



APPENDIX

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CHAPTER ONE: INTRODUCTION

This Data Inventory and Analysis contains relevant demographic, housing, development, education, and economic trends experienced in Village of Darien, neighboring communities, Walworth County, and Wisconsin. It also provides the existing conditions, relevant plans, and supplemental statutorily required information for each chapter that correlates directly to that chapter in the main body of the Plan. In total, it gives an understanding of the trends currently influencing Darien today as well as how they may affect the Village in the future.

It is important to note that while this plan was being written, the world was in the midst of the unprecedented global COVID-19 pandemic. The social and economic implications of this event are not yet known. Because of this, the data and trends provided in this Data Inventory and Analysis may be significantly altered in the coming years.

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CHAPTER TWO: ISSUES AND OPPORTUNITIES

Population Trends

The Village of Darien has experienced varying patterns of population growth since 1970. Between 1970-1980 and 1990-2000, the community grew rapidly, while in the decades of 1980-1990, 2000-2010, and 2010-2020, very little population change occurred. This trend is common among neighboring communities. Most recently, the Great Recession in 2008, housing market collapse, and subsequent stagnant economic recovery of small-to-mid sized communities has been felt throughout the Midwest. These dramatic shifts in growth have had lasting effects on the Village of Darien where development, especially new housing units and subdivisions were rapidly expanding for much of the 1990s, and today several of those subdivisions remain partially unbuilt. This dichotomy of growth has impacted nearly every other aspect of this Plan.

Over the years, Walworth County has also experienced variable migration patterns. In much of the early 2000s, over 500 people a year were moving into the county. However, starting in 2007, that trend was reversed as people started moving away. In recent years, in-flow migration has started to increase again. The abundance of natural resources and proximity to the Chicago Metro Area has traditionally made Walworth County a tourism and vacation home destination. In part, this has contributed to the steady in-migration from different states to the county overtime.

