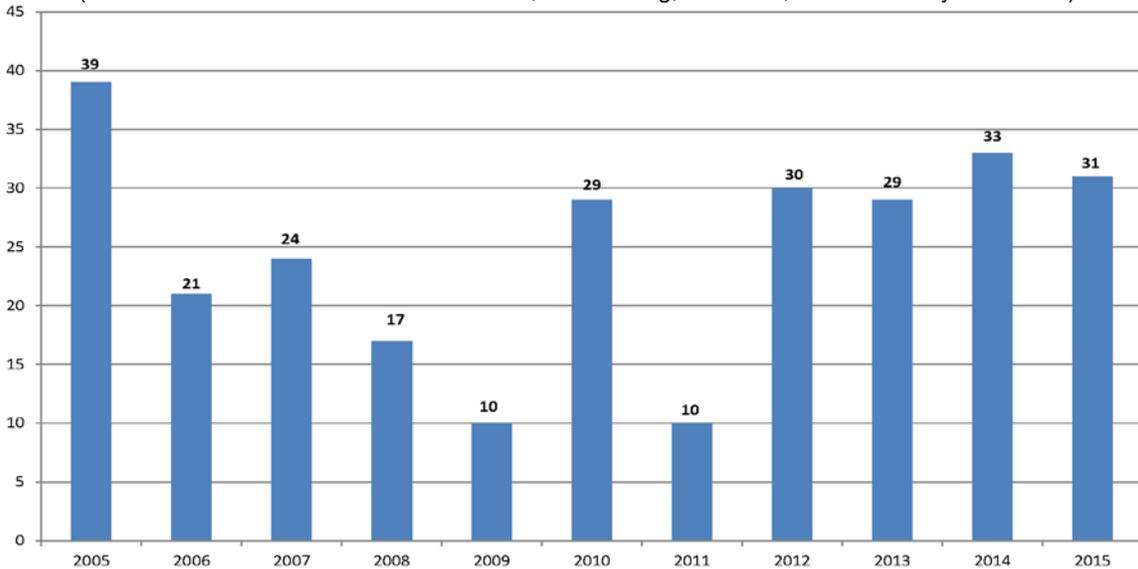
(Permits for Commercial New Construction, Remodeling, Additions, and Accessory Structures)  
 (These values do not include land values.)

