



Village of Hales Corners Comprehensive Plan Update 2050

Adopted October 25, 2021



▲ Photo source: GRAEF team

Acknowledgements

Village Board

Village President Dan Besson
Village Trustees Mary Bennett
Linda Bergan
Roger Brinkmeier
Jeff Chesney
Ken Meleski
Donald Schwartz

Plan Commission

Commission Chair Dan Besson
Commission Members Tom Accetta
William Banach
Seaver Bigler
Arthur Fritz
Ken Meleski
Christopher Stipe

Citizen Advisory Committee

Committee Chair William Banach
Committee Members Mary Bennett
Dan Besson
Michael Clavette
Ryan Murphy

Village Staff

Village Administrator Sandra Kulik
Public Works Director Michael Martin
Staff Assistant Lizbet Gutierrez

Consultants - GRAEF

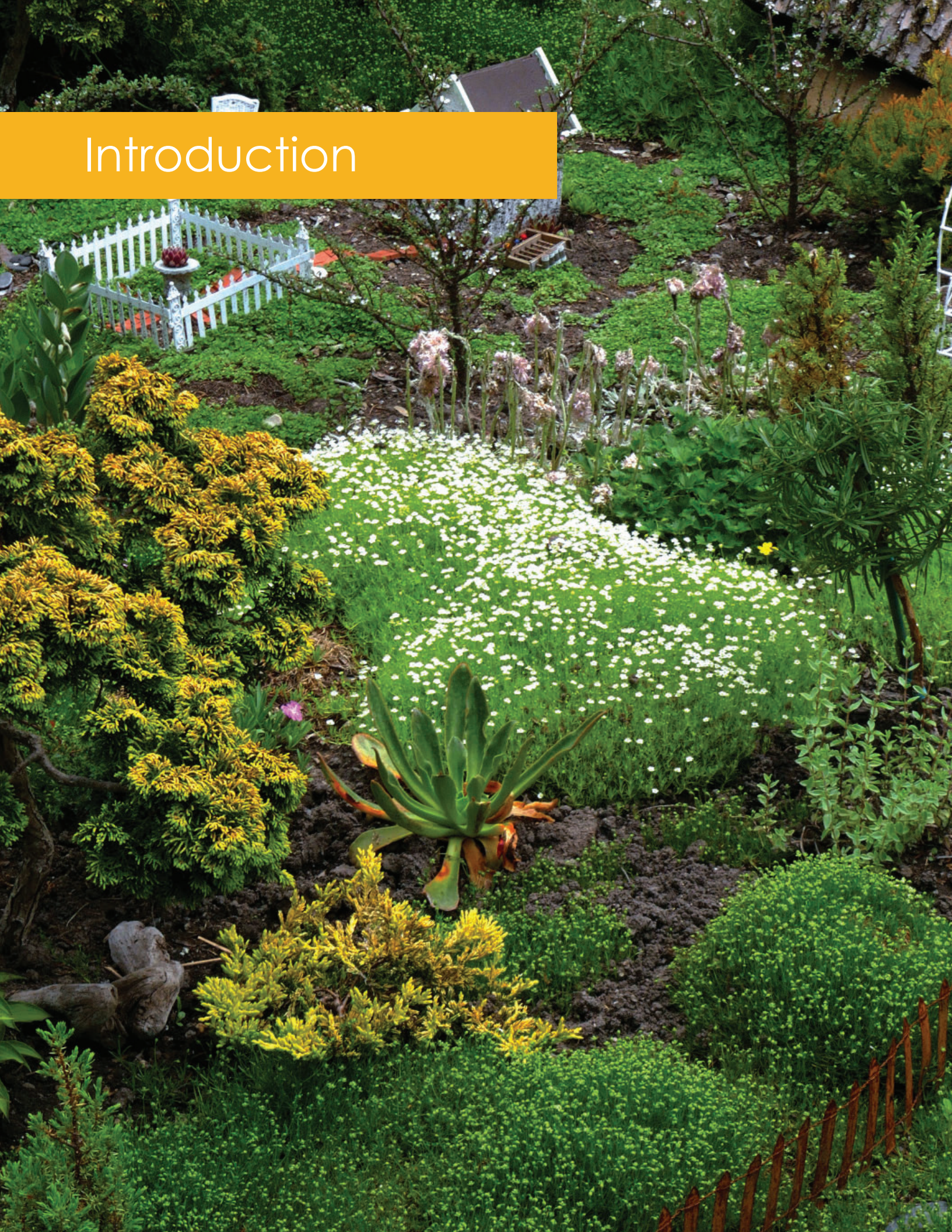


▲ Photo source: GRAEF team

Table of Contents

1	INTRODUCTION
2	BECOMING HALES CORNERS
3	COMMUNITY PROFILE
4	FUTURE VISION & GOALS
5	NEIGHBORHOODS, DISTRICTS & CORRIDORS
	FUTURE LAND USE & ZONING
6	ECONOMIC DEVELOPMENT
	VILLAGE CENTER
7	SYSTEMS
	HOUSING
	TRANSPORTATION
	NATURAL & CULTURAL RESOURCES
	UTILITIES & COMMUNITY FACILITIES
	SUSTAINABILITY & CLIMATE CHANGE
8	INTERGOVERNMENTAL COOPERATION
9	IMPLEMENTATION PLAN

Introduction



Purpose of the Plan

This Comprehensive Plan update is meant to act as a roadmap forward for the Village of Hales Corners. Realizing the vision and goals presented in this plan will require that the Village moves beyond its recent past as a car-dominated suburb of Milwaukee back towards its beginnings, and its future, as a connected community with a vibrant Village Center.

This plan is written to both fulfill the requirements of the State of Wisconsin's 1999 "Smart Growth" comprehensive planning legislation, and also strives to move beyond requirements to showcase and organize the creative ways that the Hales Corners community members are thinking about their future. As such, the "nine elements" specified by Wisconsin's comprehensive planning legislation have been re-organized into the following chapters and sections:

Nine Elements	Hales Corners 2050
1 Issues & Opportunities	Hales Corners Past, Present, & Future; Community Profile; and Vision & Goals
2 Housing	Systems
3 Transportation	Systems
4 Utilities & Community Facilities	Systems
5 Natural & Agricultural Resources	Systems
6 Economic Development	Economic Development
7 Intergovernmental Cooperation	Intergovernmental Cooperation
8 Land Use	Neighborhoods, Districts, & Corridors
9 Implementation	Implementation Plan



- ▲ A flyer posted in a storefront in Hales Corners, advertising community engagement opportunities for the Comprehensive Plan Update process. Photo source: GRAEF team

Community Engagement

This Plan reflects the voices of the Hales Corners community: residents, business owners, employees of Hales Corners businesses, Village Staff, and elected officials. The comprehensive planning process was guided by a Steering Committee made up of elected officials and residents.

While the Covid-19 pandemic interrupted the community engagement efforts, as well as the entire planning process, the steps that were taken ensured that residents, business owners, and other stakeholders had ample opportunity to respond to and influence this Comprehensive Plan update.

In the fall of 2019, prior to the pandemic, a display was setup at the Hales Corners Public Library to introduce the Comprehensive Plan update and to gather preliminary feedback on desired land uses, key topics of concern, and other ideas. Later that month, the planning team held an open house at the library to gain more specific feedback and to dive deeper into the topics with meeting attendees.

As planning processes resumed in early 2021, a community survey was made available to residents and stakeholders to gather additional input and to confirm the preliminary findings.

Key results from these engagement efforts are shown to the right. Full results from the Community Survey are available upon request from the Village.

"I love the 'village' atmosphere here...The shops are wonderful, and the residents, shop owners and employees are super friendly and helpful."

"The biggest strength is in its potential. Hales Corners needs to identify, build upon and promote its assets...the strengths are its history, historical properties, Hale Park, and Whitnall Park."

"I think we could definitely use more diversity within our residents...the community can only benefit by having younger folks, people of different races and life experiences live in the village."

What we heard:

89% of survey respondents indicated that they felt **safe & secure** in the village



69% of respondents indicated that they would bike or walk more if there were more **off-street trail connections**



62% of respondents indicated that they thought the **schools in Hales Corners** were performing well



Most important services or facilities:

- 95%** of survey respondents indicated that **parks and open spaces** are important or very important
- 95%** of respondents indicated that the **condition of roads** is important or very important
- 92%** of respondents indicated that **fire & police services** are very important
- 83%** of respondents indicated that **Village-led community events** are important or very important

Most important social or community characteristics:

- 98%** of survey respondents indicated that **quiet neighborhoods** are important or very important
- 95%** of respondents indicated that the **property maintenance** is important or very important
- 85%** of respondents indicated that **community-led activities** are important or very important
- 84%** of respondents indicated that the **availability of shopping** is important or very important

Village Center Planning - Important Elements to Include:

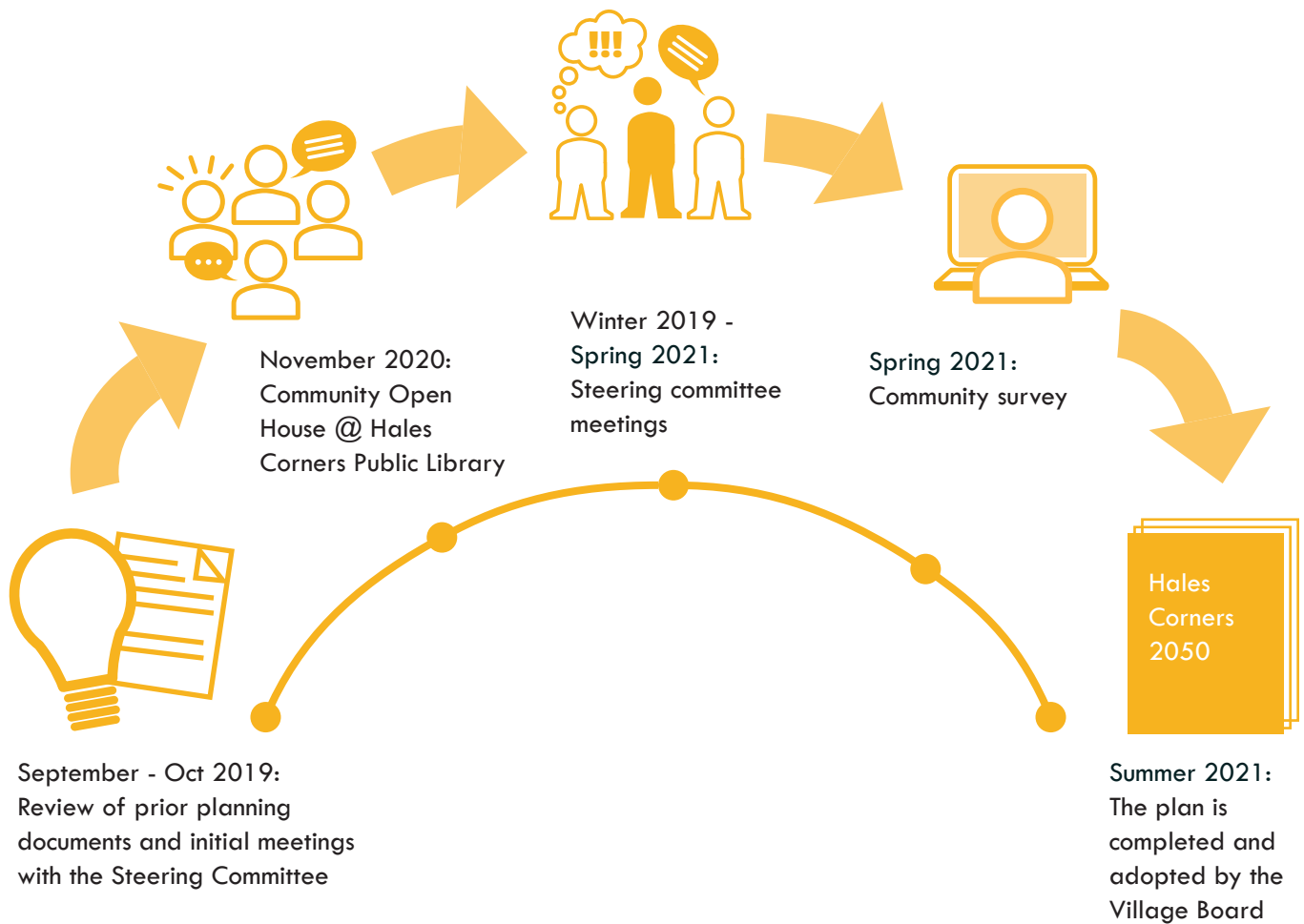
- Cafes and restaurants **80%**
- Un-programmed open space **78%**
- Outdoor eating areas **70%**
- Small businesses and shops **68%**

Village Center Planning - Important Qualities to Cultivate:

- Family-friendly **76%**
- Community-oriented **62%**
- Walkable **57%**

Project Schedule

The Hales Corners 2050 comprehensive planning process began in late summer 2019 and continued through early summer 2021. This unusually long planning process was a result of the Covid-19 pandemic, which disrupted the flow of the process and the anticipated timeline. Despite this interruption, the steps that were taken successfully involved the desired phases that were integral in the completion of a holistic community plan.





Becoming Hales Corners

Looking at how a community developed throughout history provides an understanding of the present conditions of the community, as well as its future potential. While the role of Hales Corners in the Greater Milwaukee Metropolitan Area has evolved through time, the fundamental qualities that have guided this evolution have remained the same: 1) Hales Corners provides a beautiful environment in which to reside and raise a family, and 2) Hales Corners' destiny is inseparable from that of the greater region, especially the City of Milwaukee.

The Village of Hales Corners is very fortunate in that it has a robust community history, which was first produced by the Hales Corners Historical Society in 1988 and then republished in 2015. Heralded by local historian John Gurda as “one of the most ambitious community histories in Wisconsin,” these books are invaluable in providing information critical to understanding the early years and development of the Hales Corners community. It is recommended that any reader who is interested in learning more about the genealogy of Hales Corners refer to these tremendous resources.

The paragraphs that follow provide a high-level snapshot of key stages in the growth of the Hales Corners Community, with a focus on the historic village center. This focus is not intended to devalue the other portions of the village, but to orient the community towards a conversation on what the value of a central gathering place was in the past, and what it might be in the future. While the termination of Hales Corners' intermodal transit line and the expansion of Highway 100 dramatically reconfigured the social and physical qualities of “The Triangle,” the potential for resurrecting this place of community gathering – and the sense of civic pride and community identity that comes with it – remains.



The seeds of the Village of Hales Corners officially began in 1837 when Seneca Hale was issued a deed to 160 acres of land contained within the Greenfield Township. Initially, the village served as a half-way point along the existing trail (created by the area's Native American inhabitants) that connected Milwaukee to the mining regions in the southwestern region of Wisconsin. According to available records, this early trail was the Janesville Territorial Road, which followed the existing Forest Home Avenue, continuing southwest towards Muskego. In 1848, planks were laid across low sections of the trail and toll booths established to support the maintenance of the connection, now referred to as the Janesville Plank Road. The Janesville Plank Road intersected with another important trail (the Muskego Road) at the center of Hales Corners, creating the triangle that was the center of community for the next century.

In these early years, the village triangle was home to hotels that provided accommodations for farmers headed to the markets in Milwaukee or those returning back home. The hotels gained a reputation for providing "a good supper, rest, and breakfast." Building on the developing sense of community, Jacob Siegel constructed a general store and saloon on the triangle in the 1850s. Soon after, Jacob Siegel partnered with Louis Heineman to host the monthly Stock Fair in the center of Hales Corners, attracting farmers from the surrounding areas. Life in the early village was rustic and rural.

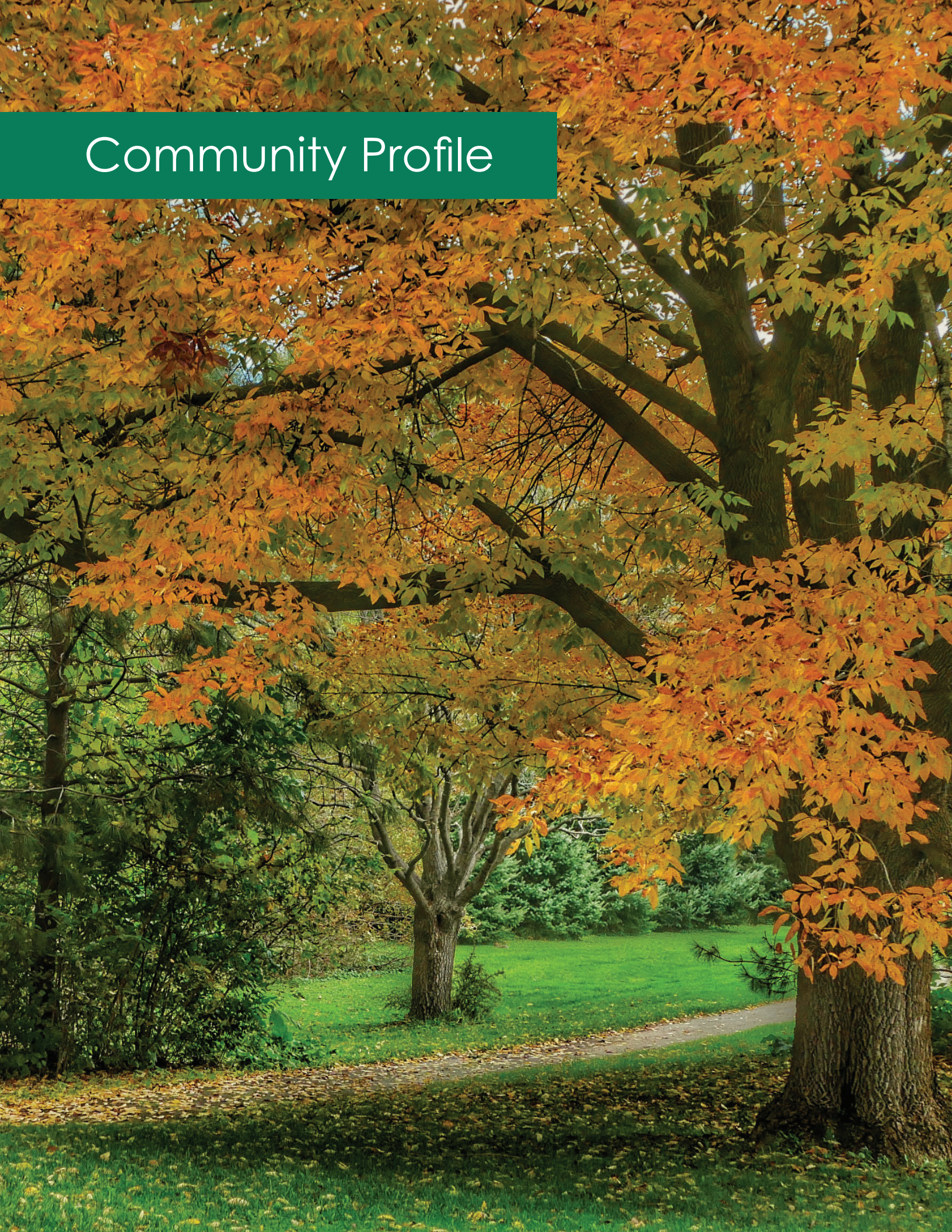
In 1903, a rapid transit line opened, connecting Hales Corners to the City of Milwaukee and contributing to the growth of the village. New subdivisions were developed and the commercial corridors began to take shape, with new shops and stores emerging around the rapid transit station. The landmark Bosch Hotel was built soon after to serve the passengers of the new transit line. The concentration of transportation and commercial activity in the center of the village contributed to a sense of community that helped to define Hales Corners. The village center grew as a gathering place for the surrounding farmers to market their products. By the early 1900s, Hales Corners became the location for the Milwaukee County Midwinter Fair, which had elements that were dispersed throughout the village.

With the closing of the rapid transit line in 1951, Hales Corners began to recalibrate its urban form to reflect the proliferation of the automobile. The early 1950s brought the first traffic light and the first strip mall to the village, and by the late 1960s Highway 24 was widened, essentially destroying the triangle that had served as the center of community for decades. In response to the increasing spatial needs to accommodate automobiles, the Village decided to cancel its regional farmers markets and annual fairs. The decades that followed brought additional changes to the village, including the widening of Highway 100, the development of nearby Southridge Mall, and an increasing population. While the automobile certainly brought many improvements to the daily living of Hales Corners residents, it is undeniable that it also came at the expense of what was a robust community connectedness.

The challenge for today is resurrecting that central place of community gathering for the residents of Hales Corners.

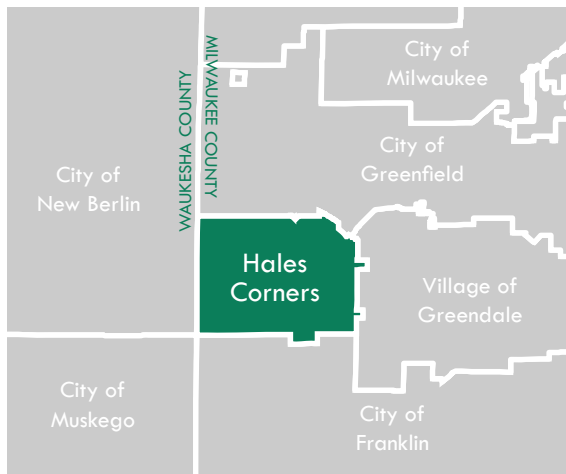
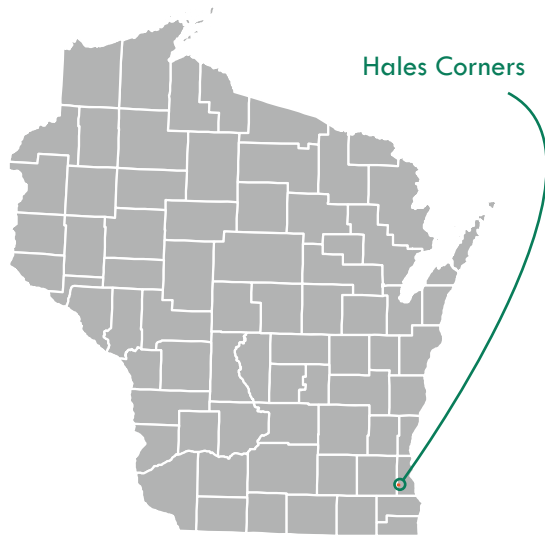
BOSCH HOTEL
HALES CORNERS
2-09 WIS.

Community Profile



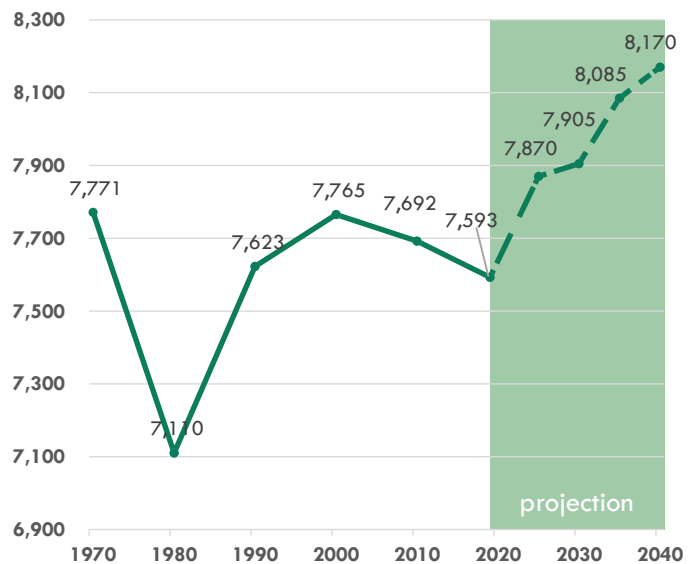
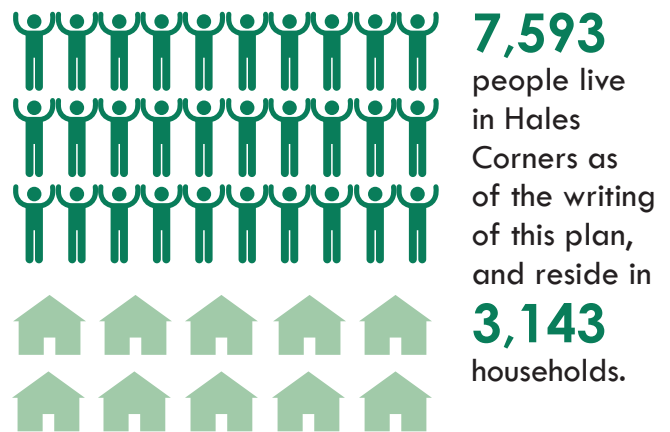
Where is Hales Corners?