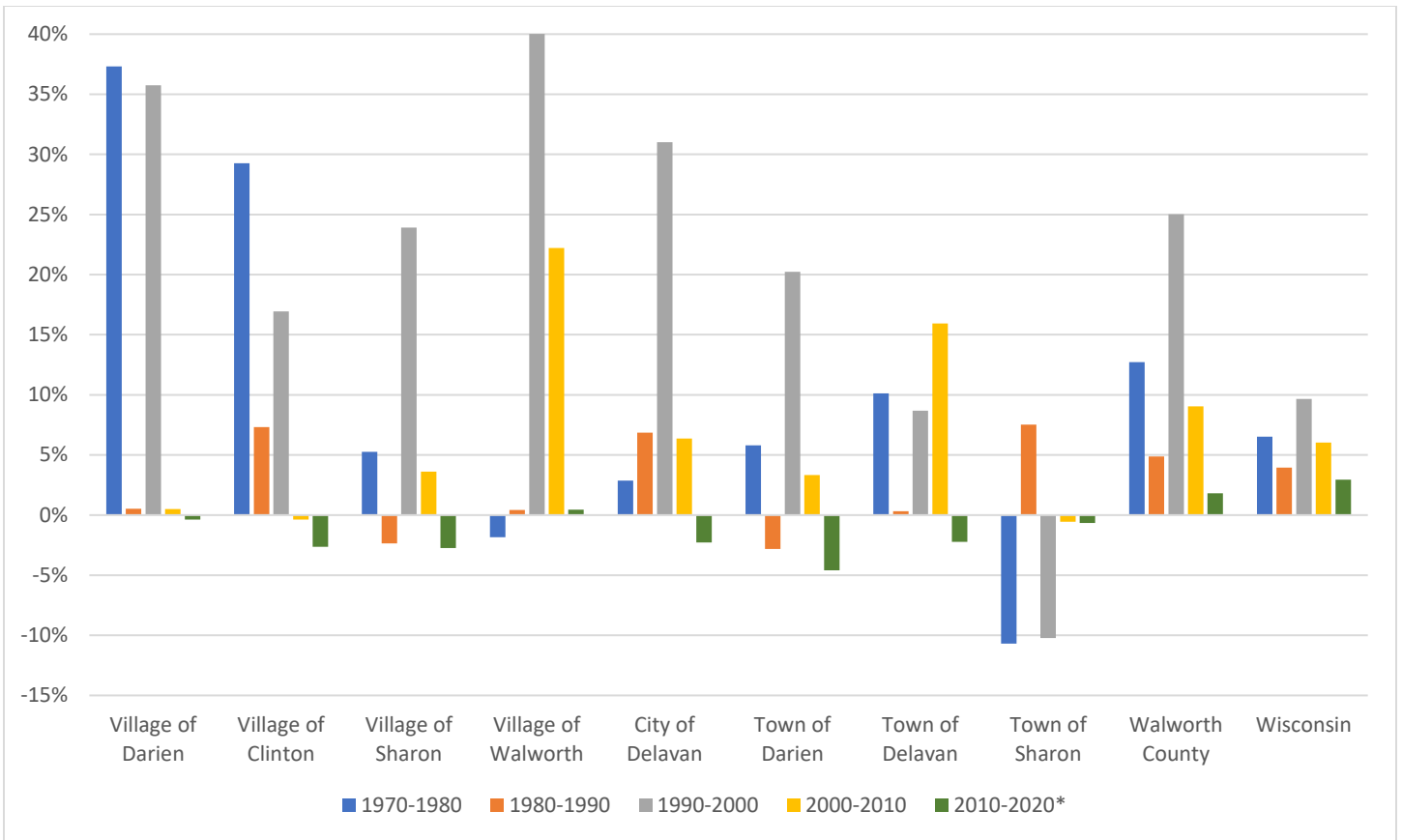
Figure A.1: Population Comparison

	1970	1980	1990	2000	2010	2020*
Village of Darien	839	1,152	1,158	1,572	1,580	1,574
Village of Clinton	1,333	1,723	1,849	2,162	2,154	2,097
Village of Sharon	1,216	1,280	1,250	1,549	1,605	1,561
Village of Walworth	1,637	1,607	1,614	2,304	2,816	2,829
City of Delavan	5,526	5,684	6,073	7,956	8,463	8,270
Town of Darien	1,413	1,495	1,453	1,747	1,805	1,722
Town of Delavan	3,798	4,182	4,195	4,559	5,285	5,168
Town of Sharon	1,058	945	1,016	912	907	901
Walworth County	63,444	71,507	75,000	93,759	102,228	104,086
Wisconsin	4,417,821	4,705,767	4,891,769	5,363,675	5,686,986	5,854,594

*Source: WisDOA, 2020 Population Estimates.

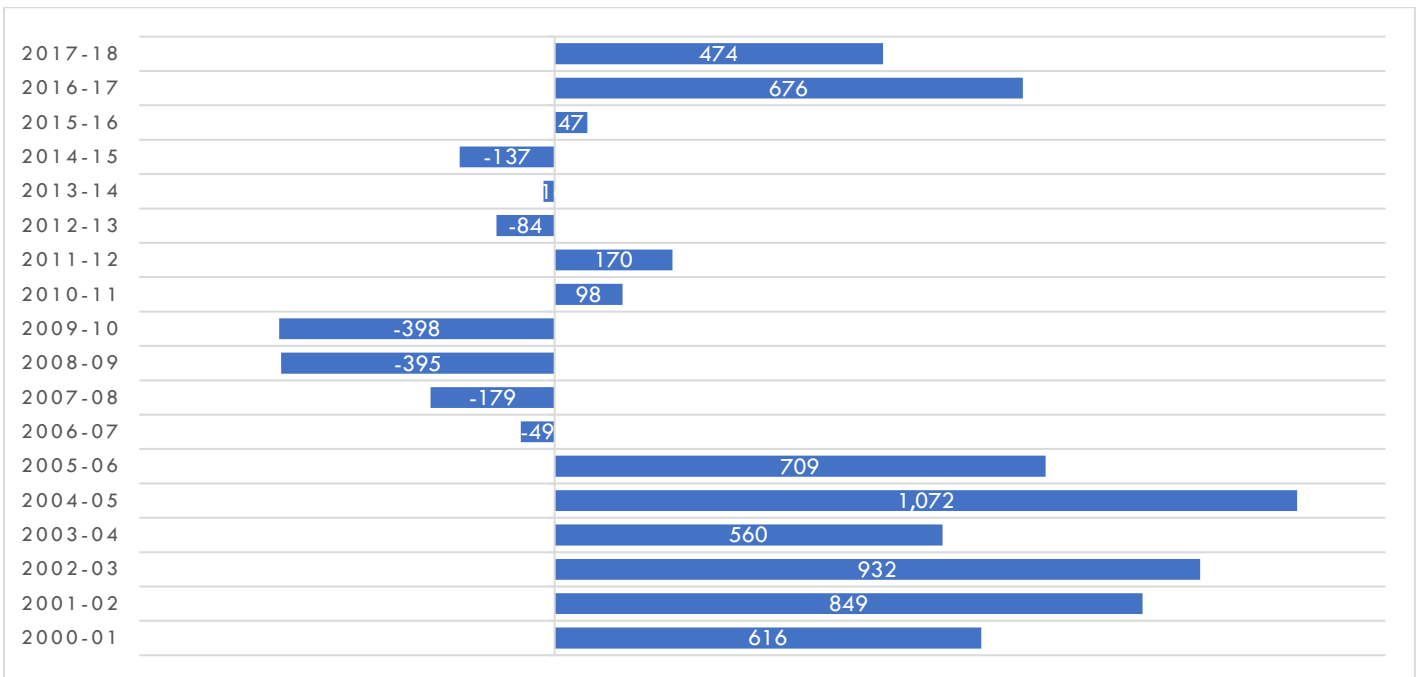
Source: U.S. Census Bureau, 1970-2010 Census.

Figure A.2: Population Growth Comparison



*Source: WisDOA, 2020 Population Estimates.
 Source: U.S. Census Bureau, 1970-2010 Census.