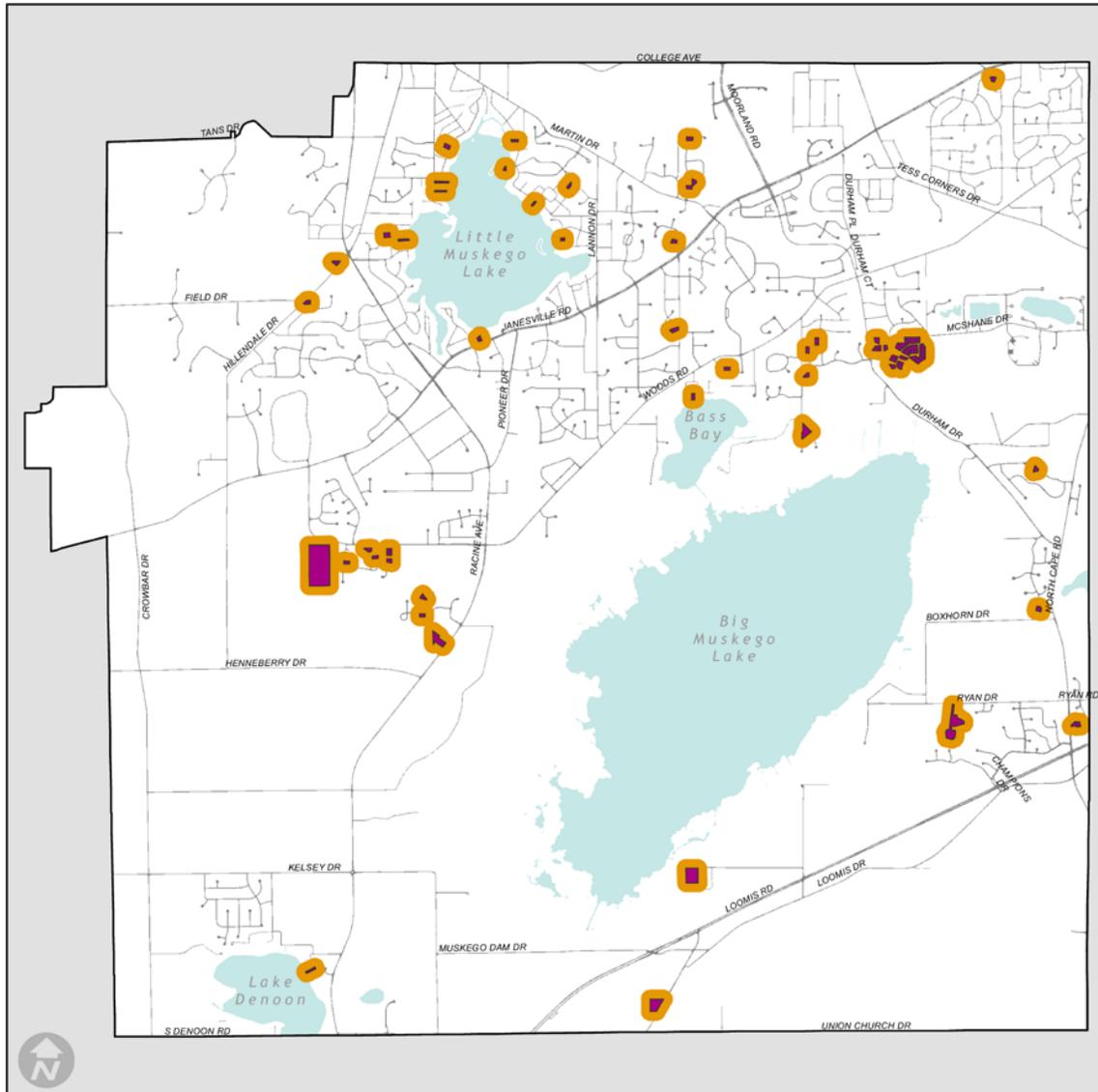


You can see above that in 2015 the total value of the commercial permits was also slightly down when compared to 2014, but still the fourth highest year within the past eleven years. You can also see below that in 2015 the number of commercial permits was slightly down when compared to 2014, but still above most other past years.

**Graph 6**  
**Total Commercial/Industrial Permit Quantities (2005-2015)**

(Permits for Commercial New Construction, Remodeling, Additions, and Accessory Structures)





### Map 3 2015 Single-Family New Construction



-  2015 Single-Family New Construction Parcels
-  Built Areas - 300' New Construction Buffer
-  Lakes
-  Roadways

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

## **Economic Development Activities**

Muskego keeps changing every year as a result of the investments made throughout economic development on both the private and municipal levels. Below are some of the items that the Community Development Department was involved in during the course of 2015 that fostered what we believe is a high level of economic development in the Muskego community.

### **Miscellaneous Items**

Please find below many of the 2015 implemented items that fall under the umbrella of economic development in the community under the guidance of the Community Development Department.

### **Connect Community**

It was pleasing to find out that the City of Muskego was selected by the State of Wisconsin to be a new Connect Community as part of the Wisconsin Economic Development Corporation's (WEDC) Connect Community Program. Community Development Department staff applied for this program during early 2015. The program is essentially a vehicle for community's to get services from the State to enhance their downtown areas. The State has a Main Street Program that past economic development plans and boards of the city have inquired about, however, the city doesn't qualify for that program at this time. The Connect Communities Program allows many of the benefits of a Main Street Program to help aid in enhancing a community's downtown.

Connect Communities program participants will have immediate access to experienced staff within the Wisconsin Economic Development Corporation (WEDC) and to the leaders within the Connect Communities Network. Program services include:

- A ListServ/network group to get new ideas from staff and other participating Connect Communities
- Participation in Main Street Executive Director Workshops with a focus on downtown revitalization topics
- An on-site visit from one of WEDC's community development staff to assist in identifying needs and offering assistance
- Training for your downtown director or board president
- Regional roundtable discussion groups on pertinent topics held once every year
- Possible opportunities to link college/university student projects to your downtown/urban commercial district needs
- Roundtable discussion groups on pertinent topics held twice per year
- Access to WEDC's online downtown development library
- Access to resources and training materials that have been developed for Wisconsin Main Street communities
- Invitation to the annual Main Street Awards Program, plus eligibility to nominate a project for a Connect Communities award
- Webinars/regional training

### **Idle Sites Grant**

A huge undertaking was completed in late 2015 by compiling the data necessary to apply for the Wisconsin Economic Development Corporations (WEDC) Idle Industrial Sites Redevelopment Grant Program. This type of grant is only allowed for certain

properties in the state and it happens that the vacant former Parkland Mall property would qualify due to being 10 acres in size, idle in nature, and previously having over 25 years of previous commercial viability. Grants are up to \$500,000 (no more than 30% of a project) and can be given to municipalities that qualify for redevelopment purposes.