The Village of Hales Corners is located in Milwaukee County, Wisconsin and occupies an area of 3.2 square miles. The City of Greenfield is located to the north of the Village, the Village of Greendale is to the east, the City of Franklin is to the south, and the City of New Berlin is to the west. The Village is located approximately 20 miles southwest of the City of Milwaukee and borders Waukesha County.



Who lives here?

As of the writing of this plan, the population of Hales Corners is approximately 7,593 people. Although the population of the Village has been declining slightly since 2000, the Wisconsin Department of Administration is projecting an increase in population over the next 20 years, by as many as 577 people by 2040, or 7.6%. Population growth, however, depends on housing development and changing household demographics.



▲ Data Source: Population: Wisconsin Department of Administration 2019 Estimate. Please note: the US Census American Community Survey lists estimates that the 2018 population of Hales Corners is 7,666. Households: 2018 American Community Survey. Population History & Projection: US Census, 1970, 1980, 1990, 2000, 2010; WI DOA 2019; WI DOA Projections through 2040.

Race & Ethnicity

As of the 2018 American Community Survey (ACS) estimate, 93% of Hales Corners’ residents identify as white, while 7% identify as non-white as shown in Table 1. 1% of Hales Corners’ population identifies as two or more races.

Comparing the 2018 ACS estimate with the 2010 US Census data shows that Hales Corners may be becoming slightly more racially diverse over time. The non-white population in Hales Corners increased from 5% of the population in 2010 to 7% of the population in 2018.

An estimated 6% of Hales Corners’ population identifies as ethnically Hispanic or Latino, regardless of their racial identity.

Table 1. HALES CORNERS RACE & ETHNICITY

	2010		2018	
	#	%	#	%
White	7,284	95%	7,139	93%
Black or African American	75	1%	106	1%
American Indian and Alaska Native	37	1%	13	0%
Asian	134	2%	184	2%
Native Hawaiian and Other Pacific Islander	1	0%	9	0%
Some other race	66	1%	105	1%
Two or more races	95	1%	110	1%
Hispanic or Latino (of any race)	333	4%	449	6%

▲ Data Source: 2010 US Census; 2018 American Community Survey 5-Year Estimates.

How reliable is this data?

Using Census and American Community Survey data for small communities can be tricky. This plan update uses both 2010 US Census Data, which is considered accurate, and 2018 ACS data, which is considered an estimate.

Furthermore, the 2018 ACS estimates used throughout this plan update are five year estimates, which aggregate data from five years of sampling to get a more accurate result. Using multi-year estimates

to look at trends for small populations can be challenging because they rely on this pooled data, which actually covers multiple years, not just the reporting year.

Age

Examining change in age groups, or “cohorts,” of a population over time can reveal many dynamics of a community. Age cohorts change constantly over time, as individuals move to a community or move away, are born or die, and simply grow older.

Hales Corners, along with many communities in the country, is home to an increasingly aging population. From 2010 - 2018, the population in the age groups from 55-74 years old grew, while the age groups from 40-54 shrank in size.

The Census data also indicates that Hales Corners is home to many children - over 1,000 people under the age of 15. There are fewer very young children in Hales Corners than there were in 2010, but it appears as though these children are simply growing older.

Two interesting dynamics is that the population who are in the 20-24 years age cohort appears to be growing, along with the population aged from 35-39 years. This likely indicates that there are young adults moving to Hales Corners as homes become available and go on the market.

Table 2. AGE OF HALES CORNERS POPULATION, 2010 - 2018

	2010		2018		Percent Change 2010 - 2018	
	#	%	#	%	% Δ	
Under 5 years	387	5%	238	3%	-39%	
5 to 9 years	386	5%	505	7%	31%	
10 to 14 years	459	6%	503	7%	10%	
15 to 19 years	561	7%	464	6%	-17%	
20 to 24 years	435	6%	530	7%	22%	
25 to 29 years	487	6%	435	6%	-11%	
30 to 34 years	410	5%	371	5%	-10%	
35 to 39 years	371	5%	514	7%	39%	
40 to 44 years	478	6%	430	6%	-10%	
45 to 49 years	578	8%	421	5%	-27%	
50 to 54 years	731	10%	582	8%	-20%	
55 to 59 years	567	7%	654	9%	15%	
60 to 64 years	422	5%	545	7%	29%	
65 to 69 years	339	4%	425	6%	25%	
70 to 74 years	254	3%	299	4%	18%	
75 to 79 years	277	4%	249	3%	-10%	
80 to 84 years	254	3%	215	3%	-15%	
85 years and over	296	4%	286	4%	-3%	

▲ Data Source: 2010 Census Data, 2018 American Community Survey 5-Year Estimates.

Households and Household Size

There are 3,143 households in Hales Corners (and therefore 3,143 occupied housing units as well).

As of the 2010 Census, the average household size in Hales Corners was 2.31. The 2018 American Community Survey estimate indicates that the average household size has increased slightly to 2.41. Hales Corners average household size is comparable to neighboring communities, and in fact is between Franklin and Greendale.

Table 3. AVERAGE HOUSEHOLD SIZE

Hales Corners	2.41
Milwaukee County	2.44
Franklin	2.48
Greendale	2.38
Greenfield	2.18
New Berlin	2.37

▲ Data Source: 2010 Census Data, 2018 American Community Survey 5-Year Estimates.

Housing Stock

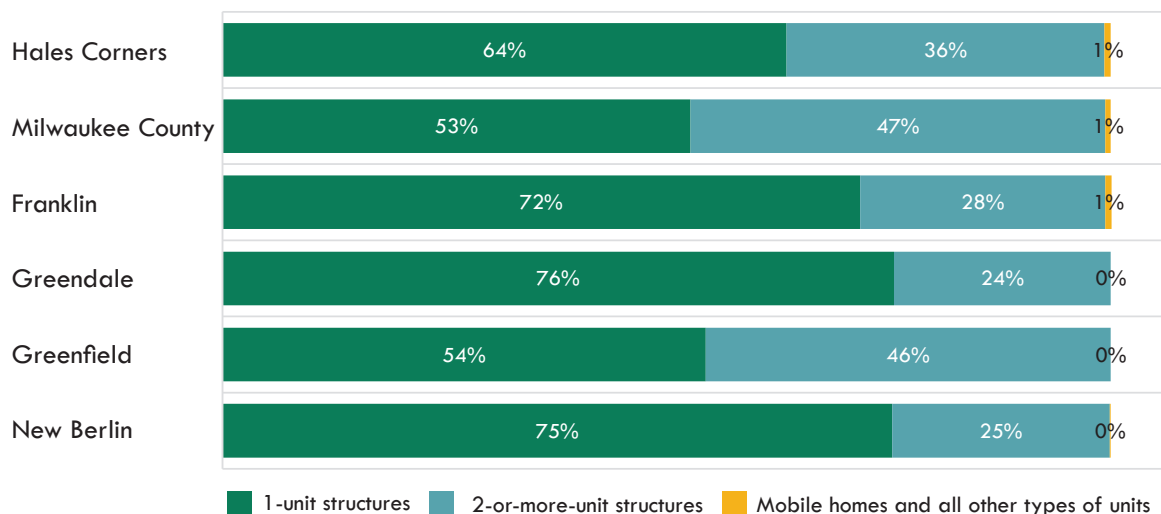
About 1/3 of Hales Corners' housing stock was built in the 1930s, and more than half was built before 1970. Much of the housing stock consists of small, bungalow-like single family homes. Very little of Hales Corners' housing stock was built after 2010, and in general Hales Corners is considered a "built-out" community, meaning that all of the land that could be developed within the Village's boundaries has been developed. Any new housing units would likely be a result of redevelopment.

About 64% of the housing units in Hales Corners are single family homes, and 36% are part of multifamily housing developments. When

compared to Hales Corners' neighbors and the county as a whole, this proportion of multifamily housing falls somewhere in the middle.

Interestingly, it appears that a higher proportion of single family homes does directly correlate with average household size. Hales Corners average household size is larger than Greendale's and New Berlin's even though they have a higher proportion of single family homes, but lower than Milwaukee County as a whole, which has a smaller proportion of single family homes.

Figure 1. HOUSING STOCK COMPARISON: HALES CORNERS AND COMPARABLE COMMUNITIES

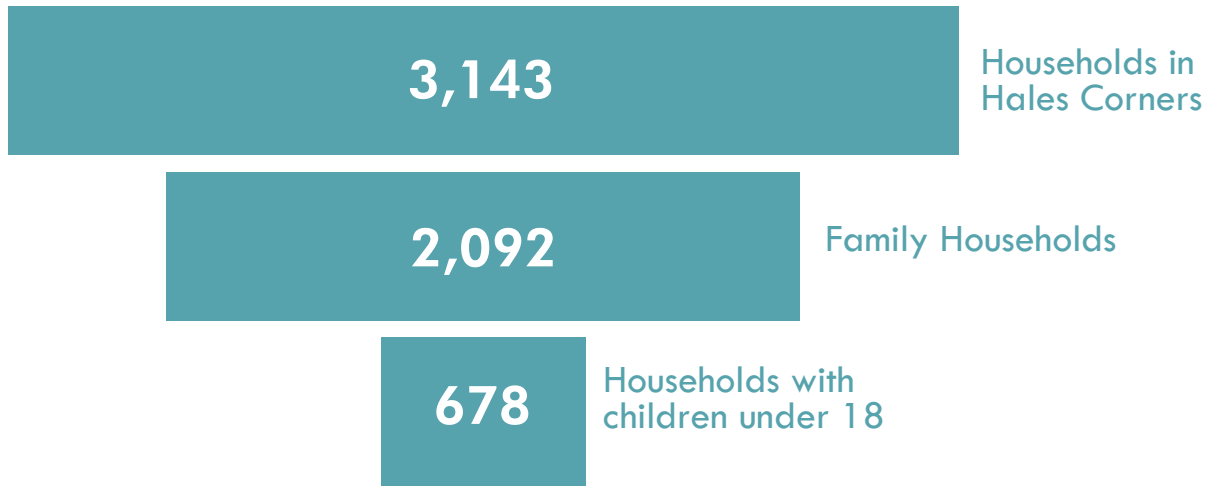


▲ Data Source: 2018 American Community Survey 5-Year Estimates.

Family and Household Composition

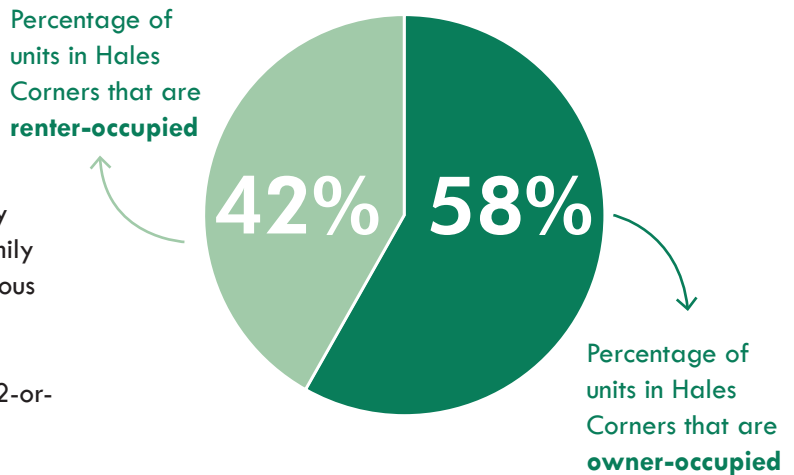
The Census defines a family as a group of people, one of whom is the householder, related by birth, marriage, or adoption and residing together. Of the 3,143 households in Hales Corners, 2/3 of the

households are family households. However, only 678 households have children under 18 years of age, or about 21%. In contrast, 43% of households had one or more people aged 60 or older.



Housing Tenure & Vacancy Rate

58% of Hales Corners housing units are owner-occupied, and 42% of the units are occupied by renters. Comparing these rates to the single family and multifamily housing stock data on the previous page indicates that at least some of the single family homes in Hales Corners are occupied by renters. It is also likely that some of the units in 2-or-more-unit structures are occupied by owners.



▲ Data Source: 2018 American Community Survey 5-Year Estimates.

Where do Hales Corners residents work?

The vast majority of the employed population in Hales Corners works outside of the Village, and only an estimated 219 people both live and work in Hales Corners. The highest proportion of Hales Corners workers are employed in management, business, science, and arts related occupations. The most common industries for Hales Corners workers to be employed in are Manufacturing and Educational Services, and healthcare and social assistance.

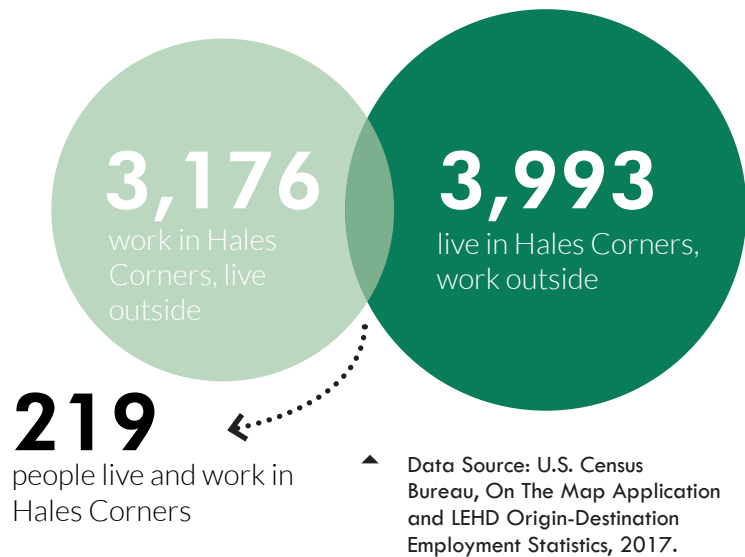


Table 4. HALES CORNERS INDUSTRY BY OCCUPATION FOR THE EMPLOYED POPULATION OVER 16

INDUSTRY	OCCUPATION					
	Total	Management, business, science, and arts occupations	Service occupations	Sales and office occupations	Natural resources, construction, and maintenance occupations	Production, transportation, and material moving occupations
Civilian employed population 16 years and over	4,044	41.4%	11.0%	27.8%	6.7%	13.1%
Agriculture, forestry, fishing and hunting, and mining	0	-	-	-	-	-
Construction	193	3.6%	0.0%	16.6%	76.2%	3.6%
Manufacturing	838	32.2%	0.0%	19.7%	7.5%	40.6%
Wholesale trade	233	6.9%	5.2%	88.0%	0.0%	0.0%
Retail trade	420	14.0%	2.9%	62.1%	4.3%	16.7%
Transportation and warehousing, and utilities	276	45.3%	0.0%	40.6%	0.0%	14.1%
Information	75	77.3%	0.0%	22.7%	0.0%	0.0%
Finance and insurance, and real estate and rental and leasing	327	52.0%	0.0%	40.7%	3.4%	4.0%
Professional, scientific, and management, and administrative and waste management services	392	68.1%	13.0%	16.1%	0.0%	2.8%
Educational services, and health care and social assistance	800	72.6%	12.8%	12.5%	2.0%	0.1%
Arts, entertainment, and recreation, and accommodation and food services	324	15.1%	67.0%	7.4%	0.0%	10.5%
Other services, except public administration	100	47.0%	9.0%	14.0%	16.0%	14.0%
Public administration	66	36.4%	63.6%	0.0%	0.0%	0.0%

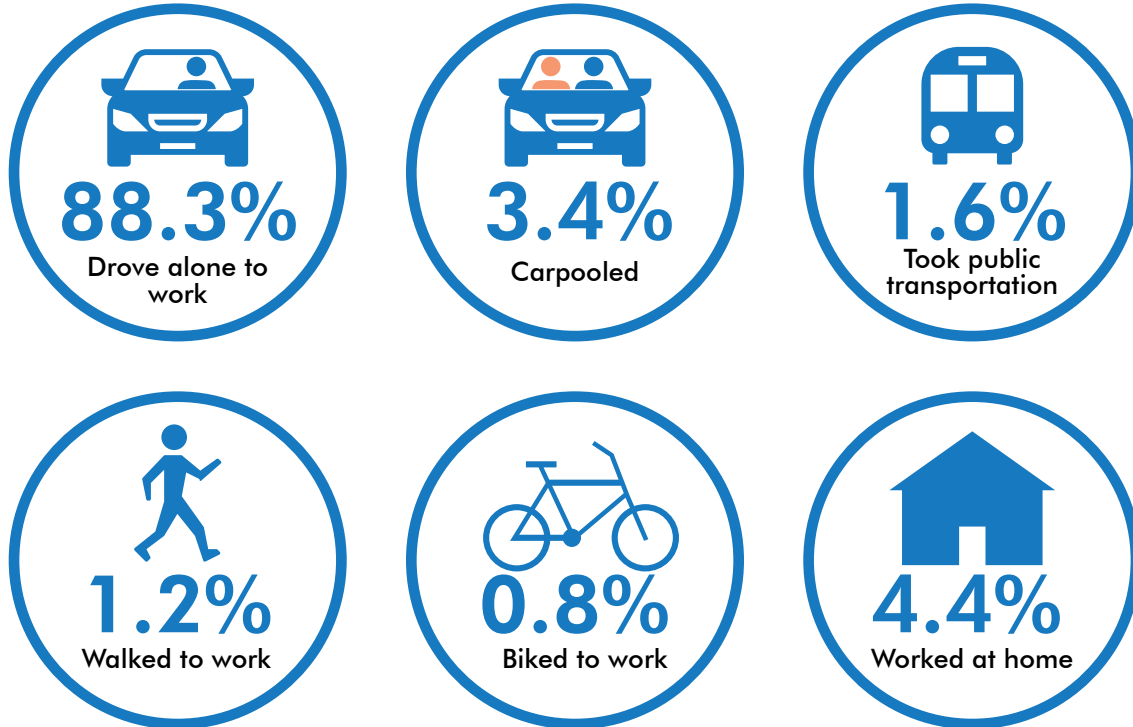
▲ Data Source: 2018 American Community Survey 5-year estimates.

How do they get there?

Most people drive to work alone from Hales Corners - 88.3% of employees are getting to work in single-occupancy vehicles. 3.4% of workers are carpooling to work. Proportionally very few Hales Corners residents walk or bike to work, though there are also proportionally very few Hales Corners residents who work in the Village.

4.4% of Hales Corners employed residents worked from home in 2018, which is just under the national average of 4.9%.

▲ Data Source: 2018 American Community Survey 5-year estimates.



WFH in HC

Working from home is not new in Hales Corners. As mentioned above, an estimated 4.4% of Hales Corners workers were working from home in 2018, which is just under the national average of 4.9%. However, as this plan is being written, the work from home dynamic is rapidly changing at local and global levels. Wisconsin's "Safer at Home" order mandates that those who are not essential workers should stay at home to help prevent the spread of COVID-19, as have many other states. Estimates from an MIT survey of 25,000 workers in the US suggest that about 50% of the workforce was working remotely as of early April, 2020.

In the coming months and years, the prevalence of working from home may continue to change as social distancing continues throughout the country, and as some employers realize that they may be able to cut costs by having workers who are remote - and that their employees might prefer it for increased flexibility and work/life balance.

▲ Brynjolfsson, et. all. (2020). *COVID-19 and Remote Work: An Early Look at US Data*. Retrieved April 28, 2020 from the website of one of the authors. https://john-joseph-horton.com/papers/remote_work.pdf

Income

The median household income in Hales Corners is \$77,041 - well above the median household income in the State of Wisconsin overall, which is \$64,168. Household income is often a combination of the earnings of multiple individuals in the workforce. The median income for male workers in Hales Corners is greater than median income for female full-time workers. This disparity is unsurprising given national trends.

▲ Data Source: 2019 American Community Survey 5-year estimates.

\$60,804

Median earnings for **male** full-time, year-round workers in Hales Corners

\$52,627

Median earnings for **female** full-time, year-round workers in Hales Corners

Education

Hales Corners is well-educated when compared to the US population as a whole. Almost 95% of the Hales Corners population has earned a high school diploma or attained a higher degree of education, as opposed to 88% of the population of the United States. Although not reported in the table below, it is worth noting that the Census data estimates indicate that a greater proportion of women in Hales Corners have attained a bachelor's degree or higher.

37.6%

of Hales Corners residents have a Bachelor's degree or higher

94.8%

of Hales Corners residents are a high school graduate or higher

Table 5. HALES CORNERS EDUCATIONAL ATTAINMENT, 25 YEARS AND OLDER

Attainment Level	Percent
Less than 9th grade	1.2
9th to 12th grade, no diploma	4.0
High school graduate (includes equivalency)	26.1
Some college, no degree	21.0
Associate's degree	10.2
Bachelor's degree	24.9
Graduate or professional degree	12.6
High school graduate or higher	94.8
Bachelor's degree or higher	37.6

▲ Data Source: 2019 American Community Survey 5-year estimates.



▲ Hales Corners Night Out, 2014. Photo Source: Hales Corners Historical Society.

Future Vision & Goals



Vision:

The Village of Hales Corners seeks to enhance the quality of life afforded to residents, to expand on its vibrant economy, and to bolster the sense of community pride for all.

Guiding Principles:

The Village of Hales Corners strives to align with the following guiding principles that will enhance the resiliency of the village to better respond to changing social, economic, and environmental conditions:

RESOURCE PRESERVATION

Recommit to protecting the community parks and open spaces

REVITALIZED CORRIDORS AND VILLAGE CENTER

Guide compatible growth that allows businesses to thrive and residents to appreciate

HOUSING DIVERSITY

Provide an adequate supply and choice of housing meeting the needs of all residents

TRANSPORTATION CHOICES

Advance efficient, reliable, and multi-modal transportation networks

COLLABORATION

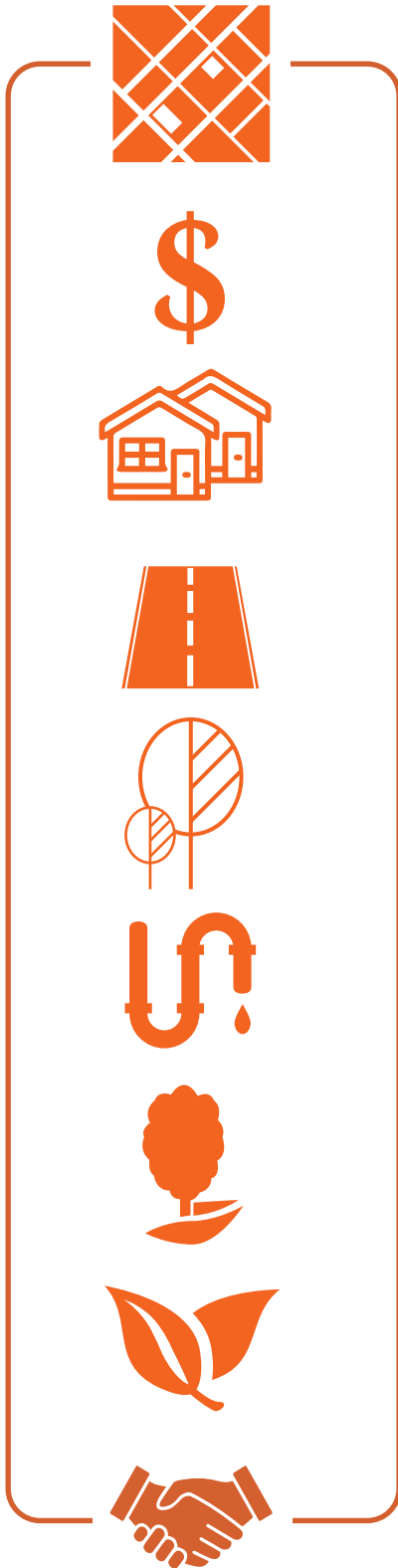
Promote effective cross-jurisdictional and partner cooperation

RESILIENCY

Respond to changing markets, technology and environmental forces



The following goals shall guide the Village of Hales Corners as it implements actions in this Plan (see Chapter 9):



LAND USE

Provide a balance of land uses to serve existing and future residents of the Village, as well as nonresidents, that allows for a strong economy, facilitate infill development and redevelopment, and maintain the high quality of life that the Village currently enjoys.

ECONOMIC DEVELOPMENT

Encourage the development of a diversified economic base for Hales Corners in a manner that will maintain a quality living environment.

HOUSING

To preserve and enhance the quality of existing residential neighborhoods and encourage the provision of an adequate supply and choice of housing for all residents.

TRANSPORTATION

To achieve a safe, efficient, and environmentally sound transportation system that provides a range of personal mobility options to all segments of the population and supports the economy of the Village of Hales Corners.

NATURAL & CULTURAL RESOURCES

To conserve, protect, and improve the natural and cultural resources of the Village of Hales Corners and the surrounding areas.

UTILITIES AND COMMUNITY FACILITIES

To provide utilities and community facilities and services in a manner that will promote efficient and orderly growth, and make Hales Corners a more attractive community in which to live and work.