Figure A.3: Walworth County In-Flow Migration Patterns



Source: US Internal Revenue Service 2000-2018

Population Forecasts

Projections are important components of the planning process and provide a guide for decision makers. Since the market has fluctuated so much over the past 30 years, it is more important to factor in multiple projection scenarios to account for the various outcomes that could occur in the future. Seven different population projection scenarios for the Village through the year 2040 were calculated and compared.

These projections were derived using a variety of methodologies:

- Linear Growth Rate 1990-2020, 2000-2020, 2010-2020. This set of projections were calculated using the average annual population change over the time period and projecting that rate forward to 2040. The average annual population change for the various time periods ranged from no change to 14 new residents per year.
- Compounded Percentage Rate 1990-2020, 2000-2020, and 2010-2020. These estimations are determined utilizing the annual average percentage change over the time period and extrapolating that rate forward to 2040. The average annual percentage change for the three time periods ranged from no change to 1% annual growth.
- Department of Administration (DOA) Projection. In 2013, the State Department of Administration forecasted population change for all communities in Wisconsin based on 2010 U.S. Census data. While the data used is dated, the projections are still relevant because of the Village's stagnant population over the past decade.

Based upon these scenarios, the Village's population is projected to be between 1,562 and 1,815 in the year 2040. For the purposes of this Plan, the Village will utilize the Linear Projection scenario from 1990-2020. This factors in both the increased population growth experienced between 1990 and 2000, in addition to the leveled off population growth experienced between 2000 and 2020. This population scenario will also be used for housing and land use demand projections later in the Plan. While it is certainly possible that the Village will not grow to this population by 2040, a careful approach to land use planning suggests that this Plan shows how that amount of growth could be appropriately accommodated. Market conditions, regional growth, and Village's policies will help determine the actual rate of population growth.

To note, the Village's 2009 Comprehensive Plan projected population in 2010 (1,781) exceeded the Village's actual 2020 population total (1,574), and the previous Plan's 2030 projected population (2,738) also exceeds all projected figures in this Plan. When the 2009 Plan was written, it did not account for the decade-long economic recovery experienced as a result of the housing market collapse in 2008. Many of the 2009 Plan's projections used the previous two-decades of sustained growth. This led to the large figures that were never reached and are not expected to be reached in the next 20-years.

Figure A.4: Village of Darien Population Projections

	2010	2020*	2025	2030	2035	2040
WisDOA Projections	1,580	1,574	1,750	1,820	1,830	1,815
Linear Growth 1990-2020 (1)	1,580	1,574	1,643	1,713	1,782	1,851
Linear Growth 2000-2020 (1)	1,580	1,574	1,575	1,575	1,576	1,576
Linear Growth 2010-2020 (1)	1,580	1,574	1,571	1,568	1,565	1,562
Compounded Growth 1990-2020 (2)	1,580	1,574	1,671	1,773	1,882	1,997
Compounded Growth 2000-2020 (2)	1,580	1,574	1,575	1,575	1,576	1,576
Compounded Growth 2010-2020 (2)	1,580	1,574	1,571	1,568	1,565	1,562

*Source: WisDOA, 2020 Population Estimates.

Source: U.S. Census Bureau, 1990-2010 Census.

1. Extrapolated based on the average annual population change over the given years.

2. Extrapolated based on the average annual percent change over the given years.

Demographic Trends

Demographic data suggests that Darien's population is younger than most of the surrounding communities, the County, and the State. However, the Village's median age rose from 31 to 35 years old over the last two decades. This coincides with the Village's decrease in the percentage of the population under 18 years old and increase in the percentage of the population greater than 65 years old during that same time. Unsurprisingly, Darien's trends match national trends in terms of an increasing aging population. Over the next 20 years, an increasingly older population will present both potential opportunities and issues for the Village. Because of this, the topic is addressed throughout the plan.