Community Development Department staff finished the application materials and needs by December 2015 and should hear back in early 2016 if we were successful in attaining a \$500,000 grant that we would hope supports the redevelopment of the former Parkland Mall property.

Letters of support were assembled from the Chamber of Commerce, Senator Mary Lazich, and Representative David Craig. If granted we would be able to use up to the \$500,000 to go towards infrastructure costs for the future Parkland Towne Center development that the city is anticipating setting up a Tax Incremental District (TID) for in the coming months. These monies would offset any TID incentives the city approves. The Council approved a go ahead to start the TID exploration process in July 2015 based on the developer, Ener-Con Companies, coming forth with a concept plan that outlined plans for a development that included upwards of 54,000 SF of commercial and 99 units of residential. The grant is heavily dependent on showing that the proposed development will increase the tax base and amount of jobs for the area. The Parkland Towne Center development will easily meet this requirement given that the parcel sits vacant today at an agricultural assessment.

### **Certified Economic Developer (CeCD)**

The Community Development Director, Jeff Muenkel, earned the designation of Certified Economic Developer (CEcD) during 2015. The CEcD is a national recognition that denotes a mastery of principal skills in economic development, professional attainment and a commitment to personal and professional growth.

The press release behind the recognition was per below:

*The CEcD exam was administered by the International Economic Development Council (IEDC) on June 6 and 7 in Madison at the Monona Terrace Convention Center. With over 10 years of economic development experience, Jeff Muenkel now has the CEcD designation to go with his American Institute of Certified Planners designation (AICP) and an Economic Development Finance Professional designation (EDFP). Overall, Mr. Muenkel has worked hard to improve the economic development climate for the City of Muskego by working to retain/expand businesses, adding jobs, creating grant/loan programs, implementing redevelopment districts, and negotiating tax increment district development projects.*

*The CEcD designation recognizes qualified and dedicated practitioners in the economic development field and sets the standard of excellence within the profession. Candidates must pass a rigorous and comprehensive three-part, two-day examination, which tests a practitioner's knowledge, proficiency and judgment in the key areas of economic development, including business retention and expansion, marketing, finance, workforce development, community development, real estate, strategic planning, tech-led economic development, and management. There are currently only thirty-three (33) active CEcDs in the State of Wisconsin and approximately 1,100 in the United States.*

*As highly competent economic development practitioners, Certified Economic Developers work with public officials, business leaders and community members to create leadership to build upon and maximize the economic development sector. Excellence in the economic development profession improves the well-being, quality of life and opportunities for individuals, businesses and communities.*

## **New Businesses**

We will continue to start this section by mentioning new business activity in the community that the Community Development Department has largely supported and sometimes fostered! As one will see, business activity continued to be on the rise again in Muskego. Here is a quick look at some of the new businesses that opened in 2015 along with many of the businesses that expanded.

### **Business Permit Activity**

Find the following commercial permits out during 2015. The overall values listed for these permits totaled \$7.1+ million!

MUSKEGO MOBIL	EXTERIOR REMODEL
LAKEPOINT CHURCH	22,135 SQ FT INTERIOR/EXTERIOR REMODEL
BIRCH TREE SURTON	1,700 SQ FT INTERIOR REMODEL
TUDOR OAKS	10,400 SQ FT REMODEL/ADDITION
AMERICAN HYDRAULICS	2,244 SQ FT ADDITION
MILL RITE	3,178 SQ FT ADDITION/INTERIRO ALT
PNC BANK	1,800 SQ FT INTERIOR ALTERATION
KLAM CONSTRUCTION	433 SQ FT INTERIOR ALTERATION
LAIDLAW (CELL TOWER)	CELL TOWER ANTENNA MODIFICATION
COUSINS	1,213 SQ FT INTERIOR ALTERATION
GLOBAL	4,360 SQ FT TENNANT BUILD OUT
ELIVE	6,037 SQ FT TENNANT BUILD OUT
SPECTRUM	4,833 SQ FT TENNANT BUILD OUT
JEROME DRUGS BUILDING	1,592 SQ FT EXTERIOR ALTERATIONS
CELL TOWER	CELL TOWER ANTENNA MODIFICATION
FORWARD DENTAL	2,320 SQ FT INERIOR REMODEL
NABCO	3,948 SQ FT ALTERATION
MUSKEGO HIGH SCHOOL	1,209 SQ FT INTERIOR ALTERATION
MUSKEGO BEER	EXTERIOR ALTERATION
KWIK TRIP	WATER TANKS
MUSKEGO HIGH SCHOOL	169 SQ FT INTERIOR ALTERATION
FREY AUTO	2,400 SQ FT ACCESSORY BLDG
TACO BELL	2,792 SQ FT NEW CONSTRUCTION
ATONEMENT	220 SQ FT ACCESSORY BLDG
DEWINTER EYE CARE	7,059 SQ FT NEW CONSTRUCTION
SUMMIT CREDIT UNION	5,150 SQ FT NEW CONSTRUCTION