To ensure adequate open space and recreation facilities are provided for, and are accessible to all Village residents.

SUSTAINABILITY

To follow the principles of sustainability to improve the quality of life by meeting present environmental, economic, and social needs without compromising the ability of future generations to do the same.

INTERGOVERNMENTAL COOPERATION

To promote the provision of governmental services in a cooperative, efficient, environmentally sound and socially responsible manner.



Neighborhoods, Districts, & Corridors



A guide to “NDC”

The purpose of this Chapter is to guide land uses in the neighborhoods, districts, and corridors in Hales Corners. The assessment of existing conditions and land use planning provided in this Chapter is based on the neighborhood, district, and corridor framework devised by the Congress for New Urbanism (CNU).

The CNU strives to encourage walkable, compact communities that are rich with amenities and celebrate the history of the built environment and the preservation of natural features. This includes introducing urbanism to the suburbs, both in building and rebuilding, while respecting the fabric of communities built before World War II.

As opposed to the single-use zoning of most contemporary city plans, the New Urbanism proposes a structure of three fundamental elements – neighborhoods, districts, and corridors. Viewing a community as the integration of mixed-use places rather than isolated land uses provides a planning structure that respects human scale and community while creating places for larger institutions and infrastructure.

Future land use plan for Hales Corners is based on two elements in this chapter:

- » the Neighborhoods, Districts & Corridors map (“Future Land Use map”), and
- » the Future Land Use table.

Neighborhoods

Hales Corners neighborhoods were identified during the comprehensive planning process based on their distinct identities, housing characteristics, and geographic features.

Neighborhoods in Hales Corners include:

- » Schoetz Park Neighborhood
- » West Edgerton Neighborhood
- » Civic Neighborhood
- » Old Milwaukee Terrace Neighborhood
- » Hale Park Neighborhood

- » East Edgerton Neighborhood
- » East Market Neighborhood
- » Forest Park Neighborhood
- » Potters Forest Neighborhood
- » Parkside Neighborhood

District

The **Village Center District** was identified during the comprehensive planning process as the primary area where the Village, property owners, and investors should concentrate business activity and expansion over the next twenty years.

As the community re-imagines this area as a true center of economic and cultural activity in the community, it is possible that a variety of uses could be located in the Village Center District to drive activity and create a vibrant environment, including mixed-use commercial/residential, townhomes or multifamily buildings, and more restaurant and entertainment uses.

Corridors

Corridors identify areas of connectivity between the neighborhoods and districts that can accommodate a variety of land uses, including commercial uses, mixed-use residential and commercial, and some industrial uses as well.

Corridors in Hales Corners include:

- » Highway 100 Corridor
- » Janesville Corridor
- » Forest Home Corridor
- » Southern Gateway Corridor

The following pages include an inventory of existing land use, some projections for the future land use in Hales Corners, and a plan for the land uses that would be appropriate in each Neighborhood, District, and Corridor in the Village.

Existing Land Use

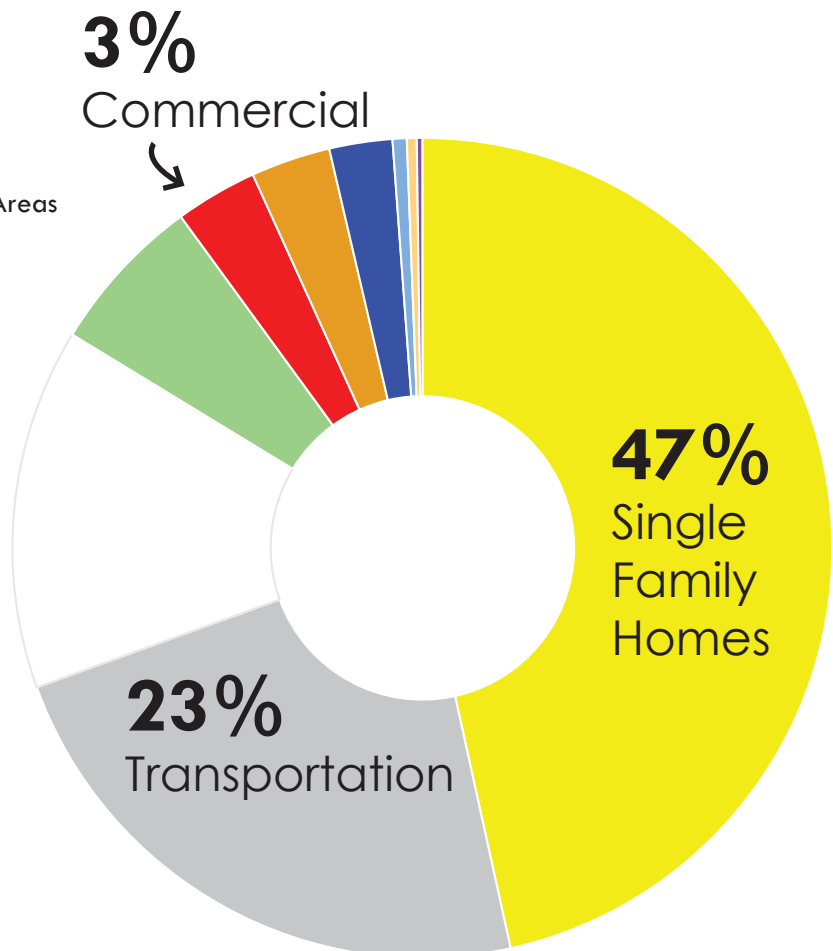
The majority of the land in Hales Corners is dedicated to single family homes and transportation, including roads and parking; together, these two categories comprise 70% of the land in the Village. Open lands and recreational uses make up the next largest categories, with a combined coverage of 20% of the land. Commercial land use, located primarily on the major corridors that run through the Village, makes up only 3% of the Village's land use. This land use breakdown paints a picture of Hales Corners as a "bedroom community", made up of neighborhoods where most adults in the workforce commute elsewhere for their employment.

As further outlined in the following pages, the Hales Corners community is considered "built-out," meaning that land use patterns are not projected to change

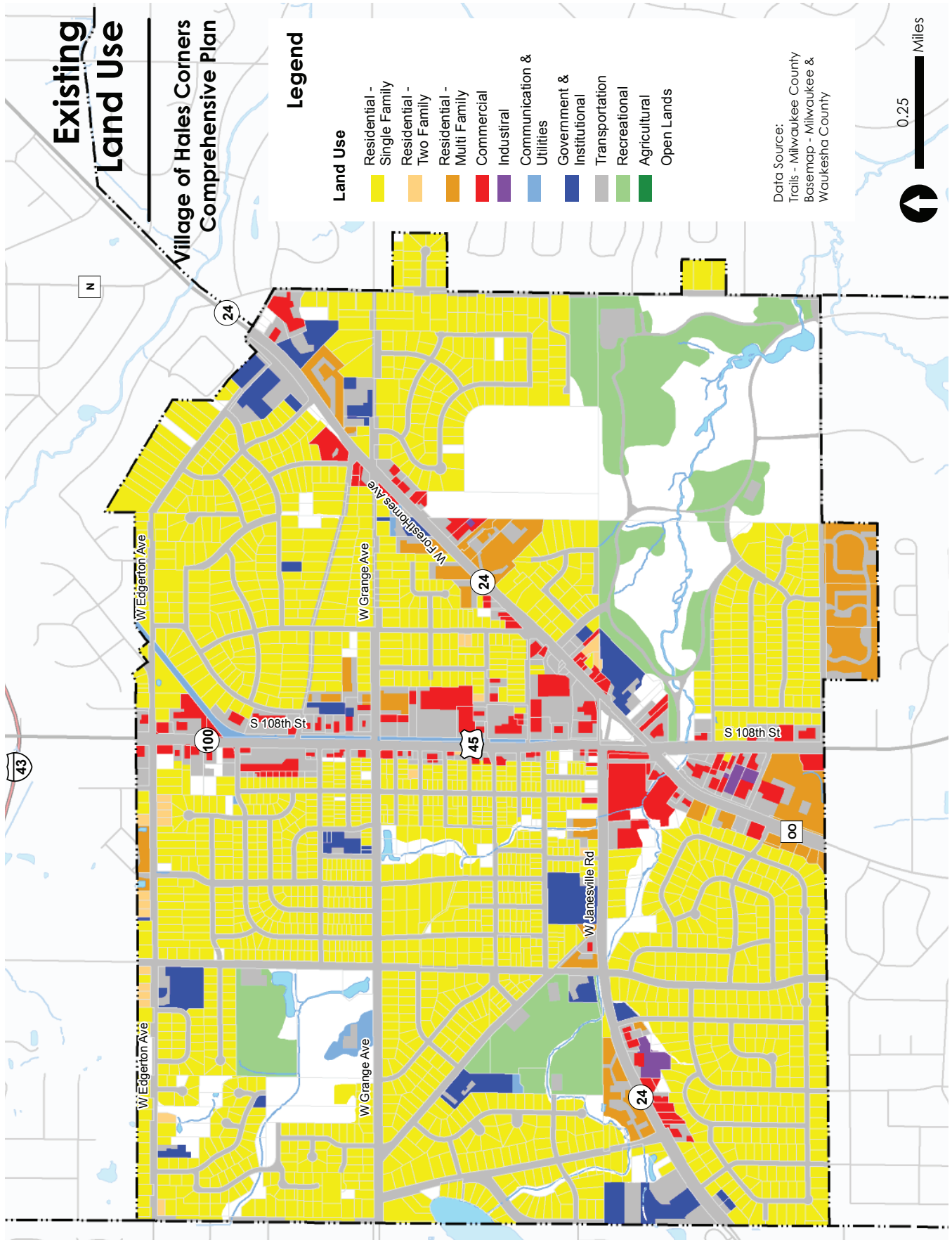
substantially in the coming years. However, as redevelopment opportunities arise, the Village should actively pursue opportunities within its TIF districts, which may result in higher density uses and some use conversions through redevelopment. In addition, previous plans have indicated that because Hales Corner's housing stock is arguably one of its greatest assets, measures to strengthen neighborhoods and heighten the desirability and availability of housing in Hales Corners should be ever-important priorities. Previous plans have also noted that the Village should consider measures to encourage renovation and redevelopment of multifamily housing, likely to increase the housing options in the Village. More information about these topics can be found in the **Housing** section of this plan update.

Land Use Breakdown

- Residential - Single Family
47% – 952 acres
- Transportation
23% – 469 acres
- Open Lands & Natural Resource Areas
14% – 291 acres
- Recreational
6% – 128 acres
- Commercial
3% – 66 acres
- Residential - Multi Family
3% – 64 acres
- Government & Institutional
2% – 51 acres
- Communications & Utilities
1% – 11 acres
- Residential - Two Family
0% – 8 acres
- Industrial
0% – 4 acres



▲ Data Source (list and chart above and map at right): SEWRPC, 2015.



Future Land Use

The land in Hales Corners is mostly “built out” – that is to say, there is not much developable land that is not already home to an existing use. Any changes to land use in the future would be the result of infill or redevelopment. This hypothesis is supported by the land use projection data found in the table below, which predicts that by 2050 (indicated by the “Buildout” columns), an increase of only 13.5 acres is projected for non-residential areas.

The Neighborhoods, Districts, and Corridors map (at right) and table (following pages) should be used as a guide to future land use change in the Village by providing a guide to each area of the Village and what types of uses would be desirable, allowable, and undesirable if changes were to be made in the future as redevelopment occurs.

In addition to the Neighborhoods, Districts, and Corridors map and table, Hales Corners has other resources that can be used as a reference to help guide future land use change in the Village. SEWRPC has developed *VISION 2050: A Regional Land Use and Transportation Plan*, meant to provide recommendations to local governments to shape and guide land use development and transportation improvement to the year 2050. The plan is updated every four years, and was last updated in 2020.

In the *Vision 2050* plan, SEWRPC recommends three primary land use types for Hales Corners: Large Lot Neighborhood, which includes primarily single

family homes on 1/2 acre to 1 acre lots; Medium Lot Neighborhood, which includes single family homes on 1/4 to 1/2 acre lots, and Small Lot Traditional Neighborhood, which includes a mix of housing types and businesses with single family homes on lots smaller than 1/4 acre as well as multifamily housing. These categories are comparable to the development types already existing in the Village, and can be referred to as another type of guide for future development.



MEDIUM LOT NEIGHBORHOOD
(showing lots of about 15,000 square feet)
Primarily single-family homes on 1/4- to 1/2-acre lots found at the edges of cities and villages



LARGE LOT NEIGHBORHOOD (showing lots of about 1/2 acre)
Primarily single-family homes on 1/2-acre to one-acre lots found at the edges of cities and villages and scattered outside cities and villages.



SMALL LOT TRADITIONAL NEIGHBORHOOD
(showing lots of about 7,000 square feet)
Mix of housing types and businesses with single-family homes on lots of 1/4-acre or less and multifamily housing found within and at the edges of cities and villages

◀ Illustrations and descriptions source: SEWRPC, *Vision 2050*

Projected Commercial & Industrial Land Use in Hales Corners: 2010, 2035, and Buildout

	2010		2035		Buildout	
	Commercial Land Use (acres)	Industrial Land Use (acres)	Commercial Land Use (acres)	Industrial Land Use (acres)	Commercial Land Use (acres)	Industrial Land Use (acres)
Hales Corners	128.7	4.7	137.2	4.7	142.2	4.7

▲ Data Source: SEWRPC, 2015 (accessed 2019) Note: Amount of commercial land listed above in acres is almost double the amount of land listed on the previous pages, which describe existing Commercial land use. This is likely because parking associated with different uses have been included in the total acres listed in the table above, whereas in on the previous pages parking lots were categorized as a “Transportation” land use.

The updated Land Use Plan has been developed as a “place based” approach to land use planning. It represents a customized tool that helps describe the desired future character of the various “places” in and around Hales Corners. Unlike a typical land use planning approach, the updated plan does not assign a single acceptable future land use designation to a parcel. Rather it gives a range of possible uses and/or activities and design criteria that represent possible acceptable uses for a parcel.

This updated Land Use Plan gives the Village staff, Plan Commission and Village Board an adaptable and flexible framework to help discuss, evaluate and respond to development proposals in the village. The Land Use Plan on the following pages includes:

The Future Land Use Plan Map

The Land Use Plan Map (page x) illustrates the Village as a series of places. Each place has a unique natural, cultural and economic character and special identity within Hales Corners.

Each of the Neighborhoods, Districts, Corridors is defined with solid “boundary” lines. These areas were formed after feedback from the community, Plan Commissioners, and Village staff. These guideline “boundaries” may shift over time to accommodate an updated view of the Neighborhoods, Districts, and Corridors in the village.

Most importantly, the Neighborhoods, Districts and Corridors are not representative of a singular use, but illustrate an area with a mix of compatible existing and future uses. These are detailed in the Future Land Use Plan Tables on the following pages.

Future Land Use Plan Table

The Future Land Use Plan Table (pages xx) organize important land use considerations:

Category, Place Type, & Names

These columns identify each Neighborhood, District, or Corridor, the type of place it is, and the name of the place. Each area of Hales Corners is categorized.

Preferred General Character Description

This column gives a description of the desired overall character of the place. It is intended to give a brief snapshot of the Village’s intentions for the general mix and character of the future land uses in the area.

Preferred Future Land Uses

These columns identify the range of desirable uses and activities for the various places within the Village planning area. While not intended to be an exhaustive inventory of all possible land uses, the listed uses and activities represent the vast majority of likely and desirable uses within Hales Corners. Other possible uses not represented in a place or on the table will be considered on a case-by-case basis and may require a land use amendment to fully comply with this Land Use Plan.

The generalized types of uses and activities include:

- » **Existing Uses (+ existing non-conforming zoning)**
- » **Residential: Single Family**
- » **Residential: Two & Three Family**
- » **Residential: Multi-family/Senior**
- » **Mixed-Use: Commercial / Residential**
- » **Mixed-Use: Commercial / Industrial**
- » **Commercial**
- » **Institutional: Governmental**
- » **Institutional: Educational / Cultural**
- » **Open Space & Recreational**
- » **Industrial**

Each of these uses and activities is “rated” on its degree of desirability for each place within the Village planning area. Each general use is given a designation to reflect that rating.

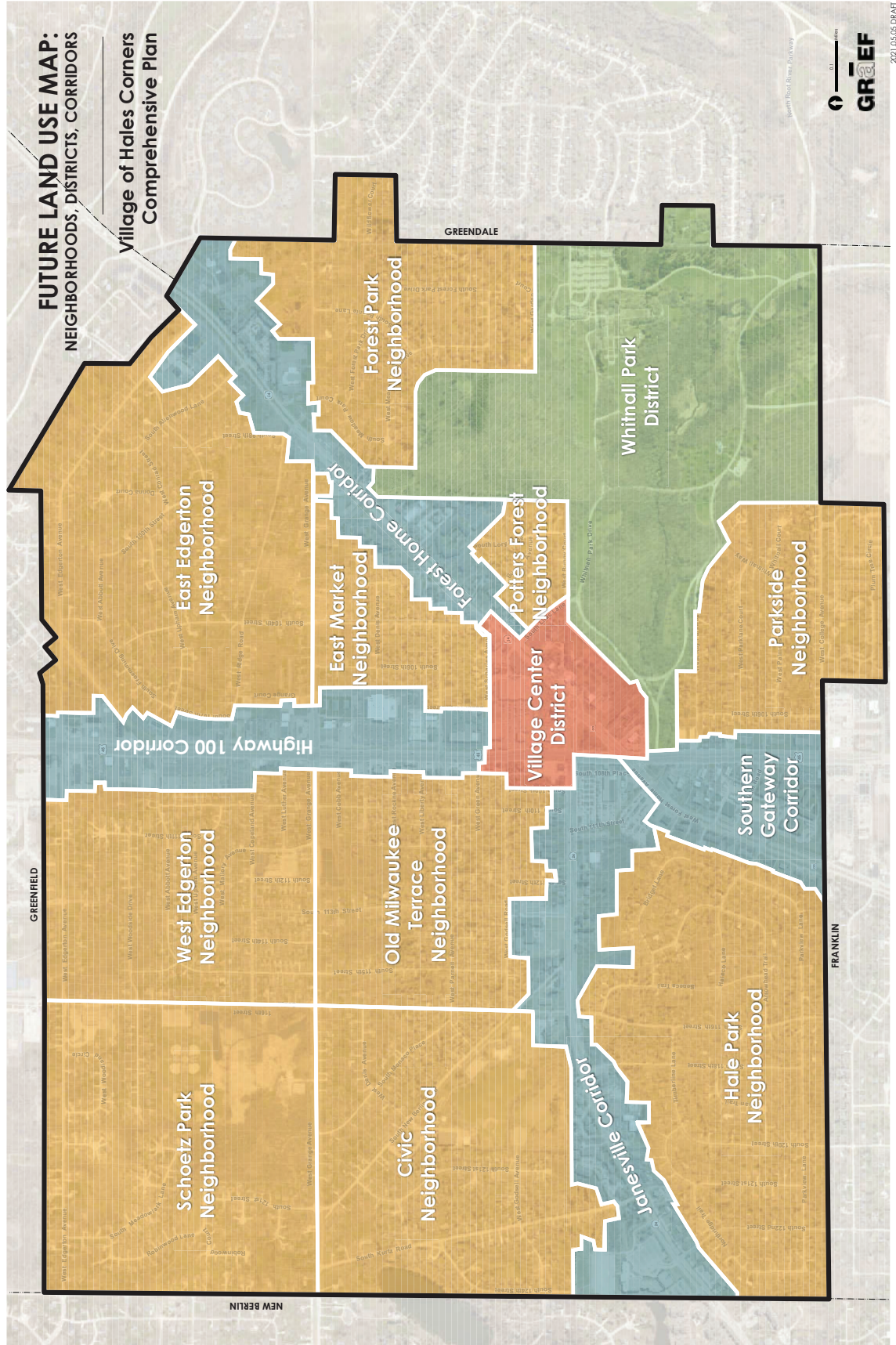
The designations are defined as follows:

- » **Desirable (D)** - These uses should be encouraged and support the desired character of the area.
- » **Allowable (A)** - These uses are appropriate for the area, but may require additional consideration to fit the vision.
- » **Undesirable (U)** - In general, these uses should not be encouraged, but may still be acceptable for the area under special circumstances.

A designation of Desirable or Allowable for the overall place does not imply that the use or activity will automatically be approved or judged suitable for every parcel within that place. Conversely, an Undesirable rating does not automatically exclude the use or activity from every parcel within that general place. Rather the designation of a use as Desirable, Allowable, or Undesirable within a particular place is intended as a guide to inform the discussion about the general suitability of a proposed use and its appropriateness in supporting the overall future vision for the area and its compatibility with existing and planned uses in and around the neighborhood or district.

Furthermore, the designation of Desirable or Allowable does not imply an entitlement to that future land use on any particular parcel of land within the village. The appropriateness of any specific future land use on any particular parcel will be determined on a case-by-case basis and is subject to further detailed review, evaluation and approval by the Village of Hales Corners as part of any and all applicable Village of Hales Corners ordinances and processes.

It is important to note that the Future Land Use Plan Table identifies possible future uses, but it does not propose the discontinuation of existing uses. There are a wide variety of existing uses throughout the village and these uses, as they currently exist, should not be discouraged. However, as uses become obsolete or change and future uses are proposed for the area, the Future Land Use Plan Table should be utilized to guide the discussions and make evaluations of the appropriateness of proposed uses. As the land planning process evolves, the possible future uses/activities and their ratings within a particular place may be amended, added, or removed. This will enable the village to adapt to changing financial and housing markets, building resiliency within the community.



Hales Corners Future Land Use Table

Places			Preferred General Character
Neighborhood District Corridor	Place Type	Place Name	Description
District	Village Center	Village Center District	The Village Center District is located in the heart of Hales Corners, where the Forest Home Corridor, Janesville Corridor, and Highway 100 Corridor meet. The existing uses in this district are primarily commercial. Looking forward, this central location is envisioned as being developed into a well-coordinated, well-defined central gathering place for the village. Commercial uses and mixed-use: commercial / residential uses should be prioritized in this location. With careful planning, it may be appropriate for multi-family / senior housing and institutional uses to locate in this district. See page 50 of this Plan for more detailed visioning the Village Center District.
District	Environmental	Whitnall Park District	The Whitnall Park District is located on the east side of Hales Corners. This environmental district should prioritize natural resource areas, public parks, and associated uses.
Corridor	Mixed-Use	Forest Home Corridor	The Forest Home Corridor runs east-west through the village, connecting the Village of Greendale and City of Greenfield to the Village Center District. The existing uses along this corridor include single-family residential, multi-family residential, commercial, and institutional uses. Looking forward, commercial uses should be prioritized along this corridor. With careful planning, it may be appropriate for multi-family / senior housing, mixed-use: commercial / residential, and institutional uses to locate along this corridor.

Preferred Future Land Uses										
Existing Uses	Residential: Single Family	Residential: Two & Three Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial	Institutional: Governmental	Institutional: Educational / Cultural	Open Space & Recreational	Industrial
A	u	u	A	D	u	D	A	A	A	u
A	u	u	u	u	u	u	u	D	D	u
A	u	u	A	A	u	D	A	A	A	u

D = Desirable
 These uses should be encouraged and support the desired character of the area

A = Allowable
 These uses are appropriate for the area, but may require additional consideration to fit the vision

u = Undesirable
 Generally, these uses should not be encouraged, but may still be acceptable under special circumstances

Hales Corners Future Land Use Table

Places			Preferred General Character
Neighborhood District Corridor	Place Type	Place Name	Description
Corridor	Mixed-Use	Janesville Corridor	The Janesville Corridor runs east-west through the village, connecting the City of New Berlin to the Village Center District. The existing uses along this corridor are quite varied, including commercial, residential, and institutional. Looking forward, commercial uses should be prioritized along this corridor. With careful planning, it may be appropriate for multi-family / senior housing, mixed-use: commercial / residential, and institutional uses to locate along this corridor.
Corridor	Commercial	Highway 100 Corridor	The Highway 100 Corridor runs north-south through the village, connecting the City of Greenfield to the Village Center District. This is the primary commercial corridor in the village, and commercial uses should be prioritized. With careful planning, it may be appropriate for multi-family / senior housing, mixed-use: commercial / residential, and institutional uses to locate along this corridor.
Corridor	Mixed-Use	Southern Gateway Corridor	The Southern Gateway Corridor is located on the south side of the village. Directly to the south is the City of Franklin. This corridor exudes a dynamic mixture of existing uses, including industrial, residential, and commercial. Looking forward, commercial uses should be prioritized along this corridor, and any industrial use in the village should locate here. With careful planning, it may be appropriate for multi-family / senior housing, mixed-use: commercial / residential, mixed-use commercial / industrial, institutional, and industrial uses to locate along this corridor.