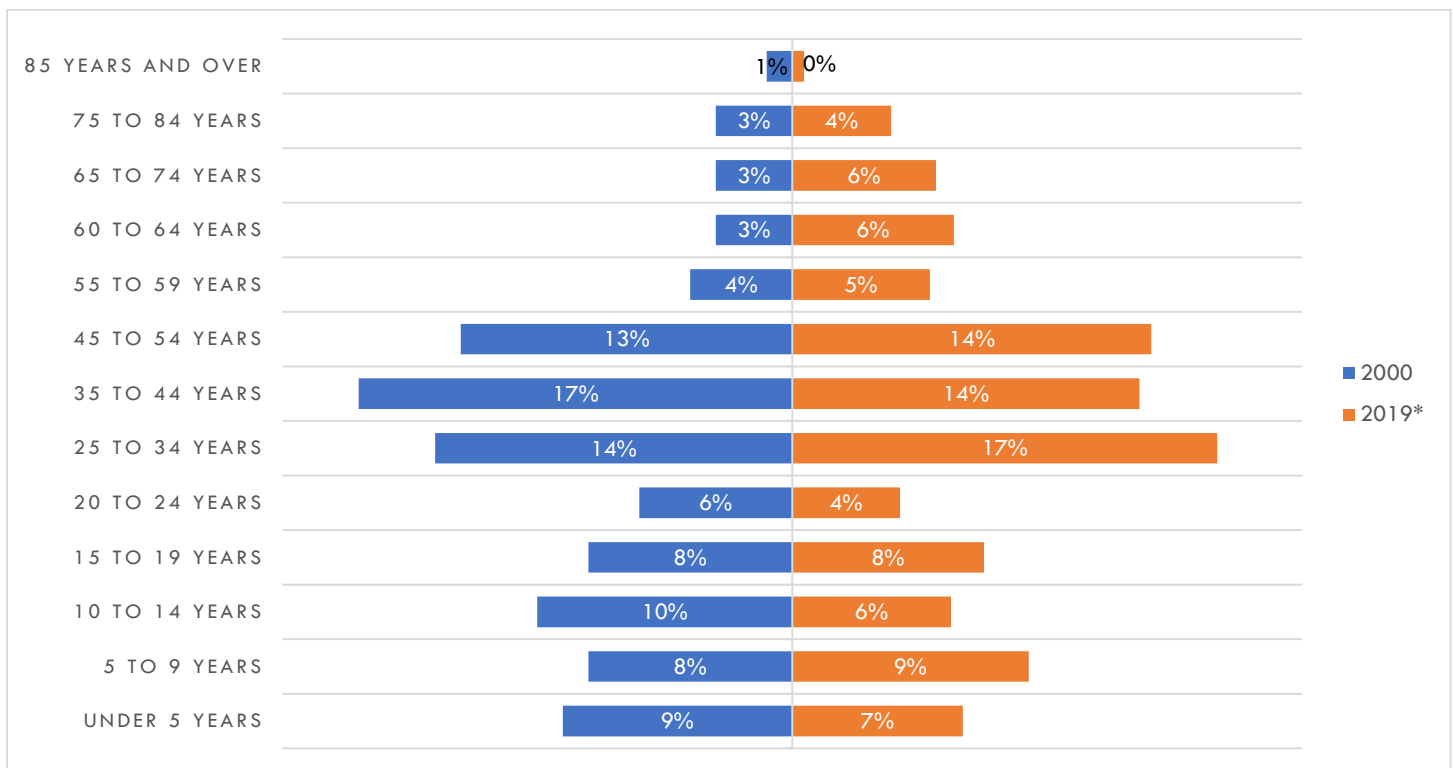
Figure A.5: Age Distribution

	Median Age			Percentage Under 18			Percentage Over 65		
	2000	2010	2019*	2000	2010	2019*	2000	2010	2019*
Village of Darien	31	34	35	33%	29%	27%	7%	8%	10%
Village of Clinton	35	37	38	30%	28%	24%	15%	13%	18%
Village of Sharon	24	34	37	31%	29%	25%	9%	10%	12%
Village of Walworth	37	36	40	27%	28%	26%	18%	15%	14%
City of Delavan	33	34	36	29%	28%	25%	13%	13%	15%
Town of Darien	38	46	43	25%	20%	26%	11%	14%	14%
Town of Delavan	38	44	50	25%	23%	16%	14%	18%	27%
Town of Sharon	41	49	54	26%	19%	19%	14%	19%	23%
Walworth County	35	38	42	24%	24%	20%	13%	14%	19%
Wisconsin	36	39	40	26%	24%	22%	13%	14%	18%

*Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

Source: U.S. Census Bureau, 2000-2010 Census.

Figure A.6: Darien Population Pyramid



*Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

Source: U.S. Census Bureau, 2000 Census.

Many small- to medium-sized municipalities throughout Southern Wisconsin have steadily experienced a demographic shift over the past 30 years with the growth of the Hispanic and Latino population. In 2019, the Village's Hispanic or Latino population was over 15% of the total population. The Village has long been cognizant of this population, but must continue to recognize potential barriers, increase inclusiveness, and strive to provide equitable services and representation in local government.