### **New Business Registration Activity**

- Jewell Homes
- ReMax Legacy
- Frenz Salon
- Knucklehead Motorworks
- Wassel, Harvey, Schuk, LLP
- Forefront Dermatology
- Ridemore Power Sports
- Bulk Mail Services
- Hytry Refrigeration
- Citizen Athlete
- Body By Design
- Bailey Manlifts & Cranes
- Slice Custom Cakes, LLC

## Grants & Loans

Community Development Department staff is very proud of the incentives we allow our businesses in the community. Especially considering that the incentives offered were originally developed and implemented thru the staff. Here is a list of the approved grants and loans during 2015 along with their impact.

### Commercial Building & Site Grant Program

The below grants were backed by \$2,156,777 in private matches resulting in a 13:1 ratio of developer to city dollars on projects!

- Flores Automation: \$2,187 for site improvements
- Westwood Center: \$15,000 for extensive full façade and site improvements
- Jewell (Old Shell lot): \$35,825 for property purchase and improvements
- Marx Pioneer Inn: \$4,300 for new monument signage
- DeWinter Eye Care Center: \$75,000 for new structure
- Muskego Mobil: \$13,700 for façade improvements
- Max A Sass Funeral Home: \$4,884 for Site landscaping improvements
- Muskego Auto Body: \$900 for structure improvements
- Lakepoint Church Commercial: \$15,000 for full site and structure improvements

### Commercial Building & Site Loan Program

The below loans were backed by \$287,000 in private matches and received a 1.625% interest rate.

- Fitzgerald: \$33,300 for site improvements and future commercial deck
- Westwood Center: \$100,000 for extensive full façade and site improvements

### Revolving Loan Program

The below loan was backed by \$480,000 in a private match and received a 1.625% interest rate. Further, the loan will create 10 full-time equivalent jobs.

- Alpha Plastics: \$200,000 for purchase of capital equipment

### Business Recruitment Rewards Program

The city approved the first business recruitment rewards program during 2015. The reward was in the amount of \$3,000 that went to the broker that aided in securing the Spectrum Resources deal to the city's Moorland Commerce Center West. The Spectrum deal brought three new businesses to the city, allowed a new 60,000 square foot structure to be built, and allowed upwards of 50 new jobs to the area.

## MuskeGO Forward Newsletter

We completed our fourth year of the MuskeGO Forward newsletter in 2015! Via the newsletter we provide quarterly reports of economic development highlights. Staff continued emphasizing financial spotlights, development statistics, new development notes, recruitment/retention notes, and marketing info.

Go to the City's website to see all past editions. The January issue will always sum up the previous year's activities as well.

## Jammin' on Janesville

Jammin on Janesville was again held the first Friday in June and August. Having the road complete and now thriving again made the event more successful than ever. Community events like these are huge in prospering economic development in a community and we hope that the event continues for years to come.

## Social Media

Community Development staff continued to lead the social media route for the city during 2015 for the City of Muskego. 2015 saw less activity during 2014 and this was mainly due to the lack of posts compared to 2014. During 2014 we had the advantage of receiving daily ideas for posts from the 50<sup>th</sup> Anniversary Committee. However, in latter 2015 the Community Development Department made a plan to start including more relevant posts about day to day City Hall business and economic development activity in the community. The social media is actually a very important tool seeing that we now have over 1,700 followers on Facebook and 382 followers on Twitter.



We will continue these efforts in 2016 while updating the public on a variety of topics including the following:

- Latest Development News (what is being built in Muskego)
- Latest News on City Projects (Road, Trail, and Park Projects)
- Safety Information
- Special Events
- Meeting Times and City Government on goings
- New Business Sale and Lease Opportunities
- Financial aid possibilities for new and existing businesses

## GoMuskego Business Tracking

The GoMuskego Business Tracking continues to be an asset to staff as we use this tool to keep track of our communications with businesses we are working to bring to the city or retain and expand in the city. The tracking spreadsheet acts as a content management system that logs all our discussions and contact information with the prospective businesses. Just from looking at the above new businesses and commercial builds that took place in 2015 you can see that many more businesses opened in Muskego than closed!

