

City of Muskego 2020 Land Use Map

Desired Development Areas/Notes (DDAs)
 The 2020 Future Land Use Map contains specific areas of preferred future development patterns termed by the Plan as "Desired Development Areas" (DDAs). The DDAs provide a landowner or prospective developer guidance on how the city wishes the lands are to be developed so they are planned appropriately and consistently with the elements found in the 2020 Plan. The DDAs have specific geographical locations that are based upon the factual information presented in this Plan relating to transportation, parks/recreation, conservation, transportation, housing, and infrastructure. The categories and intents of each DDA are detailed further in Chapter 8 of the 2020 Plan. A brief overview of each is discussed in detail below.

- Conservation Preservation (OPTIONAL)**
 A consistent main objective of Muskego is to provide a balance of the urban and rural atmospheres that have always existed across the community. This DDA maps out areas of potential future residential development in the City and recommends that the landowners/developers look to use the City's Conservation Subdivision ordinances if possible. The mapping of this DDA is not to be used as a Conservation Subdivision ordinance. The DDA is only intended to be applied to the map so it is evident that the City wants to promote the conservation subdivision concept in order to try to encourage conscious development patterns that work towards preserving Muskego's open spaces and environmental corridors.
- Big Muskego Wildlife Area**
 This area was established by the Wisconsin Dept. of Natural Resources (DNR) to protect, enhance, and manage the aquatic and terrestrial resources of Big Muskego Lake and surrounding lands, as well as to provide public hunting, fishing, and compatible recreational and educational opportunities. Future development of lands within this district should be cognizant of the environmental features. Land dedications or sales are promoted via the WDNR or the City of Muskego to further enhance the goal of a solid protection boundary around the lake.
- Eco-Industrial**
 Encouragement of eco-industrial development. See Note 2 below.

DDA Notes
Note #1: Future Residential
 The future residential note is found within the existing Payne and Dolan quarry and the ultimate reclamation plan for this area is to develop a residential subdivision around the ponds within the quarry. This immediate area is also within the possible realm for conjunction to future eco-industrial possibilities, which is mentioned herein below.

Notes #2a-2b: Future Eco-Industrial Areas
 The Strategic Plan called for encouraging eco-industrial development around the landfill locations to help reclaim the sites and possibly help differentiate the areas from competitive commercial/industrial real estate markets. Possibilities for green businesses, energy suppliers, environmental services firms, bioprocessing firms, and producers of composite and recycled materials exist.

Notes #3a-3c: Future Recreational Notes
 3a A large portion of undeveloped land exists northeast of Kurth Park. If this land should become available for sale or via a proposed development, the Park Board shall look into acquisition of a portion of these lands for the future expansion of Kurth Park to extend the park corridor to residents north of Teas Corners Drive.
 3b A future 20+ acre Community Park is required to fit the needs of residents within the southeast portion of Muskego. A location for such a park could be found either north of Boshorn Drive or along Those Drive (Both locations shown as "3b").
 3c Park Arthur is found along College Avenue in the northwest portion of the City and is slated to be a full-scale community park within the next ten years. The City shall look into acquisition of a portion of the lands east of here, should they become available in the future.

Note #4: Downtown
 The intent of the Downtown note is to promote development and redevelopment in what is known as Muskego's downtown. The downtown DDA was created to allow the revival and redevelopment of these properties in order to create new opportunities for the parcel owners and to encourage mixed-use, compact development that is sensitive to the environmental characteristics of the land and facilitates the efficient use of services.

Notes #5a-5b Removed Per Ord. #1382
Note #6: Historic Crossroads Mixed Use
 The intent of the area is to provide commercial and residential uses comparable to the HC-1 Historic Crossroads zoning district in order to promote the development of land as a traditional neighborhood under urban conventions that were the norm in the United States until the 1940's. These concepts are promoted along the Pioneer Drive area (6a) and the Teas Corners area (6b). Mixed-use, compact development is encouraged that is sensitive to the environmental characteristics of the land, facilitates the efficient use of services, and provides for the daily retail and customer service needs of the residents.

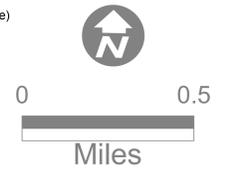
Notes #7a-7i: Future Commercial
 7a Business Park Addition:
 Expansion opportunities of the business park along Moorland Road exists. The City may be open to expanded commercial opportunities for the Moorland Road gateway here.
 7b Koles/Racine, Janesville/Dennober, & Muskego/Dennober Intersections:
 These areas have been deemed as a place where future convenience-type commercial development may be required, as a lack of general convenience retail is not found in the surrounding neighborhood areas.
 7c Racine Avenue Gateway:
 Additional commercial uses along the City's northwest gateway is anticipated to develop, with New Berlin, along the Interstate 43 exit. The City should be open to allow increased commercial opportunities in this area to the greatest extent possible.
 7d West of Janesville/Racine Intersection:
 Opportunities exist for future expansion of commercial land uses west of the Racine Avenue / Janesville Road intersection due to the impacts of the roadway. The City should be open to future commercial development of this area to further expand commercial opportunities in the community.
 7e Institutional use property along eastern Janesville Road.
 A current institutional use property exists along Janesville Road and is encouraged to be commercial uses in the event the institutional use should discontinue.
 7f Highway 36 Corridor:
 Opportunities exist for future commercial land uses along Highway 36 due to the impacts of the roadway and the daily traffic levels. Future consideration should be given to commercial uses along this stretch when viable development plans are presented. Rural density residential uses can suffice when commercial applications are unfeasible.

Future Transportation Note
 Future transportation facility needs of Muskego are outlined in Chapter 3 of the 2020 Plan and in the 2020 Transportation Map (Map 3.6). The 2020 Transportation Map serves as the Official Street Map of Muskego and is adopted as such.

Future Utilities Note
 Future utility infrastructure needs of Muskego are outlined in Chapter 4 of the 2020 Plan.

Map Legend

- Parcel Boundary
- Lake
- Rural Density Residential (< .49 units/acre)
- Low Density Residential (.5 - .99 units/acre)
- Medium Density Residential (1 - 2.99 units/acre)
- High Density Residential (> 3 units/acre)
- Commercial
- Business Park
- Recreation
- Conservation
- Industrial
- Landfill and Extractive
- Government, Institutional, Trans. & Utilities
- Mixed Use



Adopted by the Plan Commission
 April 7, 2009

Adopted by the Common Council
 April 14, 2009

Map Revision Date: January 1, 2015