Figure A.7: Race and Ethnicity

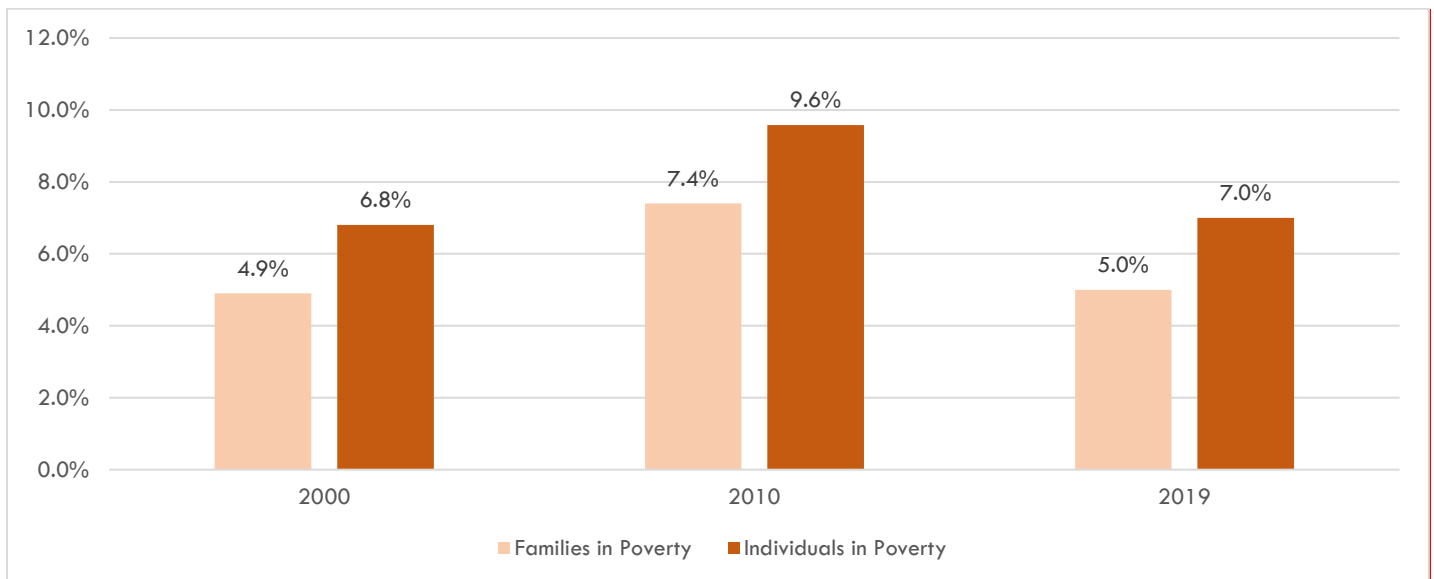
	2000	2010	2019*
Race			
White	93.1%	86.0%	92.1%
African American	0.5%	0.8%	0.2%
American Indian	0.3%	0.4%	0.2%
Asian	0.0%	0.6%	0.0%
Other	4.4%	10.8%	5.3%
Two or More	1.5%	1.5%	2.2%
Ethnicity			
Hispanic or Latino	14.7%	23.0%	15.4%

*Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

Source: U.S. Census Bureau, 2000-2010 Census.

Another trend that must be addressed is the number of individuals and families in poverty. The 2008 Recession dramatically effected Darien's economy, driving nearly 10% of its residents below the poverty line. The slow recovery since has also played a part in these figures remaining slightly higher than 2000, however they have decreased since the peak in 2010. Nationally, the same poverty trends are taking place as the income inequality gap continues to get larger, wages stay stagnant, and student debt rises. It should also be noted that the global COVID-19 pandemic has played a role in increasing this divide and perpetuating the income inequality gap. It will be important for the community to consider these trends when adding or revising services in the future.

Figure A.8: Poverty



*Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

Source: U.S. Census Bureau, 2000-2010 Census.

Public Health

In planning and assessing the community's existing and future service needs, it is crucial to review and compare the public health of the area compared to neighboring counties. Walworth County ranks 35 out of 72 counties in Wisconsin, much healthier than Rock or Racine Counties, but not as healthy as Jefferson or Waukesha Counties. Key components of the County's overall public health include obesity, diabetes, and life expectancy, to name a few. In these areas, Walworth County again falls relatively in the middle compared to neighboring counties, however there are still a large number of adults who are obese (29%), and life expectancy is lower than the state average (79.1 years old).

Figure A.9: Public Health Context

	Overall Health Outcome Ranking*	Percentage of Adult Obesity
Walworth County	35 out of 72	29%
Rock County	65 out of 72	36%
Jefferson County	16 out of 72	30%
Racine County	63 out of 72	36%
Waukesha County	4 out of 72	26%
Wisconsin	N/A	31%

*Health outcomes rankings are a combination of factors including length of life, quality of life, health behaviors, clinical care, social and economic factors, and physical environment.

Source: 2020 County Health Rankings, University of Wisconsin Population Health Institute.

Figure A.10: Public Health Context Continued

	Adults Aged 20+ Diagnosed with Diabetes*	Leading Cause of Death**	Life Expectancy***
Walworth County	6%	Heart Disease (205 per 100,000)	79.1
Rock County	10%	Cancer (208 per 100,000)	78.2
Jefferson County	4%	Cancer (197 per 100,000)	80.5
Racine County	7%	Cancer (201 per 100,000)	78.7
Waukesha County	8%	Cancer (190 per 100,000)	81.5
Wisconsin	9%	Heart Disease (199 per 100,000)	79.6

*Source: CDC, 2016.

**Source: 2017 Wisconsin Public Health Profiles. Wisconsin Department of Health Services.

***Source: Life Expectancy in Wisconsin 2010-2014. Wisconsin Department of Health Services, 2016.

Household Trends and Forecasts

Average household size is also another good metric that can be used to evaluate housing needs and preferences, in addition to land use demands in the future. Since 2000, Darien's average household size has relatively stayed the same (2.96). This is the opposite of many surrounding communities, the county, and the state, where average household sizes have been decreasing. This national trend is in part due to the increase in the aging population, people waiting longer to start a family, and generational lifestyle preferences. However, to this point in time, Darien has been less affected by these shifts than other communities in Walworth County.

Additionally, the total number of housing units has leveled off since 2010, in contrast to growth experienced between 1990-2010. This is very comparable to nearly all neighboring communities outside of the Town of Delavan which is a lake and recreational-based community with different market demands.