Community Development Director Jeff Muenkel continues to be on the lookout for new and existing businesses looking to move or expand in Southeastern Wisconsin. After a business is found we immediately send out promotional materials and land/lease information pertinent to the needs of that particular business in an attempt to get them to come to our great community.

## Economic Development Interactive Application

The Community Development Department continues to evolve our very own economic development mapping application. The app acts as a one-stop shop for new incoming businesses or brokers to truly gauge property information and financing mechanisms that may be available. The application brings all the data, tools, and information that is found on the City's economic development section of our website into one place that can

be viewed and searched geographically. Some of the information found on the app, along with the extensive mapping component, is the following:

- Available Property Data (Sale/Lease Opportunities)
- Existing Businesses in Muskego Data
- Incentive & Financial Aid Info
- Links to City Reports
- Demographic Data



This application has been especially helpful in referencing the city's sale/lease opportunities and displaying the City's existing businesses. The application has become our customer management system. All existing businesses are displayed here along with what they do and the direct contact to reach them.

## Marketing Plan

The Community Development Department continues to work on implementing various techniques originally developed from the City's adopted Marketing Plan of 2012. Many of the projects continued during the course of 2015 are the following:

- Enhanced communications with WEDC and WEDA and worked on ways to expand partnerships that will help reach new and existing businesses in a more effective way.
- Received and processed a few inquiries for the new Business Referral Program
- Improved industrial park database – content management systems
- Completed numerous business retention initiatives including company visits/tours and send out/follow-up of Business Retention Surveys
- Maximized benefits of TIF districts with big projects in TIFs 8 and 10
- Created new Economic Development Interactive Tool complete with Customer Management System; enable for mobile devices
- Utilized social media for marketing of the city
- Completed second round of site selector marketing to over 200 more Illinois companies sending out site selector graphics and follow-ups
- Went to Retail Connection Chicago 2015 and came back with many retailer leads while directly promoting the City's Moorland corridor with Midwest brokers
- Continued Marketing Moorland Corridor for a new hotel location
- Maximized the use of commercial building site and grant/loan programs
- Completed Janesville Road reconstruction and maintained streetscaping

## Retention

Staff continued a variety of local business visits in order to find out from the business community their needs to truly prosper in Muskego. Having that personal touch dives deeper in figuring out what the community can do better to retain and enhance businesses from the owner's perspective. Some of the visits were simply touching base while others were great tours with the Mayor. We used to list who we met with from year to year but that list is now too exhaustive. The Community Development Director more than likely touches base with most business owners (commercial and industrial) in the community in some way now each year!

### **Recruitment**

- GoMuskego Business Contact List – With consideration to limited staff time, staff continues to keep up on contacting businesses looking to expand in the Southeastern Wisconsin area. Many of these leads come from the Business Journal or local broker contacts. Upon learning of the possibilities, staff contacts the key individuals associated with each businesses expansion team. Although 99% of deals for expansion of businesses are done privately via brokers we continue to hear good feedback of Muskego's willingness to reach out.
- Responded to a variety of direct requests for development, location and incentive inquiries.
- Distributed many GoMuskego packets.

### **General Marketing/Communications**

- Site Selection: Staff continued to offer site selection assistance to prospective businesses through a variety of methods. Methods include online property search, connecting prospects with local land developers and personal assistance with property searches.
- Staff continues to actively promote available business/industrial park opportunities as well as retail and commercial.
- Staff continues general economic development outreach in the community. The outreach consists of local business visits/tours and establishing relationships with the commercial bankers and brokers of the community.

### **Economic Development Strategic Plan 2003**

City staff is constantly working under the economic development initiatives developed via the City's adopted Economic Development Strategic Plan from 2003. Below are the main goals set forth in the Plan, which you will find that the city has moved above and beyond the goals and recommendations set forth in the Plan. However, a lot of the goals below are ongoing and should advance at a faster rate once the Janesville Road reconstruction is complete and the Moorland Road corridor progresses. Essentially the 2003 Plan still has many goals that the city is sticking to, but the new Marketing Plan is the focus now since the Marketing Plan is basically the revision to the original 2003 Economic Development Strategic Plan.

- Diversify the tax base to relieve property tax burdens, and to provide more local shopping and employment opportunities.
- Establish a memorable community image that builds on the City's small town atmosphere and natural amenities.
- Improve the overall 'climate' for economic development through public outreach, business development programming, and through the actions and behaviors of city representatives.
- Protect and improve the quality of life by balancing sound fiscal and environmental management.
- Assist in the promotion and retention of existing businesses in the community in order to retain existing employment opportunities while facilitating new growth and expansion possibilities that meet the needs of the businesses and the community.
- Aid in creating more employment opportunities via attraction of new employers to the community and by offering assistance possibilities to new and existing businesses.