Preferred Future Land Uses										
Existing Uses	Residential: Single Family	Residential: Two & Three Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial	Institutional: Governmental	Institutional: Educational / Cultural	Open Space & Recreational	Industrial
A	u	u	A	A	u	D	A	A	A	u
A	u	u	A	A	u	D	A	A	A	u
A	u	u	A	A	A	D	A	A	A	A

D = Desirable
 These uses should be encouraged and support the desired character of the area

A = Allowable
 These uses are appropriate for the area, but may require additional consideration to fit the vision

u = Undesirable
 Generally, these uses should not be encouraged, but may still be acceptable under special circumstances

Hales Corners Future Land Use Table

Places			Preferred General Character
Neighborhood District Corridor	Place Type	Place Name	Description
Neighborhood	Residential Community	Schoetz Park Neighborhood	The Shoetz Park Neighborhood is located in the northwest corner of the village. Directly to the north is the City of Greenfield, and directly to the west is the City of New Berlin. Residential uses should be prioritized, as well as institutional: educational / cultural uses.
Neighborhood	Residential Community	West Edgerton Neighborhood	The West Edgerton Neighborhood is located on the north side of the village, with the Highway 100 Corridor to the east. Directly to the north is the City of Greenfield. Residential uses should be prioritized, as well as institutional: educational / cultural uses. Multi-family / senior housing, and mixed-use: commercial / residential uses may be appropriate, especially near the eastern edge of the neighborhood.
Neighborhood	Residential Community	Civic Neighborhood	The Civic Neighborhood is located on the west side of the village, with the Janesville Corridor to the south. Directly to the west is the City of New Berlin. Residential uses should be prioritized, as well as institutional: governmental uses and institutional: educational / cultural uses.
Neighborhood	Residential Community	Old Milwaukee Terrace Neighborhood	The Old Milwaukee Terrace Neighborhood is located near the middle of the village, with the Village Center District and Highway 100 Corridor to the east and the Janesville Corridor to the south. Residential uses should be prioritized, as well as institutional: educational / cultural uses.

Preferred Future Land Uses										
Existing Uses	Residential: Single Family	Residential: Two & Three Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial	Institutional: Governmental	Institutional: Educational / Cultural	Open Space & Recreational	Industrial
A	D	D	u	u	u	u	u	D	A	u
A	D	D	A	A	u	u	u	D	A	u
A	D	D	u	u	u	u	D	D	A	u
A	D	D	u	u	u	u	u	D	A	u

D = Desirable
 These uses should be encouraged and support the desired character of the area

A = Allowable
 These uses are appropriate for the area, but may require additional consideration to fit the vision

u = Undesirable
 Generally, these uses should not be encouraged, but may still be acceptable under special circumstances

Hales Corners Future Land Use Table

Places			Preferred General Character
Neighborhood District Corridor	Place Type	Place Name	Description
Neighborhood	Residential Community	Hale Park Neighborhood	The Hale Park Neighborhood is located on the south side of the village and is bounded by the Janesville Corridor and Southern Gateway Corridor. Directly to the south is the City of Franklin. Single-family residential uses should be prioritized, as well as institutional: educational / cultural uses.
Neighborhood	Residential Community	East Edgerton Neighborhood	The East Edgerton Neighborhood is located in the northeast side of the village and is bounded by the Highway 100 Corridor and Forest Home Corridor. Directly to the north is the City of Greenfield. Single-family residential uses and institutional: educational / cultural uses should be prioritized, although multi-family and senior housing may be appropriate, especially along the edges of the neighborhood near the adjoining commercial corridors.
Neighborhood	Residential Community	Potters Forest Neighborhood	The Potters Forest neighborhood is located in between the Forest Home Corridor, the Village Center District, and the Whitnall Park District. While single-family residential uses should be prioritized, institutional: educational / cultural uses might be appropriate.
Neighborhood	Residential Community	Parkside Neighborhood	The Parkside neighborhood is located on the southeast side of the village, just below the Whitnall Park District and to the east of the Southern Gateway Corridor. Residential uses should be prioritized, as well as institutional: educational / cultural uses that support the environmental district to the north. Multi-family / senior housing may be appropriate, especially near the Southern Gateway Corridor.

Preferred Future Land Uses										
Existing Uses	Residential: Single Family	Residential: Two & Three Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial	Institutional: Governmental	Institutional: Educational / Cultural	Open Space & Recreational	Industrial
A	D	u	u	u	u	u	u	D	A	u
A	D	A	A	u	u	u	u	D	A	u
A	D	u	u	u	u	u	u	A	A	u
A	D	D	A	u	u	u	u	D	A	u

D = Desirable
 These uses should be encouraged and support the desired character of the area

A = Allowable
 These uses are appropriate for the area, but may require additional consideration to fit the vision

u = Undesirable
 Generally, these uses should not be encouraged, but may still be acceptable under special circumstances

Hales Corners Future Land Use Table

Places			Preferred General Character
Neighborhood District Corridor	Place Type	Place Name	Description
Neighborhood	Residential Community	Forest Park Neighborhood	The Forest Park neighborhood is located on the east side of the village, just above the Whitnall Park District. Directly to the east is the Village of Greendale. Single-family residential uses should be prioritized, as well as institutional: educational / cultural uses that support the environmental district to the south.
Neighborhood	Residential Community	East Market Neighborhood	The East Market neighborhood is located in between the Highway 100 Commercial Corridor and Forest Home Corridor. Residential uses should be prioritized. Some mixed-use: commercial / residential uses might be appropriate near the edges of either commercial corridor, as well as institutional: educational / cultural uses.

Preferred Future Land Uses										
Existing Uses	Residential: Single Family	Residential: Two & Three Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial	Institutional: Governmental	Institutional: Educational / Cultural	Open Space & Recreational	Industrial
A	D	u	u	u	u	u	u	D	A	u
A	D	D	u	A	u	u	u	A	A	u

D = Desirable
 These uses should be encouraged and support the desired character of the area

A = Allowable
 These uses are appropriate for the area, but may require additional consideration to fit the vision

u = Undesirable
 Generally, these uses should not be encouraged, but may still be acceptable under special circumstances

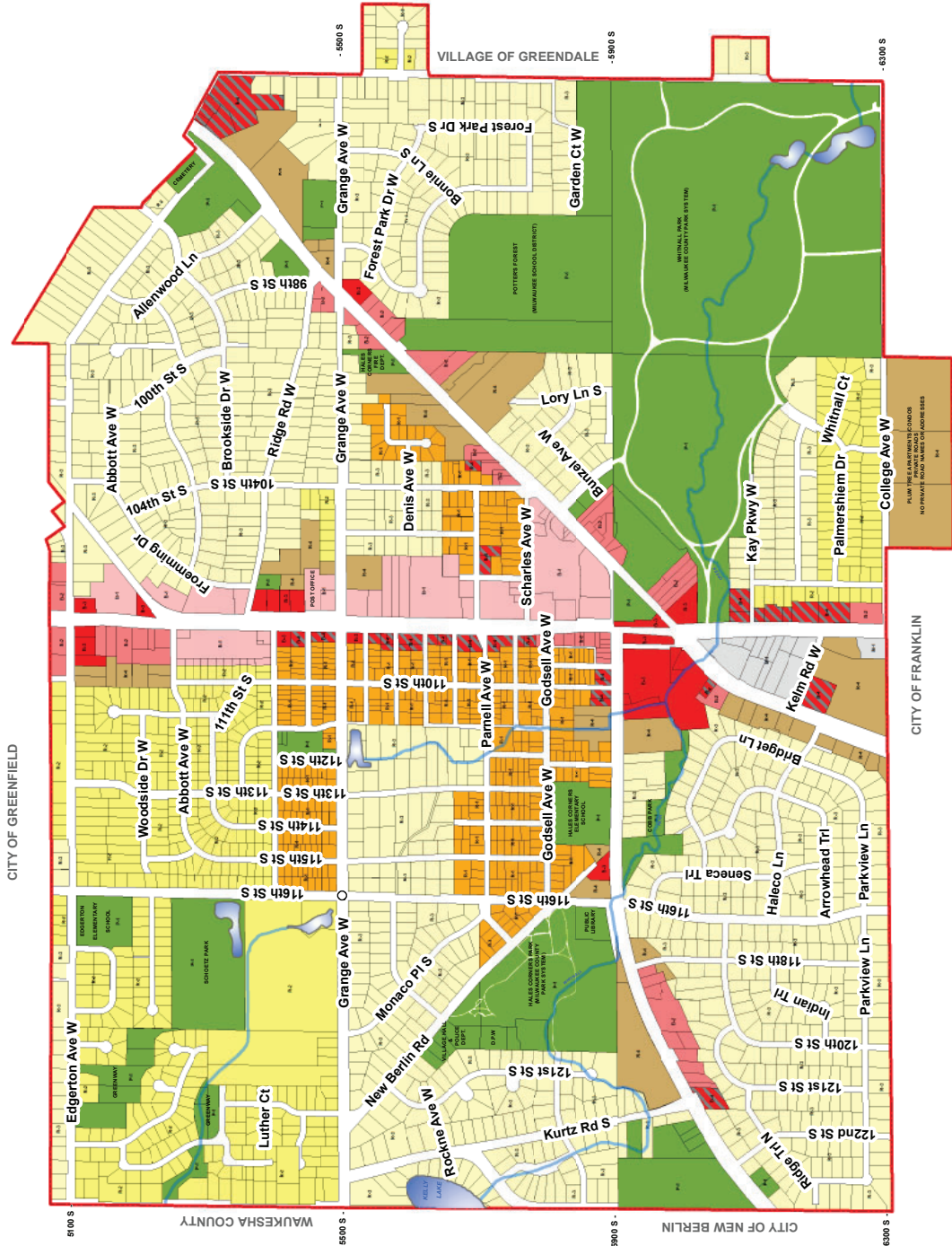
ZONING GUIDE FOR FUTURE LAND USE

How to use this matrix:

As the Neighborhoods, Districts, and Corridors chapter guides land use, it also appropriately locates development within Hales Corners' zoning code. Any zoning amendments in the Village shall use the below matrix to ensure the proposed zoning is consistent with the Future Land Use (NDC) Map.

		ZONING									
		Residential (1 and/or 2-family)	Residential (1 family) (2-family condo use)	Residential (1-family)	Residential (multi-family, convalescent, senior, clubs)	Light Manufacturing	Shopping Center District	General Business District	Auto Related District	Office and Professional	Parks and Institutional
		R-1	R-2	R-3	R-4	M-1	B-1	B-2	B-3	B-4	P-1
FUTURE LAND USE	Residential: Single Family	C	C	C	i	i	i	i	i	i	i
	Residential: Two & Three Family	C	C	i	C	i	i	i	i	i	i
	Residential: Multi-family / Senior	i	i	i	C	i	i	i	i	i	i
	Mixed-Use: Commercial / Residential	Zoning amendment required to allow mixed-use buildings (B-1 & B-2 to allow as a conditional use)									
	Mixed-Use: Commercial / Industrial	i	i	i	i	C	i	i	i	i	i
	Commercial	i	i	i	i	i	C	C	C	C	i
	Institutional: Governmental	i	i	i	i	i	i	i	i	i	C
	Institutional: Educational / Cultural	i	i	i	i	i	i	i	i	C	i
	Open Space & Recreational	i	i	i	i	i	i	i	i	i	C
	Industrial	i	i	i	i	C	i	i	i	i	i

C = Consistent
i = Inconsistent



ZONING MAP

VILLAGE OF HALES CORNERS

MILWAUKEE COUNTY, WISCONSIN

Last Update: May 10, 2016

Zoning Districts

- R-1**
RESIDENTIAL
One and/or Two Family Dwellings
- 10,000 sq. ft. Lots
- R-2**
RESIDENTIAL
One Family Dwellings
15,000 sq. ft. Lots (Two Family Cond. Use)
- R-3**
RESIDENTIAL
One Family Dwellings
- 20,000 sq. ft. Lots
- R-4**
RESIDENTIAL
Multi-Family Dwellings, Condo/Resident Homes, Senior Housing, Clubs
- M-1**
LIGHT MANUFACTURING
- B-1**
SHOPPING CENTER DISTRICT
- B-2**
GENERAL BUSINESS DISTRICT
- B-3**
AUTO RELATED BUSINESS
- B-4**
OFFICE AND PROFESSIONAL
- P-1**
PARKS AND INSTITUTIONAL

0 225 450 900 Feet
1 inch equals 1,167 feet

Economic Development



Labor Force & Economic Base

As outlined in the Community Profile chapter, the vast majority of the employed population in Hales Corners works outside of the Village, and only an estimated 219 people both live and work in Hales Corners. Accordingly, the vast majority of Hales Corners workers commute by driving alone to work.

The highest proportion of Hales Corners workers are employed in management, business, science, and arts related occupations. The most common industries for Hales Corners workers to be employed in are Manufacturing and Educational Services, and Healthcare and social assistance.

This emphasis on professional and administrative-sector jobs is not surprising given Hales Corners' educated population. More than a third of Hales Corners residents have achieved a bachelor's degree or higher. Hales Corners is also well-educated when compared to the US population as a whole; 95% of residents have at least a high school diploma, which is greater than the national average of 88%. Household income is well above the average for the state of Wisconsin.

Read more about the Hales Corners labor force in the **Community Profile** section of this plan.

As stated previously in this plan, Hales Corners is considered a built-out community; there is very little or no vacant land on which to build new development. Any new commercial development, which could bring new jobs and renewed tax base to the community, would likely be a redevelopment of a previously developed parcel. As the Village considers their future needs with regards to maintaining a strong economic base in the community, incorporating diverse housing options, and creating new public spaces for community members to gather, it will be important for the Village to consider what land is underused or is no longer meeting the needs of the community. The Village can then work with those landowners to transition the property to a development type that creates value for everyone.



▲ Examples of commercial development in Hales Corners. Photo Source: GRAEF team

Commercial Development in the Village

The Village has two primary commercial and employment corridors: STH 100 and STH 24/Forest Home Avenue. Historically, these corridors have been the mainstay of economic development in the Village. First, during the early days, when plank roads were used to transport goods to Milwaukee or areas to the southwestern part of the region and then later during the era of rapid transit in 1903. Today, these corridors are home to a mix of retail, office and other commercial uses. Several shopping strip centers are located along STH 100 that include primarily local or regional type tenants.

STH 100 experiences a high volume of daily traffic, with more than 40,000 vehicles per day and is projected to reach over 60,000 vehicles by 2030. The strip centers located on the east side of STH 100 are connected through parking lots, which enables a consumer to travel from Janesville Road to Grange Avenue without having to utilize STH 100. These strip centers were constructed in the 1970s and present an opportunity for enhanced connectivity, higher land utilization and cohesive character as redevelopment occurs.

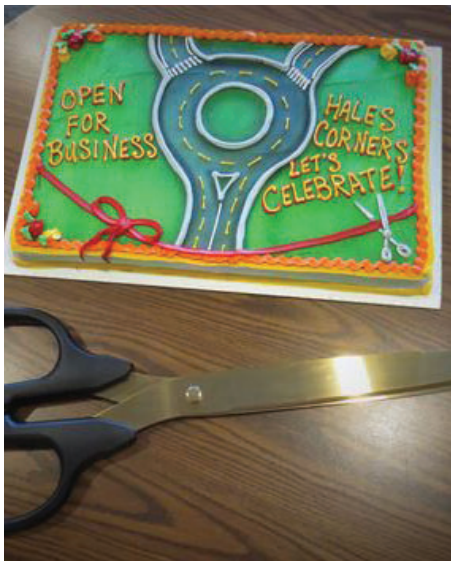
Hales Corners is home to many long standing businesses. Some of the businesses that have served the community for more than 50 years include: Michael's Footwear which has been in the Village since 1959; Ritzman Appliance has been in the village since 1953; Sherper's, a government and factory surplus store that features hunting, camping and other recreational items, has been in operation in the Village since 1957; Hales Corners Beer and Liquor Store has been in the Village since 1938; Burmeister Woodwork Co. moved to Hales Corners in 1946 from their location in Milwaukee.

The first bank, State Bank of Hales Corners, was opened in 1910 in the Village by James Godsell and John Meade. State Bank of Hales Corners first operated in a small building on the west side of STH 100 before moving into a larger building on Janesville Road in 1960. In 2007, Associated Bank acquired State Bank.

Holz Motors has been in operation in the Village at the same relative location with the same family since its start in 1914. The auto dealership is one of the larger employers in the Village and an active business in the community, such as hosting the annual 4th of July car show. The Holz Family Foundation has made several contributions to local civic events and organizations.



▲ Above: Classic Auto Show at Holz Motors, 2012. Photo Source: Hales Corners Historical Society.



- ▶ At right: Hales Corners ribbon cutting in 2018 for the newly designed and re-opened roundabout intersection between Janesville Road and W Forest Home Avenue. Photo Source: Hales Corners Chamber of Commerce
- ▲ Above: A cake celebrating the road redesign and reopening. Photo Source: Hales Corners Chamber of Commerce



- ◀ Hales Corners Night Out 2019. Photo Source: Hales Corners Chamber of Commerce

Economic Development Organizations & Resources

Since the Village's creation of a Community Development Authority (CDA) in 1994, it has interacted with numerous agencies in accomplishing economic development, including the local Chamber of Commerce, of which the Village is a member and where they participate in promotions and programs. Further, the Village participates in the annual Community Development Block Grant (CDBG) program administered through Milwaukee County. Other activities the Village is involved in include: attending periodic summits, working with Economic Development staff in TIF creation; Milwaukee 7 is the regional promotion arm for the seven participating counties, and the State of Wisconsin where staff has worked with various agencies on TIF creation and utilizing industrial revenue bonds. Some of the organizations and resources are discussed in greater detail below.

Hales Corners Chamber of Commerce

The Hales Corners Chamber of Commerce's mission is to "promote economic development, foster and build community relationships and to advance the general welfare and prosperity of the Hales Corners business community." The Hales Corners Chamber of Commerce provides monthly networking and social events that also present helpful information to the local business community. In addition to promoting local businesses, the Chamber has contributed funds to many local community events, including the annual 4th of July celebration.

Milwaukee 7 | www.choosemilwaukee.com

Milwaukee 7 was established in 2005 to "create a regional, cooperative economic development platform for the seven counties of southeastern Wisconsin: Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Waukesha and Washington. Its mission is to attract, retain and grow diverse businesses and talent." The underlying foundation of this organization is that as each county is home to various corporate headquarters, has a pool of highly skilled workers and offers various quality-of-life amenities. Therefore, competing as a region broadens the range of choices and opportunities for a potential

business and gives the region a competitive edge.

The Choose Milwaukee website offers a variety of different resources, including statistics; site searches for properties available for sale or lease; and quality of life information, such as schools, neighborhoods, sports and arts & entertainment.

UW-Extension - Milwaukee County

UW-Extension's Economic Development program provides training and technical assistance to local communities while the Community Development program helps individuals and groups help effect change in their community through leadership training and organizational development.

Wisconsin Department of Commerce

The Department of Commerce provides development assistance to serve citizens and businesses. Their services include small business assistance, marketing, and finance. The Department of Commerce offers various programs, such as the Employee Ownership Assistance Loan Program, Enterprise Development Zone Program and Technology Development Fund.

Types of Businesses Desired

A 2005 "Market Analysis of Hwy 100 Corridor" (Hurtado Consulting, LLC) concluded that many local retail and service needs were being met. Generally, many businesses had market areas larger than the Village with notable pulls in the areas of eating/drinking establishments, gas stations, and hardware/garden stores.

The analysis also identified the following general sales leakages in: apparel/accessory stores, bakeries, book stores and appliance/electronics stores. The resident survey identified the following desires for other retail: small bookstores, specialty foods, and specialty restaurants. A recurring theme of the resident survey, 2005 Analysis and the 1993 Corridor Plan was a desire to limit any further auto-oriented uses, which were seen as proliferating and adding to traffic problems. In 1996, the comprehensive zoning revision reflected a change in Village policy to better regulate and limit auto-oriented uses.

This insight into the types of businesses that might be desirable in Hales Corners, as well as those that would be most successful along the Village's commercial corridors, can quickly become out of date as businesses close in the Village and the surrounding region and others take their place. While Hales Corners will likely continue to emphasize neighborhood-serving commercial uses and de-emphasize auto-oriented uses, the particular mix of businesses has undoubtedly changed in the past 16 years. The planning team recommends a market analysis for the village be completed periodically so that Village elected officials have market information available as needed for decision making.

Village Strengths and Weaknesses to Attract and Retain Businesses

The Village's close proximity to freeway access and the presence of STH 100, a major metropolitan arterial, are strong factors in attracting and retaining businesses. The Village has a Community Development Authority with a track record of accomplishments to work with developers on future redevelopment projects.

The Village is built out, so it has limited land for expansion. This partly restricts available sites for new development and expansions, which typically require more expensive redevelopment assistance. Since much of the Village's commercial development is 20-40 years old, strategies tend to focus on rehabilitation or replacement of aging infra-structure and buildings. The Village enacted a commercial exterior maintenance code in 2006 to establish better standards of business appearance and care.

Development Sites

Map 5 of the Housing Element depicts possible sites for development/redevelopment that exhibit a relatively low improvements-to-land value ratio. The Community Development Authority has been active in promoting and facilitating redevelopment. A TIF (tax increment finance) district was created in 1995 that led to the Village Market project that produced over \$35 mil-

lion of new development increment. Limited property acquisition and assembly was required for the project.

In 2008, a third TIF district was created to rehabilitate an aging commercial strip center. The district was closed in 2020 with an overall increase in property value of \$3.8 million over the life of the district. The strip mall has maintained 100% occupancy for the past several years and continues to provide commercial shopping, dining, and a fitness center to the Village.

In 2016, a fourth TIF was created for the development of a Festival Foods retail grocery at the previously vacant Kmart site. This project also spurred development improvements to the adjacent Outlook Development strip mall and the redevelopment of a parcel to add a fast food restaurant, both of which were completed in 2019. The project plan area to date has produced over \$11.5 million in new increment for the district.

The CDA and the Village will continue to seek redevelopment opportunities. With the absence of any major industrial sites, the need for "brownfield" development is marginal. The Village is aware of state mitigation programs and is prepared to utilize them if needed. The more likely environmental issue that occurs in retail redevelopment is underground gasoline tanks or dry cleaner waste disposal. Neither of these issues has been significant enough to warrant any major clean-ups or impede redevelopment efforts.

While the Village may have an absence of brownfield sites, there is the concern regarding "greyfield" sites. Greyfield sites are defined as commercial properties that are underutilized, derelict or vacant. The Village has many aging strip centers that may face increasing competition from retail centers in adjoining communities creating greyfields in the primary commercial STH 100 corridor. The Village will need to be conscious of the changing commercial market and its impact on these commercial properties to ensure that the STH 100 corridor maintains its highest and best use.

In fact, it is this very dynamic that has led the Village of Hales Corners to emphasize the need and community desire for a walkable "Village Center" development at the intersection of the Village's primary commercial corridors.

A New Village Center

Opportunity Area



Downtown Hales Corners Past & Present

Looking at how a community developed throughout history provides an understanding of the present conditions of the community, as well as its future potential. The historic downtown, or village center, has seen a number of transitions over the past century. The conversation on what the value of a central gathering place was in the past, and what it might be in the future is the focus of this section. While the termination of Hales Corners' intermodal transit line and the expansion of Highway 100 dramatically reconfigured the social and physical qualities of "The Triangle", the potential for resurrecting this place of community gathering - and the sense of civic pride and community identity that comes with it - remains. Hales Corners residents and leaders have voiced their support for a new vision for their community - one that is vibrant, connected, and walkable.

Development Scenarios

The following pages include a summary of key issues that exist within the Village Center as it exists today, as well as guiding principles that the Village should apply to any future redevelopment proposed for the area. To help the Village evaluate development proposals, two redevelopment scenarios are included. These scenarios should be considered as illustrations, not a mandated regulation. The scenarios have a very clear illustration of a desired outcome, but the Village must also allow changes to accommodate the desires of specific developers and investors.