Further, the Village of Darien has a higher percentage of owner-occupied homes than Walworth County as-a-whole and many surrounding jurisdictions. This is partially because Darien has had little increase in non-owner-occupied housing units over the past two decades.

Figure A.11: Housing Units and Households Comparison

	Total Housing Units			Total Households		
	2000	2010	2019*	2000	2010	2019*
Village of Darien	564	611	621	537	549	576
Village of Clinton	804	832	805	771	795	779
Village of Sharon	603	726	727	564	605	635
Village of Walworth	893	1,172	1,165	850	1,068	1,051
City of Delavan	3,130	3,500	3,444	2,931	3,122	3,287
Town of Darien	640	664	661	615	629	632
Town of Delavan	3,141	3,490	3,768	1,798	2,077	2,251
Town of Sharon	352	336	348	339	312	322
Walworth County	43,783	50,946	52,939	34,522	39,082	42,799

*Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

Source: U.S. Census Bureau, 2000-2010 Census.

Figure A.11: Household Size and Housing Ownership Comparison

	Average Household Size			Percent Owner-Occupied Housing Units		
	2000	2010	2019*	2000	2010	2019*
Village of Darien	2.92	2.88	2.96	68%	76%	74%
Village of Clinton	2.70	2.58	2.51	55%	61%	68%
Village of Sharon	2.74	2.70	2.70	57%	56%	61%
Village of Walworth	2.57	2.58	2.66	65%	63%	59%
City of Delavan	2.68	2.67	2.50	55%	53%	54%
Town of Darien	2.75	2.71	2.86	79%	87%	84%
Town of Delavan	2.53	2.52	2.35	81%	78%	79%
Town of Sharon	2.74	2.62	2.42	86%	91%	86%
Walworth County	2.57	2.52	2.51	69%	71%	71%

*Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

Source: U.S. Census Bureau, 2000-2010 Census.

The Village of Darien has continued to remain affordable in terms of owner-occupied housing over the past two decades in comparison to some neighboring communities and Walworth County as-a-whole. Overall, the median home value in the Village is lower than all neighboring towns. However, this is mainly because larger lots in towns facilitate the construction of larger homes and older, smaller, and lower valued homes are in shorter supply. Additionally, some neighboring communities have significant lake frontage driving up property values and home size as-a-whole.

It is important to note, the Village of Darien and all comparable communities experienced an increase in median home values between 2000-2010, but many have had little increase or even a decrease in values since. This is a very common trend throughout Wisconsin and many parts of the Midwest with the slow economic recovery post-Recession. Additionally, median gross rents in Darien have increased significantly since 2000 at a much higher rate than median monthly owner-occupied costs. This trend is partially a result of the combination of low vacancy rates and lack of new housing construction over the past decade. Together, these trends have adversely affected rental affordability in the Village.

Figure A.12: Housing Costs Comparison

	Median Gross Rent			Median Monthly Owner-Occupied Costs (with a mortgage)			Median Value of Owner-Occupied Units		
	2000	2010	2019*	2000	2010	2019*	2000	2010	2019*
Village of Darien	\$615	\$686	\$1,033	\$1,068	\$1,460	\$1,384	\$100,600	\$156,500	\$152,100
Village of Clinton	\$534	\$676	\$713	\$956	\$1,339	\$1,222	\$100,100	\$127,300	\$129,500
Village of Sharon	\$626	\$695	\$793	\$1,002	\$1,364	\$1,429	\$98,100	\$138,900	\$143,700
Village of Walworth	\$562	\$746	\$849	\$1,008	\$1,402	\$1,332	\$113,500	\$170,600	\$172,000
City of Delavan	\$585	\$717	\$851	\$1,082	\$1,414	\$1,226	\$103,500	\$156,900	\$144,900
Town of Darien	\$781	\$859	\$1,074	\$1,125	\$1,507	\$1,425	\$133,400	\$205,900	\$221,400
Town of Delavan	\$680	\$873	\$899	\$1,016	\$1,510	\$1,354	\$120,700	\$168,500	\$187,100
Town of Sharon	\$650	\$742	\$825	\$964	\$1,725	\$1,598	\$129,000	\$235,700	\$219,600
Walworth County	\$588	\$761	\$864	\$1,125	\$1,554	\$1,454	\$128,400	\$198,000	\$222,100

*Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

Source: U.S. Census Bureau, 2000-2010 Census.

For planning purposes, the number of households is used to estimate demand of additional housing or dwelling units. If household size decreases, the number of households (and hence housing units) can be expected to increase for a given population. Changes in household composition will also influence the level of demand for various types of housing units. Trends indicate that there will be a continued need for a range of household types for various age, income, and lifestyles.

The number of projected households for the Village through the year 2040 was calculated using the population projection numbers used above, in addition to the Wisconsin DOA average household size projections to the year 2040. As with the population projections, multiple projections were calculated using different methods and years to provide a range of potential household totals.