## **Tax Incremental Finance Districts**

### **New 2016 TID**

A new tax increment finance district may be on the horizon for 2016 for development of the former Parkland mall property. A developer, Ener-Con Companies, submitted a conceptual TIF plan to the Common Council in July 2015 and received approval from the city to explore a TIF. Community Development Department staff have been working behind the scenes with the developer since this time getting together the exhaustive amount of information required to assure that a future TIF proposal in front of the taxing authorities is viable and appropriately passes State Statute TIF test. The year culminated with a large submittal by the developer and the year ended with the TIF submittal under negotiations between the City's financial consultants and the developer. Staff is looking forward to setting up meetings for a new TIF in 2016. The meetings will hopefully pave the way for a TIF that allows appropriate incentives for the developer that enables them to create many jobs and a very large addition to the Muskego commercial tax base in the near future. The developer conceptually laid out a plan that included three (3) buildings of residential with over 30 units each and over 50,000 square feet in new commercial structures that included a new Sendik's occupying one of the structures.

### **TID #10**



While there were no completed deals for new manufacturing or office related businesses during 2015 we did see the fruits of 2014 get completed. Spectrum Resources completed construction of their 60,000 square foot multi-tenant structure in the Muskego Commerce Center West and the building saw immediate 100% occupancy. Along with Spectrum were the companies Elive and Global Fasteners. In total over 45 employees work out of the new facility.

Staff continues to leverage the TIF in talks to other large businesses looking to make a move in the region. A couple key parcels are still left and we're starting to see some retail/restaurant infill take place due to the industrial job creation. As the Marketing Plan has told us, we need to provide the daily jobs in order to drive the local retail and restaurant growth!

### **TID #9**

TIF 9 saw some changes occur in during 2015 with the final touches to Storage Master moving into the old Salentine Auto location. Beginning planning took place for a redevelopment of the northwest corner of Janesville Road and Tess Corners Drive as well. Lastly, with the addition of Taco Bell, some new property is required to be amended into the district before September 2016. This will take place in line with the approvals of TIF 11 during 2016, however the majority of the planning took place for this effort in 2015 as well.

### **TID #8**

As discussed in prior year reports the city was successful in amending TID #8 which would allow us to utilize some existing TID #8 fund balances to encourage

redevelopment for businesses in other areas of our downtown along Janesville Road. Every year since the amendment we have seen positive redevelopment results and many large ones took place in 2014 as well. Check out the ongoing list since this amendment below.

Staff continues talks with the other neighbors regarding redevelopments in this general area, however the list of possibilities is actually getting fairly small. This is a good thing as our goal was to allow a redevelopment opportunity for every property within the TIF. We'll see what new opportunities may come to fruition in the coming year!

### 2015

- The Westwood Center (Jerome Drugs) is fully redeveloped with help from city \$100,000 low interest loan and up to \$15,000 in grants.
- Muskego Beer & Liquor is redeveloped with aid from city \$25,000 grant.
- Vacant lot on NW corner of Lannon and Janesville (former Shell gas station) is redeveloped into parking lot that benefits Jewell building and Tres Locos public parking needs. City will be working during 2016 to beautify the frontage of this parking lot area to adapt to the aesthetics of Janesville Road.
- DeWinter Eye Care Center moves to the east along Janesville Road and develops new 7,000+ SF structure on the SW corner of Bay lane Drive and Janesville Road. City aids project in the form of a \$75,000 grant due to the over and above building techniques used along with the showpiece quality the building provides as a gateway to the downtown.



### 2014

- City sells vacant former BP gas station lot to developer (Jewell) who remediates the property and erects a 4,000+ square foot retail/office building. City provides parcel for a reduced price, a \$100,000 low interest loan, and grants for soil remediation and utility costs.

### 2013

- City purchasing former BP gas station parcel on the SW corner of Lannon/Janesville
- \$7,500 grant and a \$75,000 low interest loan were approved for the Delta Restaurant. Owner totally refaced the structure while modernizing the site.

## **Community Development Authority**

The Planning Division continued to lead the efforts of the City's Community Development Authority (CDA) during the course of 2015. The CDA's main focuses were to continue implementing the goals and recommendations of the City's four newly updated Redevelopment District Plans consisting of the Tess Corner's Redevelopment District #1, the Downtown Redevelopment District #2, the Muskego Business Park Redevelopment District #3, and the Racine Gateway Redevelopment District #4.