Making It Happen

In the short term, the Village should create an implementation plan that incorporates the following:

1. **Create a strong but flexible block and framework diagram:** Adjust street and block framework included in the development scenarios that factor in difficult-to-overcome barriers, but still retains the overall vision. Next, create a diagram of likely parcels/land divisions for each block that have simple, adaptable shapes that fit multiple types of property investments and projects, including those shown in the concept sketches.
2. **Prepare to modify the plan in response to investor/developer concerns:** Consider the current scenario plans as an illustration, not a mandated regulation. Many urban district plans fail due to overly restrictive expectations.
3. **Identify key "first project" parcels for development and describe multiple opportunities for each:** The more opportunities that can be defined as starting points for development, the more the Village can lower the risk for investors. Investors prefer communities that show an interest in high quality development but, at the same time, show flexibility and pragmatism in the types of projects they consider desirable. The community must express a willingness to negotiate in order to help investors maintain financial success and still meet the Village's long-term mission.
4. **List the key existing conditions (constraints and opportunities) for each parcel:** Key parcel attributes might include traffic counts, parking, visibility, current zoning (and the ability to modify zoning), environmental conditions that may be problematic, utilities and access points, transit, other proximity to other local features (both advantages and disadvantages).
5. **Describe current available subsidies as well as additional subsidies:** Typically, this includes current TIF districts and the willingness to create new TIF districts as needed.
6. **Describe what the Village wants in terms of both short-term and long-term missions:** The key point to emphasize with investors is that the Village's mission is broader and long-term. Consequently, any initial proposals will be evaluated in terms of how easily they support both initial success as well as future long-term options that can be adapted to fit the Village's long-term vision.
7. **Create a simple, easy-to-review executive summary that can be used in emails and hard copy:** Staff/consultants conducting the interviews with investors/developers should have a portfolio of additional information concerning examples and possibilities the Village would like to see.

Creating A Village Center

An analysis of the existing Village Center identified the following key issues:

- 1. The existing land uses are destination-driven uses and residential development is missing from Village Center.**
- 2. It is difficult or unpleasant to walk or bike from one business to the next, thus people who use this area will generally only visit one business and leave.**
- 3. There isn't a sense of arrival or central identity to Village Center.**

The Village Center recommendations focus on three guiding principles or elements to address the above issues: Making a Neighborhood, Making a Place, and Making Connections.

Making a Neighborhood

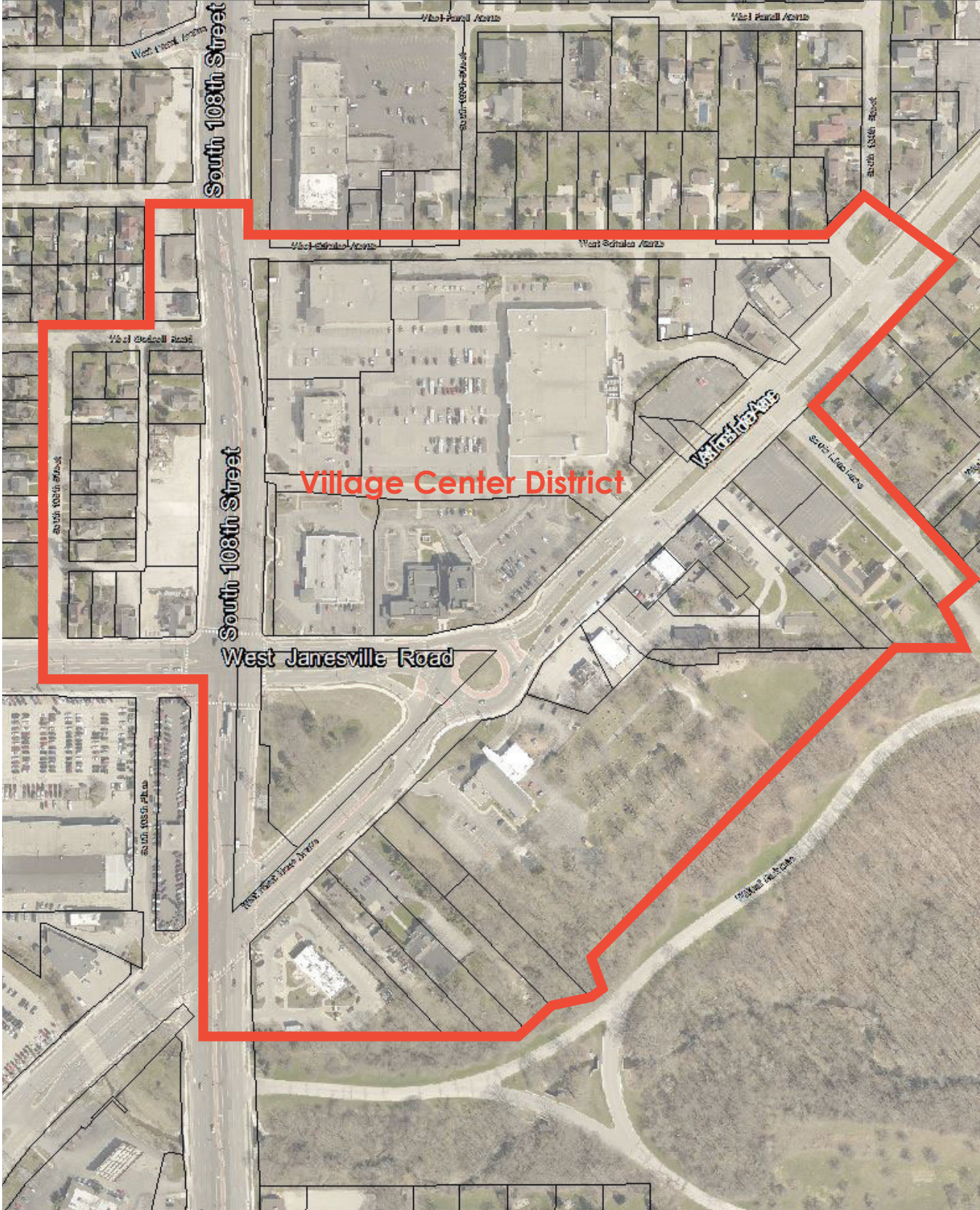
While the Village Center is primarily auto-oriented commercial uses today, the future vision should be creating a neighborhood: compact, pedestrian-friendly, and mixed-use. Traffic and visits drive success of commercial and retail centers, and providing housing offers additional market, visibility and dynamics to a neighborhood.

Making a Place

Public spaces must be flexible in their design. Placemaking is a collaborative process where community members, business partners, property owners, and the Village work together to reimagine public spaces through urban design, events, and programs. The goal of placemaking projects is to help people feel more connected to places: more excited to walk to lunch, shop locally, and stay/play for extended periods of time.

Making Connections

Great Village Centers are walkable, drivable, and bike-able and include a variety of civic spaces, such as complete streets, plazas, greens, and parks.



VILLAGE CENTER DEVELOPMENT SCENARIO 1



Legend

- Existing Building
- Potential Building

- ① Reconfigured access drive with complete street design approach
- ② Extension of Lilac Lane connecting W Scharles Ave to W Forest Home Ave (complete street design approach)
- ③ Intersection design enhancement with pedestrian crossing emphasis
- ④ Removal of alley to maximize space for residential and commercial development
- ⑤ Off-street trail connecting Village Center development to Whitnall Park
- ⑥ Plaza space (additional surface parking during non-events)
- ⑦ Central outdoor gathering space for programmed events and informal gatherings
- ⑧ Enhanced design of outdoor space (outdoor seating, signage, landscaping)
- ⑨ Commercial redevelopment
- ⑩ Mixed-use redevelopment (ground floor commercial with residential above)
- ⑪ Mixed-use or multi-family residential
- ⑫ Single-family townhomes

VILLAGE CENTER DEVELOPMENT SCENARIO 2



Legend

- Existing Building
- Potential Building

- ① Reconfigured access drive with complete street design approach. Activated street-level experience to the north with storefronts and outdoor seating.
- ② Extension of Lilac Lane connecting W Scharles Ave to W Forest Home Ave (complete street design approach)
- ③ Intersection design enhancement with pedestrian crossing emphasis
- ④ Removal of alley to maximize space for residential and commercial development
- ⑤ Off-street trail connecting Village Center development to Whitnall Park
- ⑥ Plaza space (additional surface parking during non-events)
- ⑦ Central outdoor gathering space for programmed events and informal gatherings
- ⑧ Enhanced design of outdoor space (outdoor seating, signage, landscaping)
- ⑨ Commercial redevelopment
- ⑩ Mixed-use redevelopment (ground floor commercial with residential above)
- ⑪ Mixed-use or multi-family residential
- ⑫ Single-family townhomes





SYSTEMS

Housing

Transportation

Natural & Cultural
Resources

Utilities & Community
Facilities

Sustainability

Housing

In 2009, the Village of Hales Corners developed a housing study with a team of consultants with the goal of helping the Village achieve their housing objectives. In addition, the study found that anticipated new market demand for housing over the next 20 years could result in 142 additional households in the Village. However, because the Village is largely built-out, new households would have to be accommodated in redevelopment projects.

Though the existing housing study is about ten years old, the physical housing stock has not changed significantly. However, the housing market and demand for housing is changing rapidly, as outlined below. Due to the factors outlined in this section, the Comprehensive Planning team recommends that the Village of Hales Corners complete a housing market study for the Village to guide future redevelopment projects, especially within and surrounding a new Village Center development.

Hales Corners Housing Stock

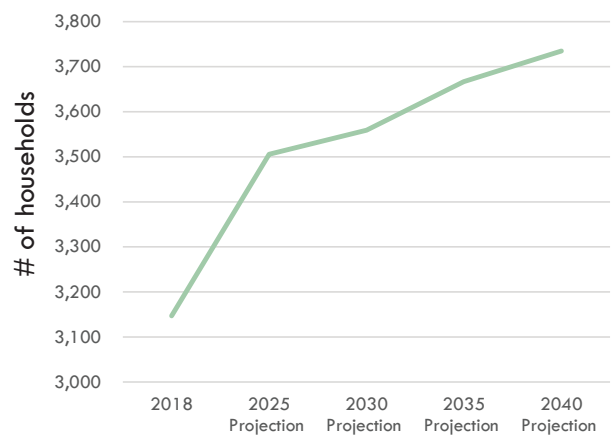
The Village of Hales Corners' housing stock is 64% single-family housing and 36% two or more unit buildings. About 1/3 of Hales Corners' housing stock was built in the 1930s, and more than half was built before 1970. Much of the housing stock consists of small, bungalow-like single-family homes. According to the American Community Survey 5-year estimates, approximately 58% of the housing in Hales Corners is owner-occupied, while 42% is occupied by renters.

Housing Demand in Hales Corners

During the course of updating this Plan, housing demand has been changing both locally and nationally. The COVID-19 pandemic has resulted in an increased demand for housing with enough space for home offices to accommodate working from home, and some families are seeking more space for yards to be outside.

In Section 3 of this Plan, the Community Profile, we have established that the Village of Hales Corners is expected to grow in population over the next

there are 3,143 households in Hales Corners



...households are projected to increase by 588 by 2040

▲ Data Source: Households: 2018 American Community Survey. Household Projections: WI DOA 2019; WI DOA Projections through 2040.

25% of Hales Corners households are considered "burdened" by their housing costs

▲ Data Source: 2019 American Community Survey 5-year estimates.



▲ Examples of housing in Hales Corners. Top three photos: Google Maps. Bottom Photo: GRAEF team.

20 years. Household size is expected to decrease slightly over the same time period. As a result, the number of households that Hales Corners is projected to add as a result of population growth is 588 by 2040. This amount of growth with likely require large-scale redevelopment with multifamily housing options if it is to take place in Hales Corners.

This rate of change represents a projected demand for housing in the community if redevelopment occurs and new housing is added to accommodate the growth. It is up to Hales Corners and the regional development community to determine what types of housing is added in the community and where.

Affordable Housing in Hales Corners

Housing costs for a household are generally considered to be affordable if they are 30% of household income or less. If a household is paying more than 30% of their household income to their housing cost each year, then they are considered cost burdened. About of a third of renters pay 30% or more of their income towards housing costs in Hales Corners, and about a quarter of Hales Corners residents overall. The vast majority of these households make less than the median income of \$77,041.

The median monthly housing cost in Hales Corners, regardless of whether a household rents or owns their home, is \$1,223. However, 36% of Hales Corners residents spend more than \$1,500 on their monthly housing costs, compared to 20% of Milwaukee County as a whole (2019 ACS 5-year estimates).

A housing study update that includes an analysis of housing affordability in Hales Corners would be beneficial in understanding how accessible the community is to families in the area who are looking to move into either a rental until or buy a home. It would also allow the Village to take a closer look at the demand for housing in Hales Corners and plan whether and how to meet that demand.

Transportation

Hales Corners, and the entire area surrounding the Village, is essentially built-out. As such, the Village is part of an extensive network of roads and other transportation systems that serve the entire metropolitan area. The connectivity of this system is important to intermodal travel to destinations outside the Village.

Within the Village, a network of roads and pedestrian ways are the primary means by which residents get to local destinations such as schools, neighbors, shopping, services, recreation, worship and institutions.

The following transportation elements make up the network of travel modes in Hales Corners.

Streets

The Village street system hierarchy consists of freeways, arterials, collectors and local streets. The functional classification is determined through the Wisconsin Department of Transportation based on recommendations of the Milwaukee Urbanized Area (MUA) Transportation Advisory Committee and the Southeastern Wisconsin Regional Planning Commission (SEWRPC).

There are two state trunk highways (STH) that run through the Village. STH 100, also known as 108th Street, and STH 24 or Forest Home Avenue and Janesville Road. County trunk highway (CTH) 00 or Forest Home Avenue extends from STH 100 west to the Village limits. Wisconsin Department of Transportation and Milwaukee County Department of Public Works maintains these roadway sections through the Village.

The Village has ready access to interstate highways. The intersection of I-894 and I-43, the Hale Interchange, is directly north of the Village. Ramps connect to STH 100, making this a major commuter route to downtown Milwaukee. Access to westbound I-43 cannot be made at the Hale interchange, but access is provided one mile to the west at

124th Street, immediately north of the Village.

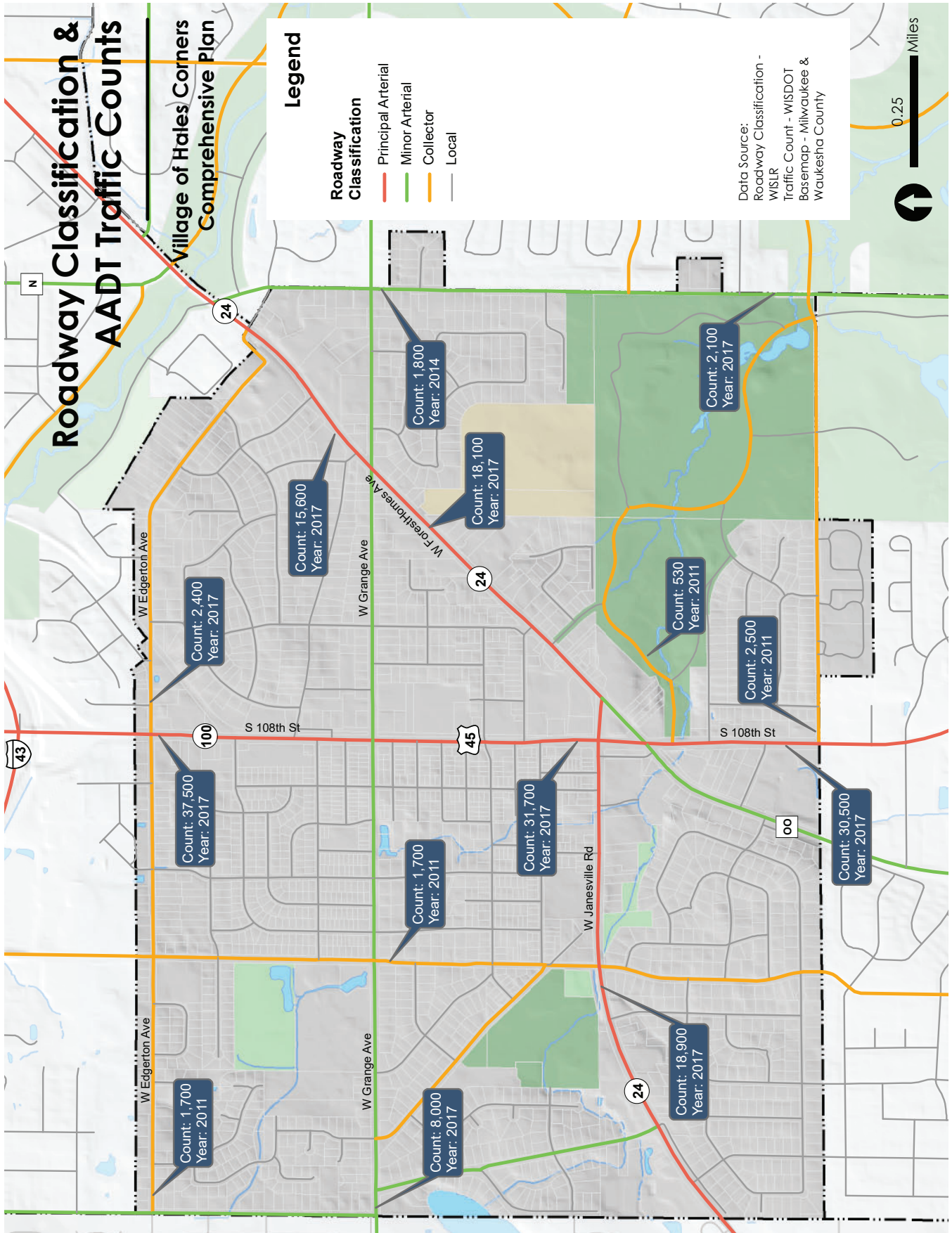
An arterial street's primary function is to move traffic through an area. Table 14. below lists the arterial roads in Hales Corners. They include 92nd Street, 108th Street (STH 100/US 45), 124th Street, Grange Avenue Janesville Road (STH 24), and Forest Home Avenue (STH 24 & CTH 00). The jurisdiction, road type, design capacity and actual traffic counts are described in the table below. The arterial system is adequate to serve traffic needs, with the exception of 108th Street.

STH 100/108th Street is a 6-lane, north-south major arterial through the middle of the Village. It is also designated a state trunk highway and US highway route. Daily traffic counts exceed 40,000 vehicles per day. In 2018, the Wisconsin Department of Transportation (WisDOT) embarked on a reconstruction project for STH 100 through Hales Corners, which was completed in 2019. The highway was rebuilt between Edgerton and College Avenues, and the project also included converting part of the intersection at Forest Home and STH 100 to a roundabout.

Collector and local streets are shown on the Roadway Classification & AADT Traffic Counts map.

Since the Village is built-out, planning for new roads is not an issue. All roads are at widths adequate to serve projected needs, with the exception of 108th Street. However, many Village streets were originally built in the 1950s and 1960s, and are reaching the end of their construction life. Maintaining, upgrading, and reconstructing roads is the primary issue for the Village. Local arterial and collector streets are the priority. A multi-year plan is nearing completion to provide more adequate levels of funding for roads by the Village.

Median maintenance on State and County highways was assumed by the Village in 1998. Beautification and landscaping of these major corridors is an objective of the Village. Declining state and county



funding for median maintenance is insufficient to maintain minimum aesthetic standards of the Village.

Transit/Taxis/Specialized Service

The Milwaukee County Transit System (MCTS) operates public bus service throughout Milwaukee County. As of the writing of this plan, MCTS Freeway Flyer Route 43 served the Village with six stops in the Village along STH 100, Grange Avenue, and Forest Home Avenue, as well as the Whitnall Park-and-Ride. Due to a stagnant state budget and rising transit costs in the Milwaukee County service area, MCTS is proposing to eliminate some of its routes with the lowest ridership numbers, including Freeway Flyer Route 43, as of the 2020 budget cycle.

The Whitnall Park-and-Ride lot is operated by MCTS less than a ¼ mile north of the Village on STH 100 in the Hale Interchange. The Lot serves daily and special event commuters to downtown Milwaukee, and also provides a connecting point to other bus lines through Route 28. In 2012, approximately 205 of the 360 parking spaces were used on an average weekday, or about 57% of the lot.

State and regional bus service offered by several private carriers including Greyhound, Coach USA, Indian Trails, Badger Coaches, Lamers, and Wisconsin Coach Lines.

Taxi and other cab services are provided by appointment throughout the metropolitan area, including service to Milwaukee's Mitchell International Airport.

The MCTS fleet has ADA accessibility with specialized transportation provided through their Transit+ and Para-transit programs. Transportation services for the elderly are provided by the Milwaukee County Department on Aging and a local senior living facility, for its residents only. Several private companies also offer specialized and elderly transportation.

Sidewalks/Trails/Bicycles

The Village has never required sidewalks in residential areas. There is sporadic sidewalk development, primarily along commercial corridors and in some older subdivisions. The Village now requires sidewalks

on major arterials as commercial or multi-family development occurs, when arterials are reconstructed, or through construction as part of redevelopment areas. ADA accessible ramps have been retrofit on all older sidewalks at intersections with urban road sections. Pedestrian connections and access are a regular part of development plan review.

Bicycle travel is primarily done using Village streets. Several shared-use paths can accommodate bicycles, as shown in the Trails & Paths map. However, the system is limited and relies on on-street travel for inter-connectivity. The Milwaukee County Parks' Oak Leaf Trail is a 100-mile system of biking and recreational trails that connect parks throughout the County. The Trail can be accessed through Whitnall Park located in the Village.

Air Service

Milwaukee's General Mitchell International Airport is the primary airport serving the metropolitan area. Scheduled and charter air service is available to in-state, national and international destinations. Over a dozen air carriers serve Mitchell International Airport.

Chicago's O'Hare Airport is an important international hub that offers additional flight options at a distance of 90 miles to the south. Scheduled bus service to O'Hare is available by carriers in Milwaukee.

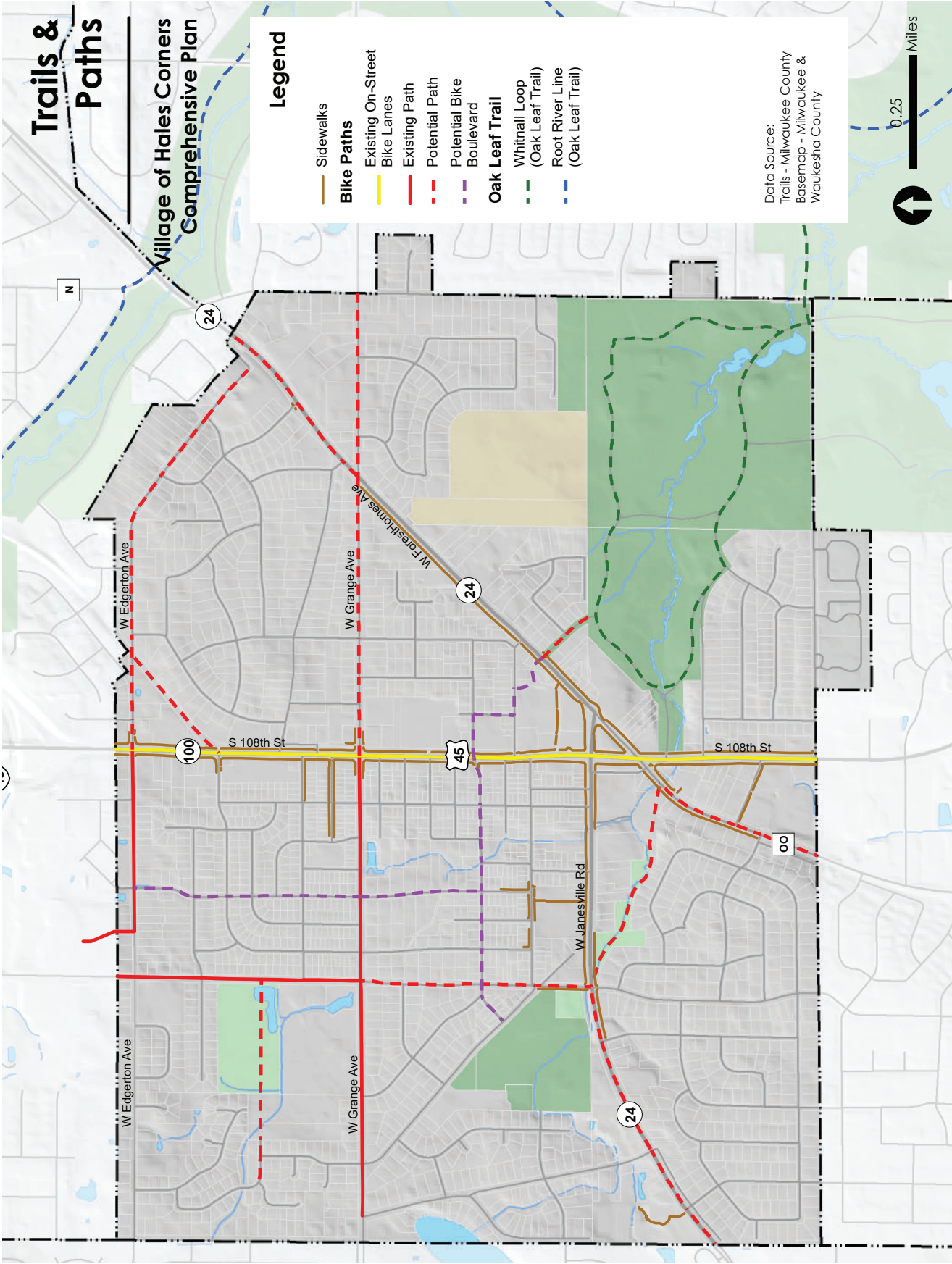
Other smaller airports serving the metropolitan area are Waukesha County Airport, Timmerman Field, and Brookfield Aero. These facilities generally cater to charter flights and private craft.