Based on this projection, in 2040, the Village could have a total of approximately between 601–768 households in 2040, or 25–192 more households than in 2019. For the purposes of consistency, the chosen household projection method was the Linear Growth projection between 1990-2020, the same method chosen for the Village’s population projection totals. This calculation method estimates that there will be approximately 712 total households in 2040, or nearly 140 more than 2020. The average household size projections also tell an important story. According to the Wisconsin Department of Administration, Darien’s average household size is projected to decrease from 2.9 in 2019 to 2.60 by 2040, resulting in an increased number of projected households. This is important to consider because the Village’s future housing stock will need to continuously evolve to accommodate these smaller household size options in the future.

Figure A.13: Projected Number of Households

	2010*	2019**	2020	2025	2030	2035	2040	2019-2030	2019-2040
Linear Growth 1990-2020 (1)	549	576	572	606	639	678	712	63	136
Linear Growth 2000-2020(1)	549	576	572	581	588	599	606	12	30
Linear Growth 2010-2020(1)	549	576	572	580	585	595	601	9	25
Compounded Growth 1990-2020(2)	549	576	572	616	662	715	768	86	192
Compounded Growth 2000-2020(2)	549	576	572	581	588	599	606	12	30
Compounded Growth 2010-2020(2)	549	576	572	580	585	595	601	9	25
WisDOA Household Size	2.88	-	2.75	2.71	2.68	2.63	2.60		

Source: Wisconsin Department of Administration, 2013 household projections by municipality.

*Source: U.S. Census Bureau, 2010 Census.

**Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

1. Extrapolated based on the average annual population change over the given years.

2. Extrapolated based on the average annual percent change over the given years.

As of 2019, the Village’s housing stock was predominantly made up of single-family units (nearly 90%), while the number of two-units and multi-family units have decreased as a percentage of the overall housing unit makeup over the past three decades.

Figure A.14: Percentage of Total Housing Units

	1990	2000	2010	2019*
Single Family	79%	77%	77%	88%
Two Family	10%	8%	8%	4%
Multi-Family	12%	16%	15%	8%

*Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.
 Source: U.S. Census 1990 and 2000

Due to a range of factors, housing affordability is now one of the most prominent issues of our time. This is a result of a combination of factors, including the Great Recession and slow economic recovery, changing personal preferences, shifting demographics, tightened lending practices, lack of developers, and overall financial feasibility of building new housing in many areas of the country. As a result, the number of households that are cost burdened is on the rise. Cost burdened is defined as spending over 30% of a household's total income on housing costs. Households spending greater than 30% often have trouble paying for essentials, transportation, and have a greater chance of financial insecurity. While the number of cost burdened households in Darien is lower than that of the state and Walworth County, they show that 18% of the Village's households are housing cost burdened and 6% spend over 50% of their income on housing. Housing affordability will remain one of the most pressing issues throughout the country over the next decade.

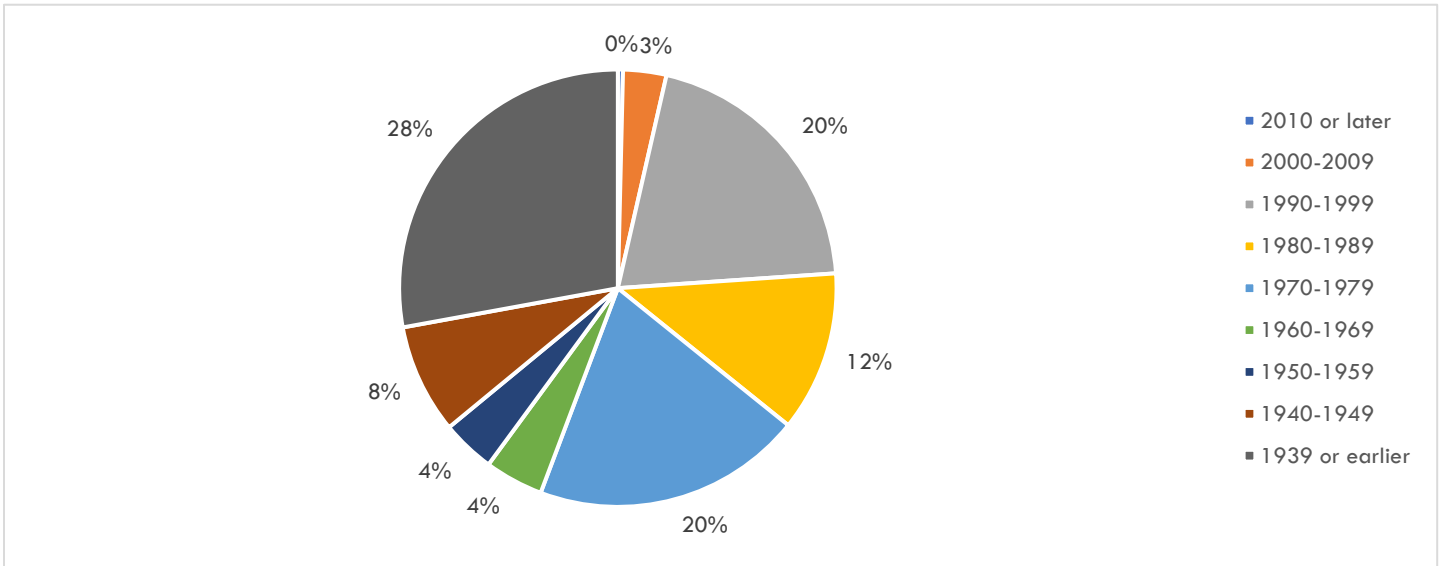
Figure A.15: Cost Burdened Households

	Village	Walworth County	Wisconsin
Cost Burden <=30%	81%	70%	73%
Cost Burden >30% to <=50%	12%	16%	15%
Cost Burden >50%	6%	14%	12%