### **Redevelopment District #1: Tess Corners Area**

Redevelopment District #1 was re-approved in 2011 complete with a variety of new recommendations and implementation goals specific to today. Here is what staff led the CDA on during 2015:

- Updating the landscaping along the streetscape of Janesville Road.
- Redevelopment of the Lincoln Pointe Center via Lakepoint Church.
- Finalization of redevelopment of former Salentine Auto into Storage Master.
- Beginning planning for redevelopment of former antique store on NW corner of Janesville Road and Tess Corners Drive.



### **Redevelopment District #2: Downtown**

Redevelopment District #2 was re-approved in the latter portion of 2010 with a wealth of new implementation goals and the addition of a few more downtown Janesville Road properties. Here is what the CDA and staff worked on during the course of 2015:

- Worked with new landscape maintenance contract for the Janesville beautification area.
- TIF 8 amendment took place in winter 2012 allowing low interest loan opportunities for businesses in this area including businesses harmed by brownfields, which leads to:
  - Approval of grant/loan for Westwood Center redevelopment.
  - Approval of grant for Muskego Liquor redevelopment.
  - Approval of grant for DeWinter Eye Care Center redevelopment.
  - Approval of grant for Old Shell Station vacant parcel redevelopment.
- Sent out financial aid opportunity letters to all parcels in order to encourage more development/redevelopment.
- Continued Citywide Business Contact List including the businesses in this district and the rest of Muskego. This list is used for future marketing and interaction of Muskego government happenings to the businesses. Email blasts of new grant/loan opportunities or sale/lease opportunities are among examples of how this list is used as well.

### **Redevelopment District #3: Muskego Business Park**

The Muskego Business Park Redevelopment District #3 has been around for a couple years now and the CDA has completed most of the original goals intended for the area. Many of the enhancements were completed in 2010 via new signage and right-of-way trees throughout the park. However a couple new things took place in 2015 worth noting:

- Sent out financial aid opportunity letters to all parcels in order to encourage more development/redevelopment.
- Sent out Business Retention Surveys to gauge the needs of the businesses in the community. This has now become an annual item that helps us to gauge change from year to year. A plethora of responses of businesses wishing to redevelop and expand were found again in 2015. Staff continues to work with each in seeing how the city can meet their needs and realize an expansion.
- The Citywide Business Contact List, including the businesses in this district and the rest of Muskego, was revamped and now resides in the Economic Development Interactive tool online for all to easily use.

**Redevelopment District #4: Mill Valley**

The CDA adopted Redevelopment District #4 in 2012 for the Racine Avenue gateway. A new redevelopment district in this location was found essential by the board due to the areas position in the community and possible development patterns that may be occurring in the near future in our neighboring city, New Berlin. This area is right next to the I-43 corridor, has zoning potential for future commercial development, and the City of New Berlin is looking to reclaim the quarry adjacent to this area, known as Mill Valley, for future business development. By adopting a redevelopment district here the City is in great position to provide development incentives to the area and enhance the gateway to the community. It has been found that New Berlin development of this area is many years away still.

The city did participate in aiding developers in determining a redevelopment of the vacant Muskego Auto Car Company site as well as some vacant lands around the Fox River Christian Church site. Both developments are pending and could see redevelopments during the 2016 year.

## Conservation, Lakes, and Forestry Activities



### *Vision Statement*

The Division of Conservation, Lakes & Forestry envisions an ecologically healthy and biologically diverse community where our citizens have a rich understanding and strong appreciation for their natural environment. We strive to preserve and enhance the quality of Muskego's lakes, natural areas, and urban forest. This green infrastructure provides scenic beauty, recreation & education opportunities, and creates an enriched, healthier quality of living.

The following is a summation of conservation, lakes, and forestry management projects and happenings in Muskego throughout 2015.