Water

Port of Milwaukee serves the metropolitan needs for commercial shipping. The Lake Express High Speed Ferry operates from spring to fall, with service between Milwaukee and Muskegon, Michigan.

Rail

There are no rail lines in the Village. Passenger rail service for regional travel (i.e. to Chicago or Minneapolis) is provided by Amtrak. There is a station in downtown Milwaukee, part of an inter-modal depot with bus service (433 W. St Paul



Avenue) and a station at General Mitchell International Airport near 6th Street south of Grange Avenue. Chicago has extensive commuter rail service, and plans for additional extensions to connect Milwaukee and Racine are part of a regional study now under review. Rail freight service is provided by CN Railroad, Union Pacific Railroad, and Wisconsin & Southern Railroad.

Comparison with Local Transportation Plans

Much of the State's and County's transportation planning is coordinated through the MUA Transportation Advisory Committee. The Village's transportation system and planning is consistent with the Vision 50: Regional Land Use and Transportation Plan (SEWRPC).

Sidewalk/Trail/Bicycle Facility Examples



Sidepaths

A sidepath is typically a type of multi-use trail that follows closely alongside of an existing roadway. This type of trail is recommended along major arterials in the Village.



Bicycle Boulevards/Minor Enhancements

Bicycle boulevards are streets with low motorized traffic volumes and speeds, designated and designed to give bicycle travel priority. Bicycle Boulevards use signs, pavement markings, and speed and volume management measures to discourage through trips by motor vehicles and create safe, convenient bicycle crossings of busy arterial streets.

Natural & Cultural Resources

As a small, landlocked and built-out community, the management and preservation of the village's natural resources is important for maintaining the quality of life enjoyed by residents. Ensuring that future development does not disrupt important natural characteristics is important for the social and environmental health of the community. As well, preserving natural characteristics can build resiliency for the community.

Surface Water and Stream Corridors

The Whitnall Park Creek, North Branch of Whitnall Creek and Northwest Branch of Whitnall Creek meander through the village from the west (near Kelly Lake) down to the southeast corner (near Whitnall Park). Single family residential, commercial and parks are the primary zoning classifications for the land abutting these creeks, which all benefit from the added scenic value of these water features.

Kelly Lake (also known as Kurtz Lake and Mud Lake) is located at the northwest corner of the Village, with a portion of the lake situated in the City of New Berlin. Public access to the lake is available off of Kurtz Road.

The Village has adopted a Floodplain-Wetland Ordinance, which is administered through the Building Inspection and Zoning Administration. The purpose of this ordinance is to help protect the scenic beauty, to prevent future property damage from potential flooding and to protect the water resources from pollution, sedimentation and erosion. All of the local waterways, drainage ditches and underground storm sewer system serve as drainage ways that comprise part of the watershed for the Root River.

Floodplains

Areas that are susceptible to flooding have limited use for development, and are typically areas that need protecting for environmental purposes. As such, the Village of Hales Corners has a Floodplain-Wetland Ordinance that prohibits development within the floodway or floodplain. The Village

has adopted maps from the Federal Emergency Management Agency (FEMA), which identify the flood hazard areas within the Village. The Village also participates in the National Flood Insurance program. The FEMA Floodplains map shows the regulated floodplains and wetlands within the Village.

Wetlands

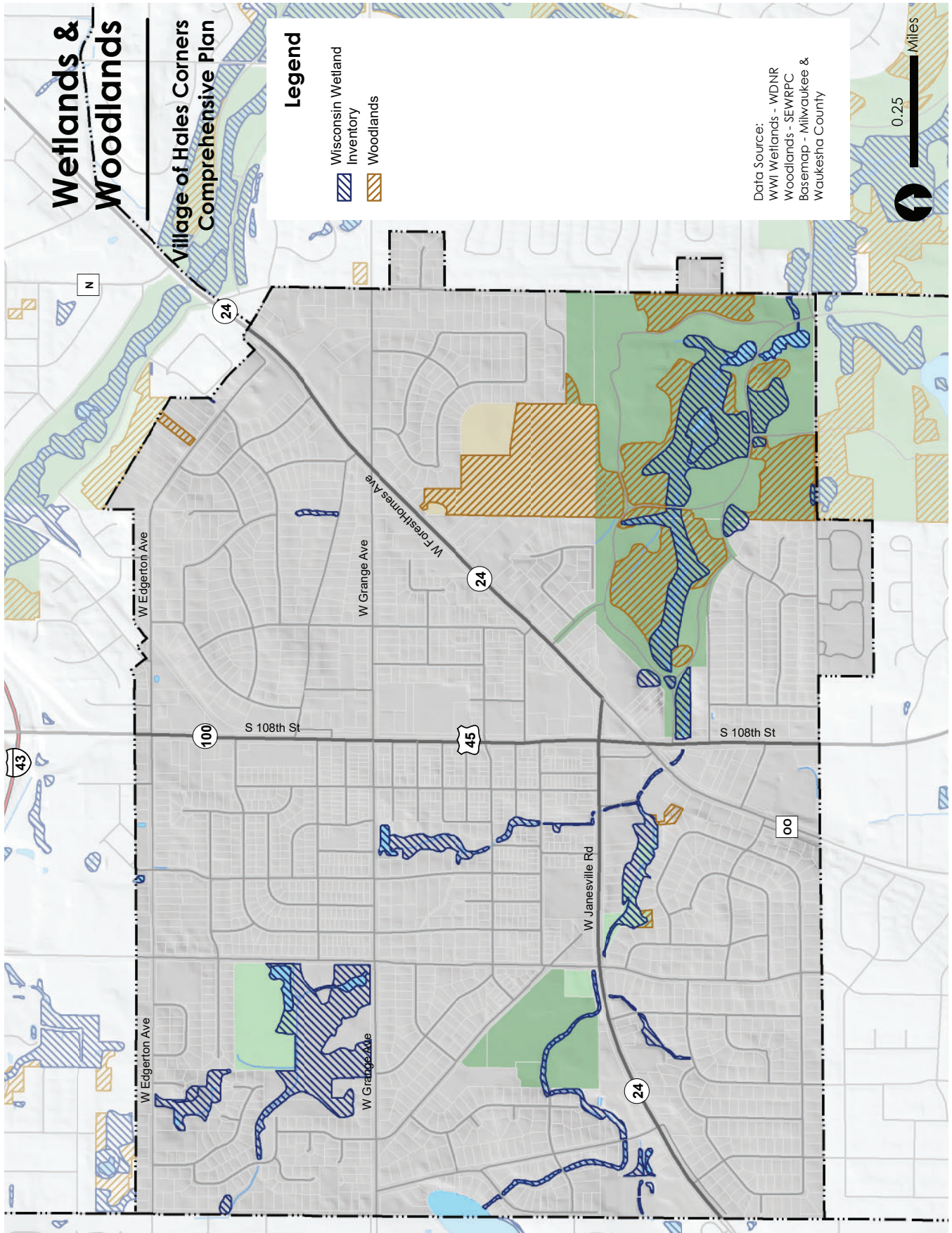
The State of Wisconsin defines wetlands as areas where water is at, near or above the land surface long enough to be capable of supporting aquatic or hydrophytic vegetation, or areas that have soils indicative of wet conditions. The Wisconsin Department of Natural Resources has authority over all wetlands.

According to the State of Wisconsin Wetland Inventories Map, the village has several wetland areas within corporate limits (see Map 1). Within the village, the most contiguous wetland areas are found along Whitnall Park Creek and its two branches. Protection of wetlands in the village is important since they serve several vital environmental functions, including providing flood control, improving water quality, recharging groundwater and providing habitat for fish, birds and other wildlife.

Groundwater

While not visible, groundwater is an important water resource. A number of activities can affect the quality of groundwater, such as the use of insecticides and pesticides, underground storage tanks, and chemical spills.

The quantity and quality of groundwater are both issues of concern. As the demand on groundwater aquifers increases due to new development or redevelopment, the level of groundwater can drop, requiring wells to be drilled deeper and deeper. Maintaining healthy groundwater levels is a regional issue that requires significant levels of intergovernmental cooperation. Soils maps can be used as guides to identify shallow ground water levels.



Wellheads

The issue of wellheads generally deals with geographic areas that are dependent upon groundwater. Some areas in the village are served by a public water system, Milwaukee Water Works, while other areas remain dependent upon individual or community wells. Wells are under the jurisdiction of the Wisconsin Department of Natural Resources. The Village does not have a permitting or inspection system in place for private wells, except for electrical permits required for pump installation and plumbing permits required for connecting the well to the structure.

Hales Corners has two community wells: Blossom Heath Water Trust and Hales Happiness Water Trust. Both community wells are located in the northwest section of the village. These community wells function as their own water utility, with a water trust that elects an agent to send out the bills and work with the Wisconsin Department of Natural Resources on any issues. Blossom Heath Water Trust was formed in the 1950s and serves approximately 30 homes.

Blossom Heath is located between Grange Avenue on the south, Copeland Avenue on the north, 115th Street on the west and 112th Street on the east. Hales Happiness Water Trust was also formed in the 1950s and serves approximately 180 homes. Hales Happiness is bordered by Copeland Avenue on the south, Abbott Avenue on the north, 116th Street on the west and 110th Street on the east. Homes located on Woodside Drive west of 116th Street are also part of the Hales Happiness Water Trust.

In 2010, Blossom Heath Water Trust started the process of disbanding the water trust. The Wisconsin Department of Natural Resources cited the water trust for several code violations that required an upgrade to the existing system. After several months of evaluating alternatives and their associated costs, which included extending and connecting to municipal water provided by Milwaukee Water Works, property owners decided they would drill their own individual wells.

When a well is abandoned, the property owner is responsible for complying with the regulations established by the Wisconsin Department of Natural Resources.

The federal Safe Drinking Water Act (SOWA) was amended in 1986 to include a nationwide program to protect groundwater used for public water supplies. The amendment established state wellhead protection programs for communities to prevent contamination of their wells by delineating and protecting the land areas that contribute water to their wells. Section NR 811.16 (5) of the Wisconsin Administrative Code outlines the requirements of Wisconsin's wellhead protection program. The Village has not adopted a wellhead protection plan.

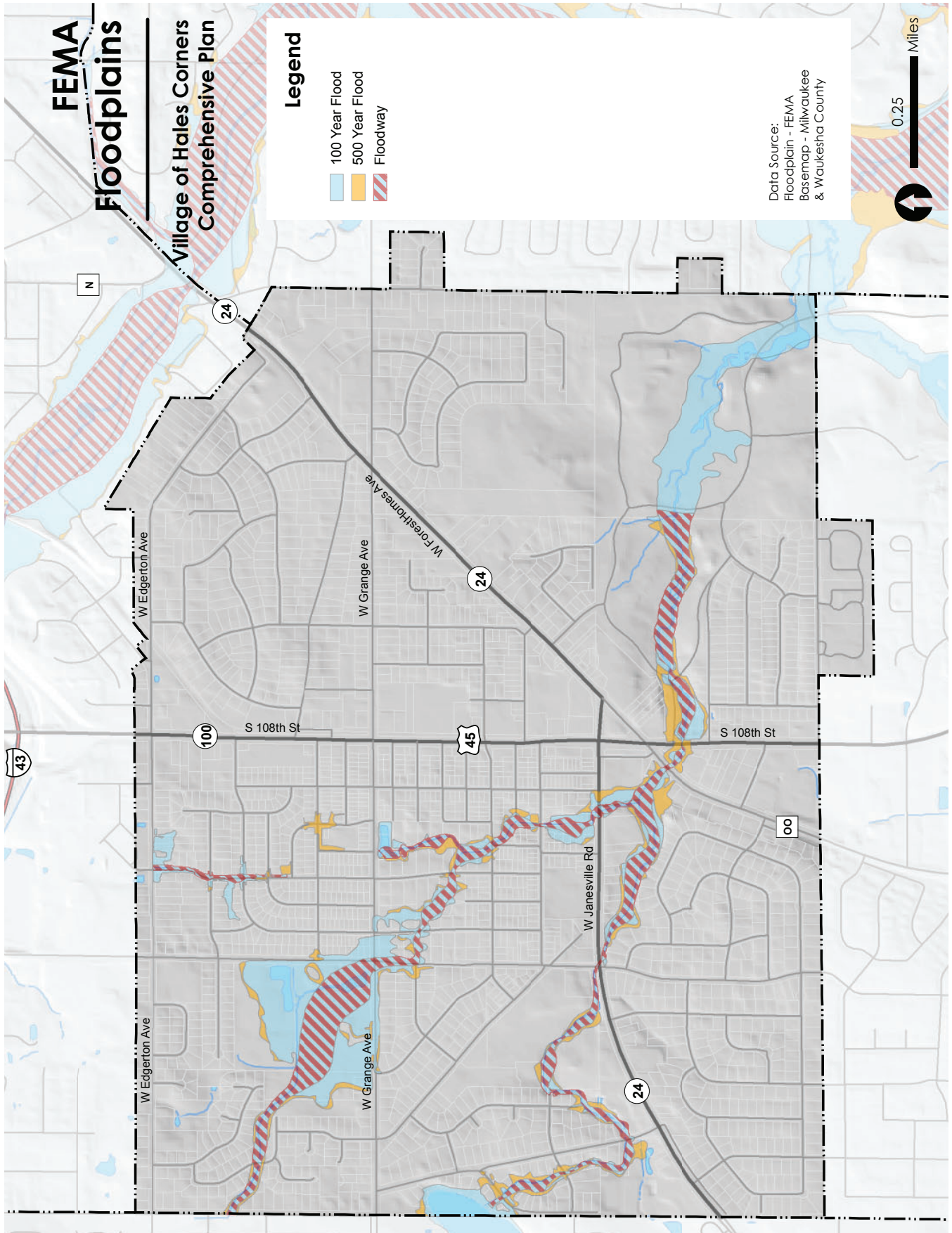
Storm Water Runoff, Erosion & Nonpoint Source Pollution

As with groundwater, surface water is an important resource that is greatly impacted by storm water runoff, erosion and nonpoint source pollution. A number of activities, such as construction work, the use of insecticides and pesticides, fertilizers, chemical spills and certain commercial activities can affect surface water. Storm water drains to the Root River through various surface waters, as well as drainage ditches and underground storm sewers.

The village has three storm water detention ponds that are designed to control the rates of discharge of storm water during heavy rains. These detention ponds are located at 111th Street and Grange Avenue; 116th Street and Grange Avenue; and Schoetz Park. In addition, there are detention ponds that are included as part of private developments for onsite storm water management, such as Hales Corners Lutheran Church and Falcon Glen Apartments.

The Village has adopted storm water management requirements (Section 8-2-11 of the Zoning Code) and construction site erosion control and storm water management requirements (Section 8-2-12 of the Zoning Code) to manage the storm water that flows from the impervious surfaces of buildings, parking lots and streets.

The Village has established a storm water utility that is charged to residential and commercial properties to provide funding for storm water management improvements, such as street sweeping, annual water quality testing of major outfalls, catch basin cleaning, and public education and outreach.



The storm water utility fee will also be used to update the Village's storm water management plan, which was last updated in 2016.

Soils

Soils provide the physical base on which development occurs. Soil types and their characteristics provide an understanding of what types of development are appropriate in any given area of the village. Soil characteristics such as compaction, erosion and slumping may place limits on development or require the use of additional construction techniques to provide a stable base in order to prevent environmental and/or property damage.

According to the Soil Survey of Milwaukee and Waukesha Counties, prepared by the Soil Conservation Service of the United States Department of Agriculture, the predominant soil type in the Village of Hales Corners is Ozaukee Silt Loam and Mequon Silt Loam. The Ozaukee Silt Loam are well and moderately drained, silty soils that have a silty clay loam and silty clay subsoil underlain by calcareous silty clay loam glacial till. The Mequon Silt Loam are somewhat poorly drained, silty soils that have a silty clay subsoil underlain by calcareous silty clay loam glacial till.

Bedrock

As with ground water levels, soils maps can be used as a guide to identifying areas where bedrock is close to the surface.

Woodlands

Map 4 shows the location of woodland areas in the Village of Hales Corners. These areas provide habitat for wildlife and serve as an aesthetic amenity for the community. The woodland areas are intermittent throughout the community, and the Village has made efforts to preserve contiguous corridors through the community.

Environmental Areas

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) identifies environmentally sensitive areas as part of its regional land use and water quality planning process. Development should be limited in these areas.

Environmentally sensitive areas include:

- » Lakes and streams shown on United States Geographic Survey maps
- » Wetlands shown on the Wisconsin Wetland Inventory Maps produced by the Wisconsin Department of Natural Resources
- » Floodways as delineated on the official Federal Emergency Management Administration (FEMA) Flood Boundary and Floodway Maps

The majority of the areas designated as environmentally sensitive in the Village are located along Whitnall Park Creek and its two branches that run through the Village.

Metallic and Non-Metallic Mineral Resources

The Village of Hales Corners does not have any metallic or non-metallic mining sites within the Village limits. It is unlikely that a mining site would ever be developed.

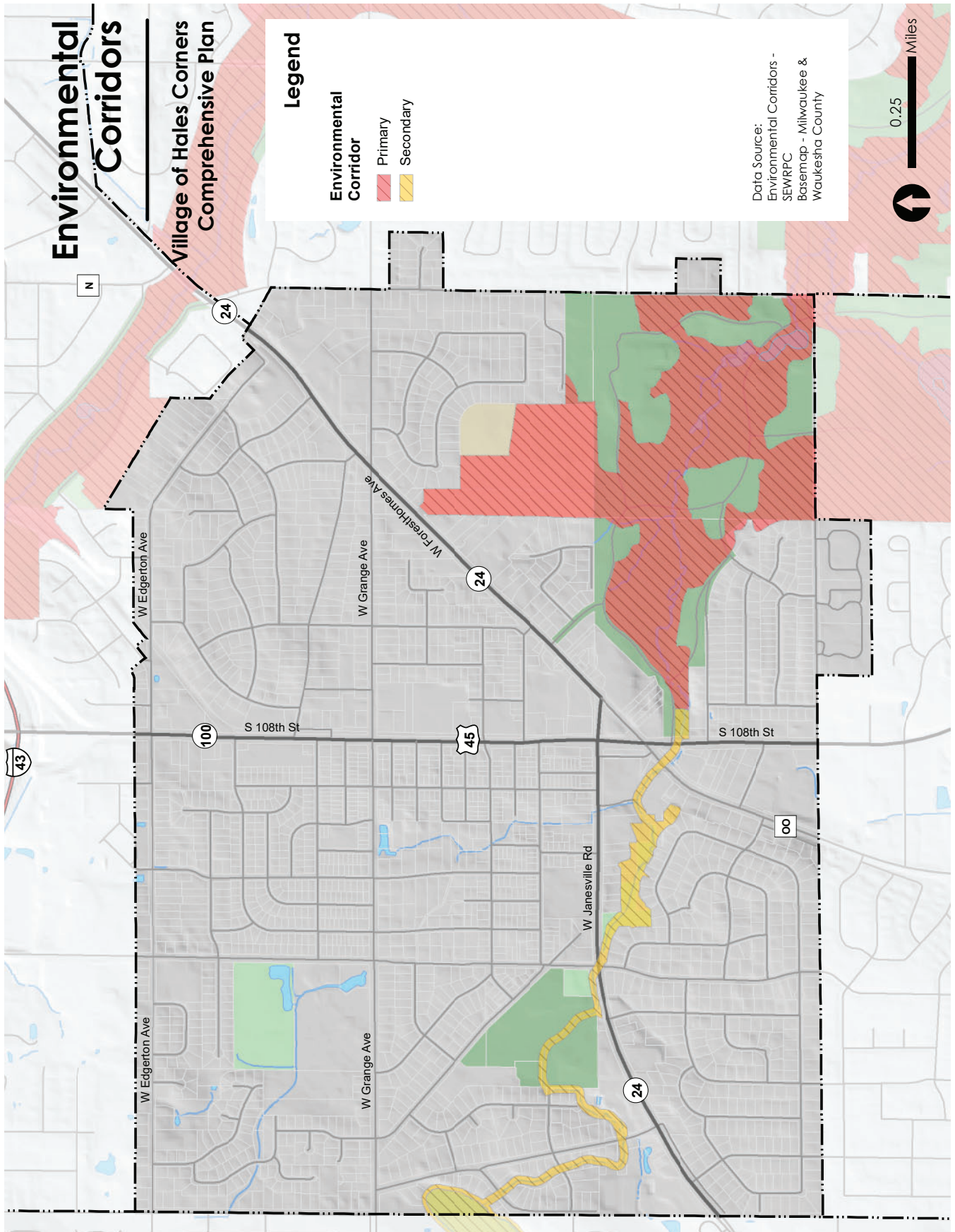
Wildlife Habitat and Threatened and Endangered Species

Hales Corners is an urbanized community where most wildlife habitat is limited to birds and small animals that have adapted to urban life. Whitnall Park and Potters Forest provide larger areas for wildlife habitat and may accommodate larger animals such as deer. Aquatic life is also present in and along Kelly Lake and the Whitnall Park Creek and its two branches. Hunting within the village is prohibited.

Information on wildlife habitat and threatened and endangered species is available from the Wisconsin Department of Natural Resources. Information can be found on their website at www.dnr.state.wi.us/org/land/er

Air Quality

Good air quality is important to the overall quality of life and health of the community. The Environmental Protection Agency (EPA) regulates common air pollutants that can be found all over the United States. These pollutants can injure health, harm the environment and cause property damage. These pollutants are called criteria air pollutants because EPA has regulated them by developing health based



criteria for establishing permissible levels. The primary standards protect health and secondary standards prevent damage to the environment and property.

As with ground water, air quality is an issue that extends beyond municipal boundaries. A geographic area that meets or exceeds the primary standard is called an attainment area, while areas that fail to meet the primary standard are called nonattainment areas.

The air quality monitoring station nearest to the Village of Hales Corners is located in the City of Oak Creek at the College Avenue Park and Ride. Milwaukee County is a non-attainment area, meaning that it is considered to have air quality that is worse than the National Ambient Air Quality Standards as defined by the Clean Air Act of 1970.

Cultural Resources

In September 1999, the Village adopted a historic preservation ordinance to protect, enhance and preserve structures, sites and districts that represent or reflect elements of the cultural, social economic, political and architectural history of the Village.

Cultural and civic events in the Village include:

- » Arbor Day
- » Christmas House
- » Christmas Tree Lighting
- » St. Mary's Parish Festival
- » National Night Out
- » Concert in the Park - Whitnall Park
- » Maple Syrup Tapping-Wehr Nature Center
- » 4th of July Celebration
- » Greek Fest
- » Hales Corner Pool Activities

Historical Resources

The State Historical Society of Wisconsin's Division of Historic Preservation (DHP) collects information regarding the state's cultural resources, its historic buildings and archaeological sites. The DHP administers the State and National Register of Historic Places programs.

The National Register is the official list of historic places in the United States that have been designated for preservation. This list is maintained by the National Park Service, a division of the United States Department of the Interior. The National Register can include sites, buildings, structures, objects and districts that are significant to national, state or local history, architecture, archaeology, engineering and culture. The State Register is maintained by the DHP and lists places identified as important to Wisconsin's heritage.

The village has one property listed in the National Register of Historic Places: the W. Ben Hunt Cabin was designated in 2005 as a local historic structure. In 2008, the cabin received certification to be in the State and National Register of Historic Places. The cabin is operated and maintained by the Hales Corners Historical Society. The cabin is open to the public and to scheduled groups as a teaching tool to learn about the Arts and Crafts movement and W. Ben Hunt.

The W. Ben Hunt Cabin was built in 1924 and moved to its current location in front of the Hales Corners Library (5885 S. 116th Street) in 1986. The cabin is well maintained and a good example of early 20th century log construction. In addition to the quality of the construction, the cabin represents the work of W. Ben Hunt, an important figure in the Arts and Crafts movement. Hunt published a book, "How to Build a Log Cabin" and contributed to Boy's Life, the official publication of the Boy Scouts.

In 2006, the Stahl-Conrad Homestead was designated a local historic structure. The property is owned and maintained by Stahl-Conrad Homestead, Inc., a local nonprofit organization. The site is used throughout the year for a variety of events, including a green market, Christmas tree sales and hosting exhibits on points of historical interest. In 2006, the Homestead hosted Between Fences, a traveling Smithsonian exhibit.

The Stahl-Conrad Homestead was constructed around 1870 and was owned by the Stahl Family until the early 20th century. While the alterations over the years have impacted its ability to be listed on the National Register of Historic Places, the Homestead represents the rural history of the Village and is of local historic importance.

Architecture & History Inventory

The Village of Hales Corners Historic Preservation Commission received funding to conduct a historic architectural and historical reconnaissance survey of the community. The 2002 report, surveying approximately 143 structures, identified properties potentially eligible for the National Register of Historic Places, as well as those properties not potentially eligible for the National Register of Historic Places but of local historic interest.

Please refer to the 2009 Hales Corners Comprehensive Plan for a list of the potentially eligible for the National Register of Historic Places that were identified as part of the historical survey. Most of these properties are either private residences or located within Whitnall Park, a Milwaukee County park. Much of the development of Whitnall Park, both landscaping and structural, can be attributed to the federal programs that emerged during the Great Depression of the 1930s. The Works Progress Administration (WPA), one most important federal programs in aiding people that were victims of the Great Depression, landscaped the park, built structure, installed the botanical gardens and statuary from 1932 to 1941. The Civilian Conservation Corp (CCC) constructed dams, trails and roads throughout the park in 1933.

In addition to the individual properties potentially eligible for the National Register of Historic Places, the final report identified a potential historic district, the Milwaukee Terrace Historic District. The Milwaukee Terrace subdivision was platted in 1924, with many of the homes constructed between 1925 and the early 1930s. The homes were typically small period-revival and bungalow style houses and attracted middle-class families moving into the suburbs. The subdivision was located within just a few blocks from 108th Street, the major commercial corridor and streetcar route. The Milwaukee Terrace subdivision is of historic interest because of the concentration of tract-style revival homes, mostly Tudor and Colonial Revival styles, and some Bungalow style houses. The subdivision is also of interest because it represents the era of growth and development of the village as a streetcar suburb.

Agricultural Resources

The Village does not have any land that is either being farmed or is lying fallow.



- ◀ The W. Ben Hunt Cabin is the only structure in Hales Corners that is currently on the State and National Register of Historic Places. Photo Source: Wisconsin Historical Society.

Utilities & Community Facilities

Utilities

Water

The Village does not operate a municipal water supply and does not intend to operate one. Village residential property is served by municipal water supply from the Milwaukee Water Works (MWW), community well trusts, or private wells. The MWW system is shown in on the Water Service map.

Development of the Village began without municipal water supply. In 1974, the Village approved an agreement with MWW allowing for extensions of MWW water mains into the Village. A framework of water mains extends throughout the Village, allowing for every property to ultimately be served by MWW. The framework also provides hydrant protection throughout the Village. Over 95% of commercial, institutional and industrial property are served by MWW.

Most of the water main extensions occurred in the 1970s and 1980s, slowing dramatically in the 1990s. Since 1994, there have only been two small water main extension projects. Village policy is to facilitate main extensions only in cases where a clear majority of property owners want it or there is a public health issue due to ground water contamination. Water problems are sporadic and usually associated with lowering water tables.

Waste Water

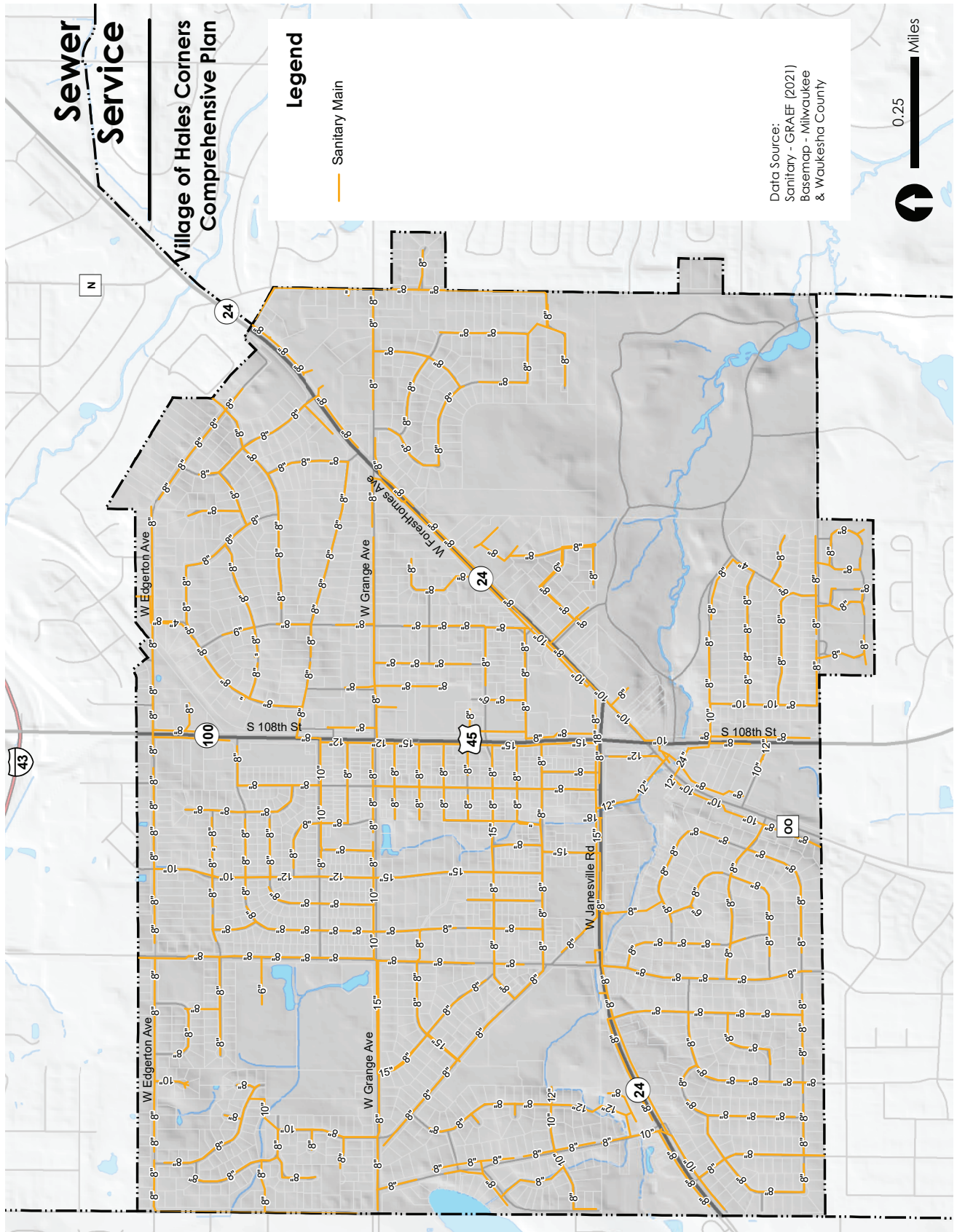
Hales Corners owned and operated a waste water treatment plant in the Village until 1974. Interceptor sewers constructed by Milwaukee Metropolitan Sewerage District (MMSD) now provide collection and treatment as part of a regional waster water system. MMSD recent updated their facilities plan, which should meet the Village's limited capacity needs through 2020. The Village operates 36.4 miles of trunk and minor sewer lines that all discharge into MMSD. The

entire Village is served by sanitary sewers, with the exception of one home. Small portions of the Village are served by the adjacent utilities of Greendale and Franklin, due to more efficient sewersheds. Three small lift stations are part of the Village system, but serve less than 5% of customers. The Village's system is considered adequate, but aging. There was a major trunk line relay in 2006, replacing an under-capacity line that contributed to local overflows. The Village is now going through Capacity, Management, Operation and Maintenance (CMOM) process that will identify system upgrades over time.

Storm Water Management

The Village is comprised mostly of rural street sections with roadside ditches to collect and transport road and adjacent property storm water drainage. The storm water system also has limited storm sewers and two publicly-managed detention ponds that discharge into interceptor storm sewers in state trunk highways or tributaries of the Root River, primarily Whitnall Creek. The publicly-managed detention ponds are located in Schoetz Park, just north of Grange Avenue on 116th Street and at approximately 111th Street and Grange Avenue. Some newer developments have on-site detention facilities to help control run-off.

The Village created a Storm Water Utility in 2007, in response to new state and federal mandates. The Village has joined with 6 other municipalities within the Root River watershed in a joint NR 216 storm water discharge permit, as required under the Clean Water Act. The group works cooperatively to meet new water quality stands required under the Act. Each municipality, including Hales Corners, is also developing a plan to meet the reduction standards for total suspended solids (TSS) by 2011. There are no significant drainage issues in the Village, with the exception of nuisance problems. However, many of the Village's major culverts are approaching the end of their life and will need replacement. An annual Storm Water Utility user fee is projected to



increase over time to meet this financial need.

Solid Waste / Recycling

The Village currently contracts for waste collection and disposal and recycling with Veolia Environmental Services. Veolia operates the Emerald Park landfill nearby in the City of Muskego with capacity projected to 2016. Other landfills in the metropolitan area should be sufficient to meet disposal needs for the next 20 years. Single-stream recycling and yardwaste pickup is contracted with Veolia, which enables the Village to meet State requirements for solid waste. The MMSD provides household hazardous waste and prescription drug disposal for all residents in the metropolitan area.

Telecommunications

The Village is served by two cable/telephone providers: Time Warner Cable and AT&T U-Verse. Both have established networks in the Village to serve every household and most businesses.

Cellular phone coverage is available in the Village. There are two towers with co-locators in the Village at the Village DPW yard and Village Fire Station. While there is adequate coverage at this time, shifting demand and products may require other cell tower locations. The Village participated in the Cell Tower Plan (SEWRPC) that helps guide cell tower location decisions, and Village Zoning Code regulations are up to date for site review. Wireless internet service is available at the Village Library.

Energy / Power Plants / Transmission Lines

There are no electrical generation facilities in Hales Corners. Electrical needs are met by a regional power grid operated by WE Energies. Major transmission lines do run through the Village adjacent to STH 100. The towers, lines and right-of-way are owned and maintained by the American Transmission Company (ATC). A petroleum pipeline is also located along the very western edge of the Village (124th Street right-of-way as extended). The Village is fully served by natural gas, with major transmission lines in the Grange Avenue right-of-way and ATC right-of-way.

Community Facilities

Police

The Village operates a local law enforcement agency with 17 sworn personnel and civilian dispatch. The fleet consists of 6 squads and a newly renovated police station will meet the Village's needs for the next 30 years. The Village cooperates with the Milwaukee County Sheriffs trunked radio system for communications. Local holdings cells are maintained by the Village, but incarceration is through the Milwaukee County Jail or Milwaukee County Correctional Facility South or state prison facilities.

Fire/EMS

Fire and EMT-Basic services are provided by the Village with a combination of three full-time personnel, paid-on-call personnel, and paid-on-premise personnel. The Fire Station at 10000 W. Forest Home Avenue was built in 2001 and is projected to meet needs for next 30 years. Apparatus consists of two engines and two rescue squads. Hales Corners is part of a 4-community district, Zone D, that provides mutual aid and shared services.

Emergency Management

Emergency Management is primarily coordinated through Milwaukee County. The Village is part of the Zone D sub-area (Franklin, Greendale, Greenfield, and Hales Corners). Zone D works cooperatively on training and shared services. The Village has trained applicable personnel in NIMS. An Emergency Operations Center will be included in the 2010 Municipal Building. An outdoor warning siren is located at STH 100 and STH 24, the center of Village, operated through Milwaukee County emergency management.

Public Health

The Village provides a complete range of services for disease control, immunizations, and environmental health as a Level I Department as certified by the Wisconsin Department of Health Services. The health office and clinic are located at the Ben Hunt Center (5885 S. 116th Street). Built in 1985, it is centrally located and projected to meet community needs over the next 20 years.

Schools

Hales Corners is wholly within the Whitnall School District, which also serves a small portion of Franklin and about 1/3 of Greenfield. The District provides elementary and secondary education. Both elementary schools are located in the Village, and the middle and high school are immediately north of the Village in Greenfield. The District has no major plans for expansions, as enrollments have stabilized for the time being. The Village cooperatively works with the District on recreation programs and public works activities.

Private elementary schools operate in the Village including St Mary Catholic Church and Hales Corners Lutheran Church. Both schools serve areas larger than the boundaries of the Village. Enrollments are stable at St Mary, but growing at Hales Corners Lutheran. Hales Corners Lutheran recently completed a gym which is available for community use.

Post secondary education is provided publicly through MATC or UW-Milwaukee, along with Marquette University and several other higher learning establishments in the metropolitan area.

Library

Village established its own Library in 1975. It moved to its current location at 5885 S. 116th Street in 1985. Known as the Ben Hunt Center, it is centrally located next to Hales Corners County Park. The Library has a collection of approximately 46,000 items which includes print, audio and video materials. The Library is part of the Milwaukee County Federated System. This enables residents to obtain materials from other libraries within the system through the Inter-Library Loan Program. It includes a community room and space for the Historical Society. The Center has been upgraded over time, but a special committee was established in 2009 to look at space needs for the next 25 years.

Parks

The Village of Hales Corners Park and Outdoor Recreation Plan was adopted in 2007 to provide an action plan for expanding, enhancing and maintaining park and outdoor recreational areas for the community. The Village first adopted an Outdoor Recreation Plan in 1973 that was subsequently updated in 1979, 1985, 1996 and 2002. The adopted plan also enables the Village to maintain its eligibility for outdoor recreation grants from the State of Wisconsin Department of Natural Resources.

County Parks

The Milwaukee County Parks system has the primary responsibility for providing and maintaining public parks and recreation for all communities in Milwaukee County. Milwaukee County operates two parks within the Village.

Hales Corners Park is located near the Village Hall and Library. The park is approximately 35 acres in area and offers various amenities including: one baseball diamond, one softball diamond, a basketball/volleyball court, two soccer fields, a swimming pool with a large change house, a separate wading/children's pool with change house, picnic areas and playground equipment. Hales Corners Park is mostly local usage. The outdoor pool has been threatened for closure for the last 6 years. Private cooperation efforts have kept the pool open, largely through the Friends of Hales Corners Pool group. The Village's annual 4th of July celebration and fireworks display are held at the park.

Whitnall Park is approximately 638 acres, with approximately 250 acres located within the Village boundaries. Whitnall Park and the Gardens date back to the 1930's with some work performed by the depression-era Civilian Conservation Corps. A new Boerner Botanical Gardens and Visitor Center was completed in 2003. The Gardens are regionally and nationally recognized. Whitnall Park offers numerous amenities including: playground equipment, picnic areas, sledding/tobogganing areas and several nature trails.

Village Parks

Cobb Park is a Village-owned park located on the south side of Janesville Road near 1161h Street. The park is approximately 5.5 acres in size and was created from a remnant parcel from the adjoining Hale Park subdivision. The Hale Summer Kitchen is located within Cobb Park. The Kitchen is a small stone structure dating back to the 1850's and relocated to the park in 1996. The Kitchen was named a Milwaukee County registered landmark and is one of the oldest structures in the Village. The park mainly provides passive recreation opportunities. Schoetz Park is located on 116th Street between Edgerton Avenue and Grange Avenue. The park is approximately 19 acres in area which includes a 1.5 acre recreation pond. While the park is owned by the Village, it is primarily operated by Whitnall Youth Baseball per agreement with the Village. Schoetz Park functions as a little league ball park throughout the spring and summer. It has four little league diamonds, two full size baseball diamonds, a concessions building with restrooms. The fishing pond has a pier that is ADA accessible from the parking lot.

Recreation is also offered at the Whitnall School District facilities and through cooperation between the Village and the Greenfield Recreation Program.

Whitnall School District Properties

The Whitnall School District serves all of Hales Corners and portions of the Cities of Greenfield and Franklin. Two elementary schools are located within the Village of Hales Corners. The middle school and high school are located directly outside the north boundary of the Village in the City of Greenfield.

Hales Corners Elementary School has approximately 4.5 acres of playground area. Much of the playground is flat, open and grassy providing good area for field activities. The facilities include three softball diamonds with backstops, three basketball half-courts and various play equipment for children of school age. The playground is fenced from Janesville Road and adjacent properties providing a relatively safe environment for children. The facilities and grounds are used in the Summer Recreation Program held by

the Village and is also the location of the Village's children's activities for the 4th of July celebration.

Edgerton Elementary School has approximately 3.5 acres of playground area. The facility provides a full basketball court, a softball diamond with backstops, and a variety of playground equipment geared towards younger school age children.

Milwaukee Public Schools (MPS) Property

Milton C. Potter School Forest is an approximately 50-acre tract of land adjacent to Whitnall Park and is owned by Milwaukee Public Schools (MPS). It is used as an outdoor classroom for nature studies and field trips. Facilities include a small nature museum, various nature trails that are mapped and keyed to guideposts providing information relating to observed vegetation and animal species, a challenge course and a significant upland area of mature trees such as hardwoods and birch.

Use of this area is not available to the general public as the West Forest Home Avenue gate is locked when not in use. However, it is recognized that informal neighborhood use does exist from the abutting residential properties located on Meadow Park Drive and access can be gained through Whitnall Park.

Village Hall and Municipal Services

The James R. Ryan Municipal Building (5635 S. New Berlin Road) houses the Village's general offices and police station. Built in the 1960's, the building has undergone a renovation (2009-10) to meet space needs for the next 30 years. Also on site is the DPW garage and yard, which date back even longer. The garage is in fair to poor condition and targeted for replacement in 2016. It is centrally located to serve the Village. A salt shed will be upgraded in 2010. The DPW garage and yard are surrounded by residential uses, and present a challenge to properly screen.

Civic Clubs

- » Hales Corners Chamber of Commerce
- » Whitnall Park Rotary
- » Woman's Club
- » Lions Club
- » Boy and Girl Scouts (Eagle scouts performed several upgrades at municipal facilities and parks)
- » HC Lutheran Outreach group (provides help for those in need on code enforcement items and other community service)

- » Hales Corners Historical Society
- » Stahl-Conrad Homestead, Inc.
- » AHEPA

Worship

Houses of worship in the Village include:

- » St Mary Catholic Faith Community
- » Hales Corners Lutheran Church
- » Whitnall Park Lutheran Church
- » Emanuel United Church of Christ
- » Church of Jesus Christ of Latter Day Saints
- » Messiah Lutheran Church

- » Christ Reformed Baptist Church
- » Other denominations are served by facilities within the metropolitan area.

Cemeteries

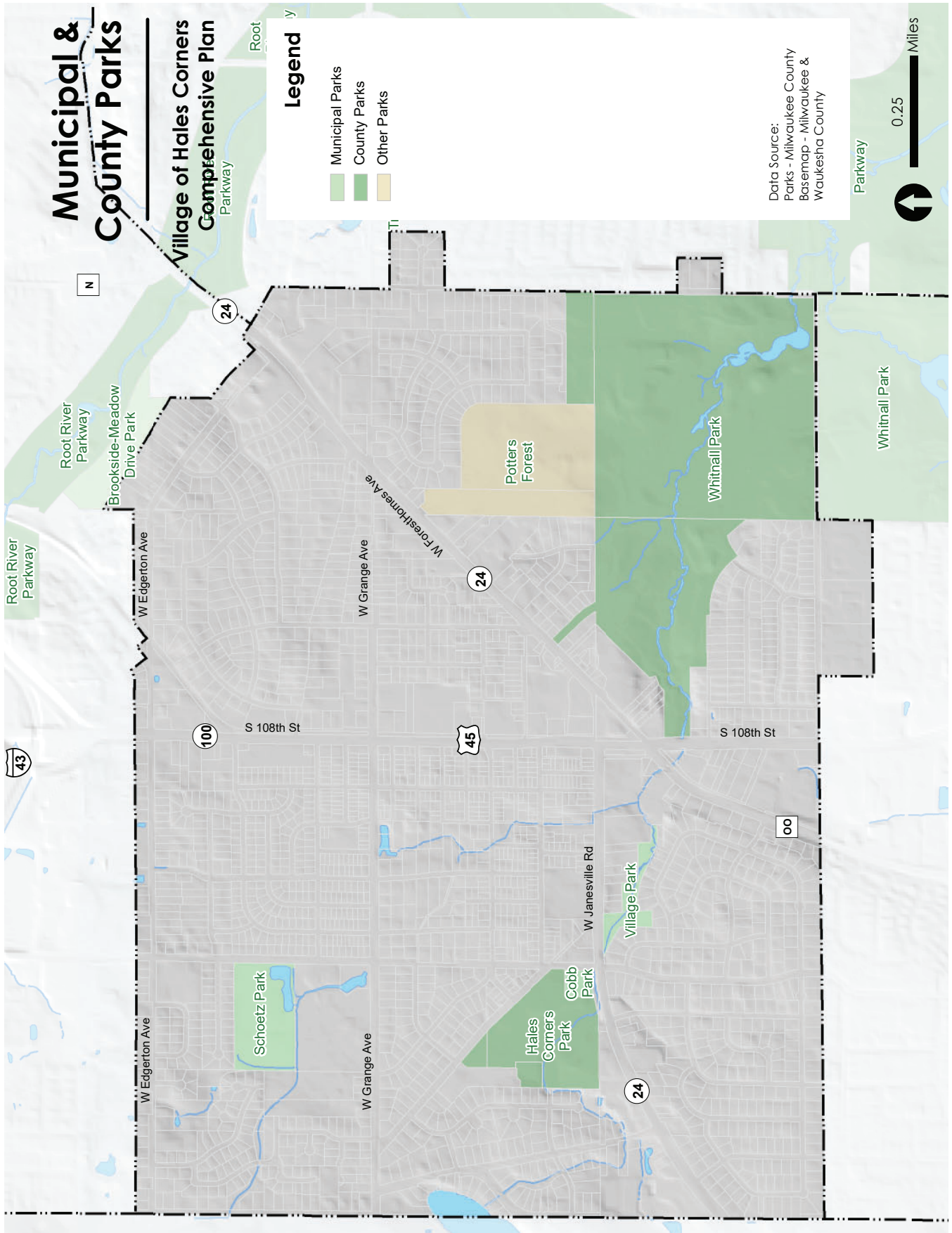
There are two cemeteries in the Village: St Mary Church and Emanuel Church. Each dates back to the founding of the Village and served members of the respective churches. Vacant plots at each are rare. St. Mary's Catholic Faith Community received approval to construct a columbarium that will help meet cremation needs. Burial and cremation needs are also met within the metropolitan area.

Child Care

- » Park's Edge Pre-School and Day Care (Emanuel United Church of Christ - 10627 W Forest Home Avenue)
- » St Mary Parish (9553 Edgerton Avenue)
Hales Corners Lutheran Church (in nearby New Berlin: off-site campus)
- » Smaller individual providers working out of homes

Health

The following clinics operate in Hales Corners: Aurora Medical Group, Whitnall Family Practice, and Forest View Pediatrics. Hospitals outside the Village serve the entire metropolitan area including: Aurora West Allis Medical Center and Aurora St. Luke's Medical Center, and regional hospitals Froedtert Memorial Lutheran Hospital and Children's Hospital of Wisconsin.



Sustainability

Sustainability has been a growing issue at the local, state and national level. Sustainability is most commonly defined as meeting the environmental, economic, social needs of the community without compromising the ability of future generations to meet these needs (Brundtland Commission, 1987).

The key areas of focus include energy, environmental conservation, local food production; sustainable development and education and awareness. Each of these areas are interrelated and many of the efforts or activities in one provide benefits to other areas.

The Environmental Committee has led many of the efforts relating to sustainability in the Village. In February 1990, the Ecology and Solid Waste Committee was created. Its duties focused on development and implementation of programs related to yard waste reduction and disposal as well as matters relating to solid waste management and environmental quality. The main focus was the review of the Village's waste management contract. In October 2007, the Ecology and Solid Waste Committee was changed to the Environmental Committee. The Environmental Committee now focused on a broader range of topics such as grant writing, natural lawn care and rain gardens.

Energy

The Village and its residents rely on energy every day for lighting, heating and cooling, traveling to and from work, and for many other purposes. As demand continues to rise, energy costs also rise and well as the environmental impacts.

Despite being a suburban community in the most urban county in the State, the Village has maintained many rural characteristics. The Village does not provide street lighting on every residential street or residential block like some communities provide. The Village has

approximately 172 lights, which includes all of the Night Aura lighting, intersection lighting, alley lighting, and backyard lighting provided by We Energies. These lights are focused at key intersections, Village-owned properties, alleys and some backyard areas near multi-family developments. These streetlights do not include the median lights that are located on US 45/STH 100/108th Street, STH 24/ Janesville Road or CTH OO/Forest Home Avenue. All median light poles are owned and maintained by the Village, except those located at intersections that feature traffic signals, which are owned and maintained by the WisDOT.