### **Conservation**

- Big Muskego Lake Wildlife Area Wetland Restoration - A major wetland restoration project was completed on lands within the Big Muskego Lake State Wildlife Area through a Milwaukee Metropolitan Sewerage District (MMSD) program utilizing funding derived from Muskego's MMSD property owners. Twelve shallow ponds, averaging one-half acre in size were excavated over a 30-acre tract of DNR land on the west side of Big Muskego Lake. Ditch plugs, berms and water control structures were also constructed to restore the hydrology to this area that was historically drained for agricultural use. The City of Muskego managed the bidding and bookkeeping while working closely with project partners, Ducks Unlimited and the Wisconsin DNR. The restored area will capture a greater volume of storm water, improve lake water quality, provide wildlife habitat, and enhance recreation opportunities.
- Conservation Coordinator hosted a Natural Resources Foundation field trip at Muskego County Park. Participants observed and identified a diversity of plants and birds that inhabit this hardwood forest which is designated a State Natural Area.
- Conservation Coordinator initiated a plan for Muskego Norway School District to restore 12 acres of their land adjacent to Engel Conservation Area. The project will re-establish native plants, manage invasive species, and develop walking trails - while creating an "outdoor classroom." Coupled with Engel Conservation Area, this restoration will establish a larger expanse of conserved land.
- The City obtained a 5.6-acre land dedication from the Belle Chasse subdivision that was added to adjacent Bluhm Park. The land which contains a wetland sedge meadow, shrub wetlands, and oak woodland complements the adjacent conservation portion of the park. In 2015, an invasive shrub removal project was completed within this new area.
- A 19.1-acre park land dedication from Aster Hills Subdivision (now called Sand Hill Park) contains approximately 10 acres of conservation land adjacent to the Blattner Preserve, which created another larger contiguous area of



conservancy in the community. In 2015 staff planned a native seeding project here which was implemented in January 2016.

- Conducted routine management activities at various conservation sites including invasive species removal, prescribed burning, and trail maintenance.
- Muskego was recognized as one of 93 “Bird City Wisconsin” communities in 2015 and is one of just 21 of these communities to receive “High Flyer” status due to extraordinary conservation efforts.

## Lakes

Muskego’s lakes are integral to our community’s identity and their sound management is essential. Here is a look at some of the 2015 lake-related activities:

- 🐟 Starry stonewort, an invasive macro algae (plant) species, was discovered in both Big Muskego and Little Muskego Lake. Staff worked with the Lake Districts, Wisconsin DNR, and SEWRPC to coordinate management and public education efforts. Specifically, the Districts received grant funding to staff boat launches with “Clean Boats, Clean Waters” inspectors to help reduce the spread of this and other aquatic invasive species. Funding also was provided to chemically and mechanically control Starry stonewort around affected areas and lake access points.
- 🐟 Monitored water quality on Little Muskego Lake, Big Muskego Lake, and Lake Denoon.
- 🐟 Monitored bacteria levels for swimming beach at Idle Isle Park.
- 🐟 Arranged nuisance aquatic plant treatment on Bass Bay and Big Muskego Lake.
- 🐟 Hosted a Natural Resources Foundation field trip on Big Muskego Lake. Visitors from around the state observed the marsh’s exceptional bird life while paddling kayaks.
- 🐟 Hosted 3 evenings of pontoon cruises on Big Muskego Lake. This popular activity enabled residents to experience a trip on our natural resource gem.
- 🐟 Operated the outlet dam on Big Muskego Lake to maintain lake level and investigated/mitigated navigation nuisances (cattails, beaver dams, fallen trees).

## Urban Forestry

- 🌳 With staff guidance, twenty-eight trees were planted at Park Arthur by students from the GPS alternative learning program. This landscape project had zero budget impact as the trees were planted by volunteers and financed with a grant from American Transmission Company (ATC).
- 🌳 In 2015, staff was successful in obtaining grants from Wisconsin DNR and ATC to help defray next year’s (2016) tree management costs.
- 🌳 Planned a tree planting project that will be implemented by an Eagle Scout at Denoon Park in 2016.
- 🌳 Muskego was recognized as Tree City USA for the sixteenth straight year!



## Volunteerism

Engaging community volunteers has been an ongoing goal of the conservation program, which allowing projects to be completed more cost-effectively, while giving participants a sense of civic pride. Staff planned, instructed, and worked side by side with many volunteers on various projects in 2015. We express tremendous gratitude to the following individuals and groups:

- ✎ John Winze once again led the Bird Day event and the Great Wisconsin Bird-a-thon. John also assisted the Natural Resources Foundation field trips at Muskego Park and Big Muskego Lake.
- ✎ Students from GPS Education Partners planted trees (see above).
- ✎ Bill Stout, with the help of conservation staff, banded the 2 young ospreys that fledged on Big Muskego Lake.
- ✎ Bill Miller continued to provide his professional expertise on tree care issues and serves on the Parks and Conservation Committee.
- ✎ Members of the Muskego High School Science Club collected prairie seed for restoration projects in Muskego.
- ✎ As a project to earn the Girl Scout Gold Award Emily Koster collected substantial amounts of prairie seed that was utilized in Muskego conservation land restorations.