As of the writing of this plan, the Department of Public Works has converted most of the lighting in the Village to LED after a cost-savings analysis.

As part of the Village Hall/Police Department renovation project, a new heating and cooling system and new electrical system were installed in the building. The new electrical system included occupancy sensors to minimize energy consumption and installation of energy efficient fluorescent lighting. The new heating and cooling system can be programmed to establish occupied and unoccupied set points to allow for efficient use of the system and utilizes three energy recovery units to precondition incoming fresh air.

Alternative energy systems, such as wind and solar energy systems, continue to evolve and become more feasible for smaller scale residential and commercial developments. The Village does regulate wind energy systems as part of the Zoning Code.

Environmental Conservation

The natural environment is the ultimate sustainable model. Green spaces, whether they be wooded areas, wetlands, or parks provide places for surface runoff to be filtered and infiltrated. Trees provide numerous benefits to the community including absorbing carbon

dioxide and other pollutants to help clean the air; providing shade and cooling; slowing storm water flow; and helping to control noise pollution. In addition, green spaces and trees provide much needed habitat for wildlife in a urban or suburban setting. These are some of the benefits that the natural environment has on the Village and why it is important to protect these resources. As well, it can boost the village's resiliency to effects of changing climactic conditions going forward.

The Village has obtained Tree City USA status, acknowledged by the Arbor Day Foundation, since 2000. The Village's Environmental Committee coordinates the community Arbor Day celebration each year. Previous celebrations have included ceremonial tree planting and distribution of tree seedlings. The Village has also participated in the Arbor Day celebration at Whitnall Park.

In 2010, the Village received one of the first Bird City Wisconsin designations. In order to be recognized as a Bird City, a community has to demonstrate that habitats are created and protected; promote effective community forestry management practices; limit or remove hazards to birds and provide public education.

As part of the Village's refuse and recycling contract, the Village's recycling program has converted to a single stream recycling that enables residents to recycle all categories of materials which are then sorted at the collection site. Since April 2010, the new recycling program has resulted in an estimated 20% increase in recycling throughout the Village.

There are several efforts in the Village that focus on water conservation and water quality. Storm water management throughout many areas of the Village is handled by roadside ditches and retention ponds. The roadside ditches have resulted in a 70% reduction in Total Suspended Solids (TSS), exceeding the 40% reduction required by the Wisconsin Department of Natural Resources.

The Village has two retention ponds: one at the northwest corner of Grange Avenue and 116th Street and the second on the southside of Grange Avenue near 111th Street. The Environmental Committee works to maintain the native landscaping that surrounds the

ponds which helps filter the storm water and provide wildlife habitat. The Environmental Committee received grant funding from Root-Pike WIN to implement a rain garden and natural lawn care program at the Hales Corners Fire Department. A rain garden has also been constructed at Edgerton Elementary.

Local Food Production

There are many benefits to local food production, including energy conservation by reducing shipping costs and impacts for food products; waste reduction since local food requires minimal processing, storing or retailing needs; and health benefits through improved diet and nutrition. The Village and its residents have acknowledged the importance of local food production through many programs, plans and efforts that are currently in place.

As part of their summer children's programming, the Hales Corners Library, in partnership with the UW-Extension Master Gardeners and Friends of the Boerner Botanical Gardens, planted a garden on the Library grounds. In 2010, the children planted a "pizza" vegetable garden.

The Hales Corners Board of Health adopted Healthy Hales Corners 2015, a community health improvement plan for the Village. One of the focus areas of the plan is adequate, appropriate, and safe food and nutrition. Actions to achieve increased access to and availability of nutritious and affordable foods include exploring the development of a community garden and supporting new and existing local farmer's markets.

Stahl-Conrad Homestead Inc. hosts several farmer's markets throughout the year and cross promotes their farmer's market with the one located in the Village of Greendale at their Village Center.

In 2006, the Milwaukee Metropolitan Sewerage District (MMSD) transferred ten (10) parcels to the Village that were acquired as part MMSD's Root River Watercourse Flood Management Project.

The ten parcels can no longer be used for development purposes, but may be used for educational community gardens, pervious playfields or similar

uses contingent that structures or improvements do not negatively impact water flow. Some of these parcels are located near Hales Corners Elementary School and within walking distance from 110th Street, which has some of the smallest yard areas. Sustainable Development

The Village is a built-out community with minimal vacant green land available for new development. The majority of commercial development in the Village was constructed between the 1950s and 1970s. Thus, these developments have long-term impacts on the sustainability of the Village. As redevelopment occurs, sustainable or green elements need to be encouraged.

In 2006, the Village adopted a storm water management fee based upon the quantity of impervious surface on a parcel. The storm water management fee in conjunction with more restrictive storm water management regulations from the WDNR and MMSD is designed to encourage developers to handle storm water on site and reduce the amount of impervious surface included in the development.

The Village's Zoning Code includes a Tree Preservation Ordinance that requires developers to preserve certain specimen trees. If a tree cannot be preserved, then additional trees must be provided as part of the landscaping plan. In addition, as part of the site plan review process, the Plan Commission requires developers and property owners to increase the landscaping within a development. The Village Market and Hales Corners Shopping Plaza projects are two examples where the Village required additional trees and other landscaping within the parking areas and along adjoining streets.

Sustainable development is related to energy and environmental conservation. Therefore, alternative energy systems, improved recycling plans, improved electrical and heating and cooling systems should be considered as part of sustainable development. The Village's current Zoning Code does not include any consideration or use of green building materials. The Village's current Building Code and State code do not encourage green building materials in residential development.

Education and Awareness

Budgetary and staff constraints limit the ability of the Village, as well as most municipalities, to take on new programs. In addition to reviewing and updating existing regulations, ordinances and policies to incorporate sustainable efforts, public education and awareness are essential to moving towards a sustainable community. Many efforts and activities will require voluntary participation and making the public aware of the benefits of participation will increase the likelihood of success.

The Village publishes a quarterly newsletter that includes articles on ways to help conserve resources. More information is available on the Village's website and through links provided on the website. The Environmental Committee has its own website that provides information and coordinates different programs and activities throughout the year.



▲ Out for a walk in Hales Corners. Photo Source: GRAEF team

Intergovernmental Cooperation



The Village of Hales Corners is one of 19 municipalities in Milwaukee County and the surrounding metropolitan area. It is adjacent to Waukesha County and two of its cities. Hales Corners is part of several special purpose districts including the Whitnall School District (elementary and secondary education), Milwaukee Area Technical College-MATC district (post-secondary education), and the Milwaukee Metropolitan Sewerage District-MMSD (providing collection and treatment of local sanitary sewers).

There are numerous examples of cooperative efforts by the Village with other units of government:

- » The City of Milwaukee Water Works provides water service to the community as retail customers through a 1974 Agreement.
- » Milwaukee County provides parks for local use, access to library materials through MCFLS, a paramedic program that integrates with local fire/rescue units, coordination of emergency management efforts, and a trunked radio system for police communications.
- » VALUE is a regional consortium of municipalities that provides joint purchasing.
- » MMSD provides a large scale treatment facility for sanitary sewerage from the Village and other communities, and it also provides regional coordination of storm water management.
- » Milwaukee Area Domestic Animal Control Commission is a statutory 66.0301 agency that provides animal control for all municipalities in Milwaukee County.
- » Intergovernmental Cooperation Council (ICC) provides a forum for Milwaukee County municipalities to discuss and resolve common issues, and also serves as the mechanism for making suburban appointments to the MMSD.
- » Mutual Aid Alarm Box System (MABAS) is a collection of municipalities in southeast Wisconsin and northeast Illinois designed to respond to fire department mutual aid requests on a regional basis for major incidents.
- » Police, public health and public works have formal mutual aid agreements with other Milwaukee County municipalities.
- » With the adjacent communities of Greenfield,

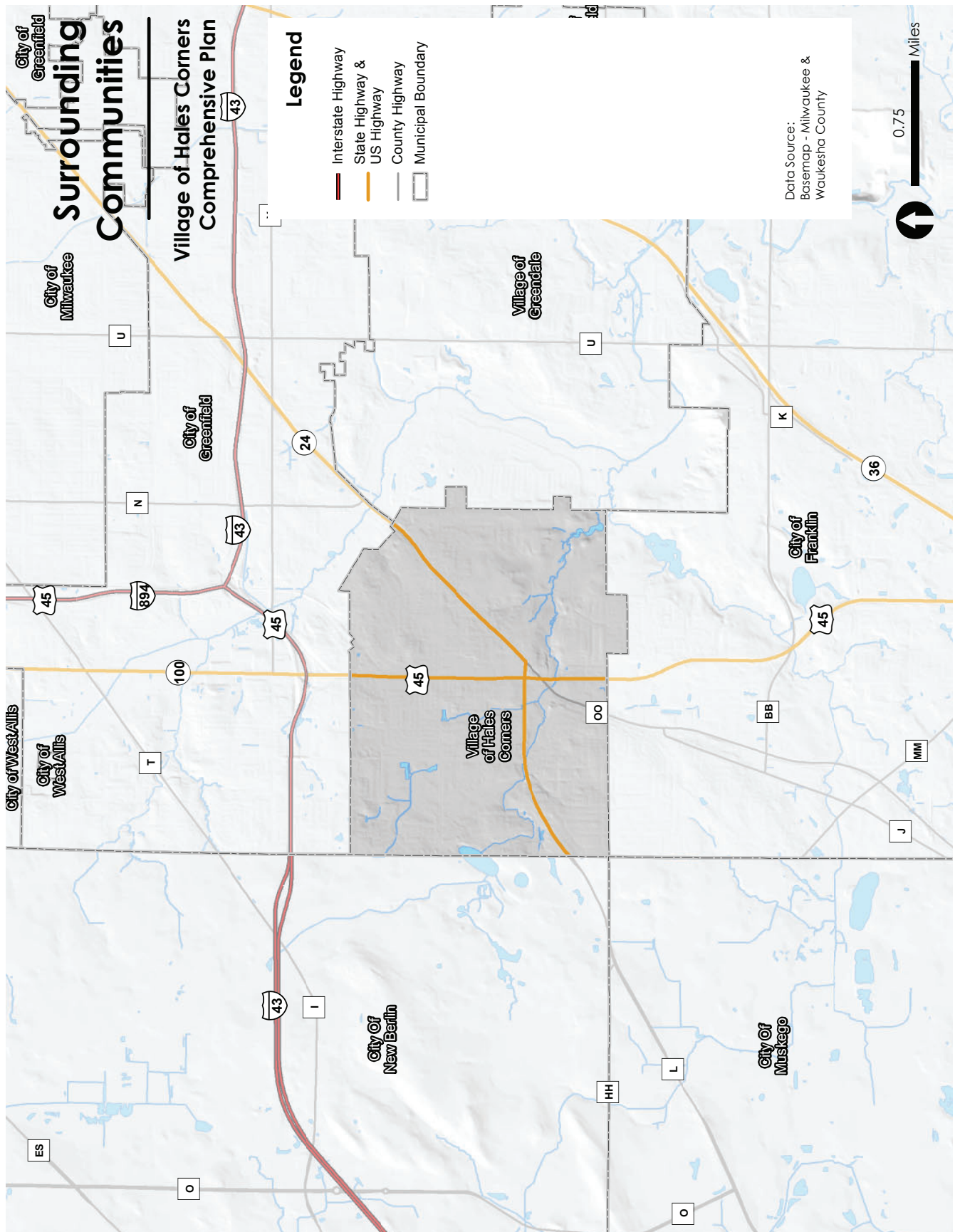
Franklin, and Greendale, a Zone D organization provides cooperation on fire/rescue service, training, emergency management and specialty services; the public health departments utilize consortiums to deliver special services; and the police departments utilize a common software and combined SWAT training and services. Southeastern Wisconsin Regional Planning Commission provides planning resources and technical services.

The relationship with the Whitnall School District is more complex, since district boundaries are not coterminous with the Village. The District also serves a portion of Greenfield and Franklin. The District and the Village have developed a series of cooperative ventures that best utilize the respective resources or scale economies of the units. Whitnall provides plowing service for some Village trails in exchange for parking lot plowing and projects requiring heavy equipment. Whitnall purchases fuel and road salt from the Village to take advantage of bulk pricing. The Village operates a recreation program in Whitnall facilities with nominal expense to the Village, and Whitnall utilizes Village facilities to conduct off-site testing.

Conflicts and Opportunities

There is a high level of cooperation between the Village and other jurisdictions. Many of the efforts are usually driven by a desire to provide the most cost effective services, both to save expense or avoid future costs. The typical barriers to greater efforts are differential service levels, resident expectations, labor contract restrictions, and state laws that were primarily designed to regulate within the framework of counties, cities, villages or towns.

The Village continually explores opportunities for other areas of cooperation, including evaluation of consolidated fire, EMS, police, public health over the years.





▲ Photo Source: GRAEF team

Implementation Plan



The Implementation chapter is often the most important section of any comprehensive plan, serving as both summary and guide to realizing the vision developed through the planning process.

The Implementation Plan on the following pages is presented in table format, divided into sections that correspond with the main sections of the plan document itself. The sections include Future Land Use; Economic Development; Systems (Housing, Transportation, Natural & Community Resources, Utilities & Community Facilities, and Sustainability & Climate Change); and, Intergovernmental Cooperation. Each action presented in the plan is marked with a time frame, responsible parties, and is “tagged” by the overarching goals that the action is meant to work towards in Hales Corners. The key provides a quick way to reference actions by time frame, responsible party, subject matter, and impact.

It is important to keep in mind that the best laid plans always shift and change over time. This plan should be implemented in a flexible and adaptive way.

Land Use		
Goal: To provide a balance of land uses to serve existing and future residents of the Village, as well as nonresidents, that allows for a strong economy, facilitate infill development and redevelopment, and maintain the high quality of life that the Village currently enjoys.		
Action	Timeframe	Responsible Party
1. The Village shall encourage safe and attractive development; ensure that the redevelopment site is physically suited to the proposed use and apply sound design and landscape principles in the planning, layout and construction of new development.	Long-term / Ongoing	Plan Commission; Village Board; Village Staff
2. The Village shall pursue the creation of Village Center to serve as a source of community gathering and civic pride.	Medium-term	Village Staff; Plan Commission
3. The Village shall ensure that conflicts between neighboring land uses are minimized with logical land use transitions and bufferyards.	Long-term / Ongoing	Village Staff; Plan Commission
4. The Village shall encourage mixed-use redevelopment that incorporates residential, office and retail in areas that are primarily designated for commercial land uses in a creative and balanced project.	Long-term / Ongoing	Village Staff; Plan Commission
5. The Village shall identify commercial properties that are underutilized or in need of renovation and explore strategies for revitalization when redevelopment is anticipated.	Long-term / Ongoing	Village Staff
6. The Village shall require redevelopment within the STH 100 Corridor and Village Center area to promote pedestrian-welcoming design and adequate parking accommodations.	Long-term / Ongoing	Village Staff; Plan Commission
7. The Village shall pursue Zoning Ordinance amendments in order to reflect best practice and State Statutes.	Short-term / Ongoing	Plan Commission; Village Board; Village Staff

Economic Development		
Goal: To encourage the development of a diversified economic base for Hales Corners in a manner that will maintain a quality living environment.		
Action	Timeframe	Responsible Party
1. The Village shall periodically review Zoning Ordinances and Zoning Land Use Map for compatibility in changes in the commercial and industrial markets.	Long-term / Ongoing	Village Staff
2. The Village shall adopt a Master Plan and Design Guidelines for the STH 100 Corridor.	Short-term	Village Staff; Plan Commission

Housing

Goal: To preserve and enhance the quality of existing residential neighborhoods and encourage the provision of an adequate supply and choice of housing for all residents.

Action	Timeframe	Responsible Party
1. The Village shall use the zoning ordinance to maintain the character of existing residential neighborhoods and periodically review the Zoning Code for compatibility in the changing housing market.	Long-term / Ongoing	Village Staff
2. The Village shall amend Zoning Districts (B-1 and B-2) and to allow mixed-use commercial/residential buildings as a conditional use.	Short-term	Plan Commission; Village Board; Village Staff
3. The Village shall adopt residential design guidelines and provide information on design concepts for renovating/remodeling common housing types in the Village (ranches, splitlevels, etc.).	Medium-term	Village Staff; Plan Commission
4. The Village shall convene, every five years, an Ad Hoc Housing Needs Committee to review housing trends and identify any opportunities to meet the needs of a changing housing market.	Long-term / Ongoing	Village Staff
5. The Village shall continue to promote the use of the Milwaukee County Home repair Program and consider opportunities to utilize Community Development Block Grant funds for related home maintenance programs.	Long-term / Ongoing	Village Staff

Transportation

Goal: To achieve a safe, efficient, and environmentally sound transportation system that provides a range of personal mobility options to all segments of the population and supports the economy of the Village of Hales Corners.

Action	Timeframe	Responsible Party
1. The Village of shall review, revise and adopt a five-year transportation improvement program that is consistent with this Plan.	Medium-term	Village Board; Village Staff
2. The Village should use official mapping to preserve the rights-of-way for planned additions to its street system.	Long-term / Ongoing	Village Staff
3. The Village shall continue implementing safe and comfortable bicycle/pedestrian facilities (sidewalks, trails, traffic calming) that connect destinations throughout the community.	Long-term / Ongoing	Village Staff
4. The Village shall communicate annually with the surrounding communities, Milwaukee County, and the Wisconsin Department of Transportation on transportation issues to ensure the preservation of the Village's tax base and natural resources.	Long-term / Ongoing	Village Staff
5. The Village shall encourage Milwaukee County transit to reevaluate mass transit routes through the community.	Medium-term	Village Staff

Natural & Cultural Resources		
Goal: To conserve, protect, and improve the natural and cultural resources of the Village of Hales Corners and the surrounding areas.		
Action	Timeframe	Responsible Party
1. The Village shall use zoning and shoreland-wetland ordinances to protect environmentally sensitive areas from urban development.	Long-term / Ongoing	Plan Commission; Village Board; Village Staff
2. The Village shall continue to use the Site Plan Review Process to review all developments other than single-family uses.	Long-term / Ongoing	Plan Commission; Village Board; Village Staff
3. The Village, working with the Hales Corners Historical Society and Stahl-Conrad Homestead, will educate property owners on historic preservation and encourage property owners to consider local historic designation.	Medium-term	Village Staff
4. The Village shall regularly review the Village Ordinances and consider amendments that protect and conserve natural and cultural resources (example: review and consider updating the tree preservation ordinance).	Long-term / Ongoing	Plan Commission; Village Board; Village Staff
5. The Village shall review opportunities for community-based horticulture projects.	Long-term / Ongoing	Village Staff
6. The Village shall review and update existing invasive species/noxious weed ordinance and encourage removal of such specimens throughout the community.	Medium-term	Village Staff

Utilities & Community Facilities		
Goal: To provide utilities and community facilities and services in a manner that will promote efficient and orderly growth, and make Hales Corners a more attractive community in which to live and work; and, to ensure adequate open space and recreation facilities are provided for, and are accessible to all Village residents.		
Action	Timeframe	Responsible Party
1. The Village should use a capital improvements program to maintain, and when necessary, expand the Village’s public utility systems and other community facilities.	Long-term / Ongoing	Village Staff; Village Board
2. The Village shall require land developers to pay all improvement costs associated with redevelopment projects.	Long-term / Ongoing	Village Staff
3. The Village shall coordinate the development of shared use paths with parks, open spaces and natural areas wherever feasible.	Long-term / Ongoing	Village Staff

Sustainability

Goal: To follow the principles of sustainability to improve the quality of life by meeting present environmental, economic, and social needs without compromising the ability of future generations to do the same.

Action	Timeframe	Responsible Party
1. Continue to promote the Harvest at the Homestead/ Green Farmers Markets that are held throughout the year at the Stahl-Conrad Homestead.	Long-term / Ongoing	Village Staff
2. Investigate opportunities to educate the community about and increase local food development.	Long-term / Ongoing	Village Staff
3. Review the Zoning Code to identify opportunities to increase the use of native landscaping.	Medium-term	Village Staff
4. Consider requiring developers to provide documentation that buildings could meet LEED certification to promote the incorporation of green buildings in Tax Increment Financing (TIF) Districts or developments receiving Village financing assistance.	Long-term / Ongoing	Village Staff; Village Board; Plan Commission
5. Identify opportunities to incorporate bicycle and pedestrian accommodations during road resurfacing and reconstruction projects.	Long-term / Ongoing	Village Staff
6. Collaborate with other organizations to educate the public about viable alternatives to the use of herbicides, pesticides and fertilizers which pollute water sources.	Medium-term	Village Staff

Intergovernmental Cooperation

Goal: To promote the provision of governmental services in a cooperative, efficient, environmentally sound and socially responsible manner.

Action	Timeframe	Responsible Party
1. The Village shall continue to encourage involvement with the Village of Greendale, City of Greenfield, City of New Berlin, City of Franklin and Milwaukee County in order to minimize land use and policy conflicts, and to achieve economies of scale.	Long-term / Ongoing	Village Staff; Village Board

PLAN COMMISSION RESOLUTION NO. 2021-01 ____

A RESOLUTION RECOMMENDING TO THE BOARD OF TRUSTEES OF THE
VILLAGE OF HALES CORNERS THE ADOPTION OF THE COMPREHENSIVE
MASTER PLAN: 2050

WHEREAS, the Plan Commission of the Village of Hales Corners has reviewed the Comprehensive Master Plan: 2050; and

WHEREAS, the Plan Commission recommended at the September 20, 2021 meeting, the adoption of the Comprehensive Master Plan: 2050 attached as "Exhibit A" to the Village Board of Trustees and requests the Public Hearing be established to complete the formal adoption of the plan.


NOW, THEREFORE, BE IT RESOLVED, that the Village of Hales Corners Plan Commission recommends adoption of the Comprehensive Master Plan: 2050 to the Village of Hales Corners Board of Trustees as attached as Exhibit A to proceed with the public hearing on the plan.

PASSED and ADOPTED this 20th day of September, 2021.





Daniel J. Besson, Plan Commission Chairman



Lizbet Gutierrez, Plan Commission Secretary

STATE OF WISCONSIN MILWAUKEE COUNTY VILLAGE OF HALES CORNERS

ORDINANCE NO. 21-06

AN ORDINANCE TO ADOPT THE VILLAGE OF HALES CORNERS
COMPREHENSIVE PLAN 2050

WHEREAS, the Village of Hales Corners Village Board and Plan Commission, together with the Citizens of the Village of Hales Corners by way of public informational meetings and the assistance of Village staff, and the Village's comprehensive plan consultants, Graef USA Inc., have prepared a Comprehensive Plan 2050, a copy of which is annexed hereto and incorporated herein, consisting of the requisite elements as are set forth under Wis. Stat. § 66.1001(2), which are more particularly described as follows: Issues & Opportunities; Agricultural, Natural & Cultural Resources; Economic Development; Land Use; Housing; Transportation; Utilities & Community Facilities; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the aforesaid Comprehensive Plan 2050 preparation being the result of study and review as aforesaid; and the contents of the Plan including and referencing maps of the Village, as well as regional areas, depicting matters including, but not limited to existing zoning, environmentally sensitive areas, transportation facilities, and future land use; and numerous other studies and reports prepared locally and by regional and state agencies, including, but not limited to reports by the Southeastern Wisconsin Regional Planning Commission; and

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the Village of Hales Corners is authorized to prepare and adopt a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, the Village Board has adopted written procedures designed to foster public participation in the preparation of the Plan as required by Wis. Stat. §§ 66.1001(4)(a), and public informational meetings have been held and activities conducted to obtain public input during the course of the preparation of the Plan; and

WHEREAS, the Plan Commission of the Village of Hales Corners by a majority vote of the entire Commission on September 20, 2021, approved Plan Commission Resolution 21-01 and recorded in its official minutes, has recommended the adoption of the Comprehensive Plan 2050 to the Village Board, containing all of the elements specified in Wis. Stat. § 66.1001(2); and

WHEREAS, the Village of Hales Corners has held at least one public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Village Board having received input from the public at a duly noticed public hearing on October 25, 2021.

ORDINANCE NO. 21-06

Page 2

NOW, THEREFORE, the Village Board of the Village of Hales Corners, Wisconsin, do ordain as follows:

SECTION 1: The Comprehensive Plan 2050, in the form and content as annexed hereto and incorporated herein, be and the same is hereby adopted, pursuant to Wis. Stat. § 66.1001(4)(c).

SECTION 2: This ordinance shall take effect and be in force from and after its passage and publication.

PASSED and ADOPTED this 25th day of October, 2021.





Daniel J. Besson, Village President



Sandra M. Kulik, Administrator/Clerk