Source: U.S. HUD 2018 CHAS data calculated using ACS 2013-17

The age of Darien's housing stock is like many other communities throughout the Midwest in the amount of pre-1939 houses that remain today (28%). This provides an opportunity to embrace these historic housing units that remain in the Village through rehabilitation, however it can also lead to issues of deterioration, neglect, absentee ownership, and owner-occupied conversions to renter-occupied units in the older neighborhoods where these types of units are most prevalent. Additionally, it is also important to recognize the historic growth patterns of the community and how that effects the age of the existing housing stock. Approximately 40% of the Village's housing stock was constructed during the rapid growth periods of the 1970's and 1990's, while only 3% of the housing stock was constructed over the past 20 years. This is a result of the various factors documented throughout this Plan.

Figure A.16: Age of Housing as a Percentage of Total Housing Stock



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

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CHAPTER THREE: AGRICULTURAL RESOURCES

Agricultural Resources

Historically, wheat was Wisconsin's most important cash crop. Before it was known as "America's Dairy Land," Wisconsin was commonly referred to as "America's Breadbasket." Darien was established and became a major shipping and receiving site for wheat. However, wheat production in the State began to decline in the mid-nineteenth century when failure to rotate crops gradually depleted the soil suitability for wheat and competition in wheat production arose from Iowa, Minnesota, and the Dakotas. As wheat production began to decline in Wisconsin, dairying was quickly promoted as an economically viable alternative. Today, Darien is a modern agricultural-based community offering diverse agricultural products.

Character of Farming

The Village of Darien is surrounded by some of the State's best agricultural soil. As such, agriculture in the area is an important component of the local and regional economy. Agriculture in Darien and Walworth County is diverse with products ranging from specialty meats, horticulture crops, equine facilities, and solar energy production, in addition to Wisconsin's staple dairy and grain production.

Assessment of Farmland Viability

The Natural Resources Conservation Service groups soils into classes based on their capability to produce common cultivated crops and pasture plants without deteriorating over a long period of time. These capability classifications are based on numerous criteria that include, but are not limited to, the soil's salinity; capacity to hold moisture; potential for erosion, depth, texture, and structure; as well as local climatic limitations (e.g. temperature and rainfall). Under this system of classification, soils are separated into eight classes. Generally, Class I and Class II soils are the best suited for the cultivation of crops.

Class I soils have few limitations that restrict their use. These soils can sustain a wide variety of plants and are well suited for cultivated crops, pasture plants, range lands, and woodlands. Class II soils have moderate limitations that restrict the types of plants that can be grown or that require simple conservation practices or soil management techniques to prevent deterioration over time. However, these practices are generally easy to apply, and, therefore, these soils are still able to sustain cultivated crops, pasture plants, range lands, and woodlands.

Soils in Class III have severe limitations that, under natural circumstances, restrict the types of plants that can be grown, and/or that alter the timing of planting, tillage, and harvesting. However, with the application and careful management of special conservation practices, these soils may still be used for cultivated crops, pasture plants, woodlands, and range lands.

Soils in capability classes IV through VIII present increasingly severe limitations to the cultivation of crops. Soils in Class VIII have limitations that entirely preclude their use for commercial plant production.

Map 2 depicts the locations of each class of soil in the Village's planning area. Large areas of Class I soils are located northwest and south of the Village. Class II soils comprise 60 percent of the Village's land area and comprise the majority of land in the southern half of Village. Class III soils account for just 13 percent of the Village's land area and are generally found near the Darien's eastern boundary. Protecting the area's best agricultural soils should be a key component of the Village's and Town's development strategy.

Farmland Preservation Efforts

The Village's current subdivision and land division regulations within undeveloped portions of its 1.5-mile radius extraterritorial jurisdiction (ETJ) compliment the county and state efforts to preserve farmland by restricting new residential density to one dwelling per 35 acres for areas not served by sanitary sewer or are willing to annex to the Village.

Walworth County, owing to its location between Milwaukee, Chicago, Racine-Kenosha, and Janesville, is recognized as part of the second most endangered area of highly productive farmland in the United States. The Village should support policies which protect farmland by focusing new development within established urban centers.

Federal Farm Bill (2018)

In addition to the State programs listed below, local farmers can participate in numerous other Federal programs and initiatives that are intended to encourage long-term farming activities. The 2018 Farm Bill reauthorized and initiated several Federal programs, including the following:

- The Conservation Stewardship Program (CSP) is a voluntary conservation program designed to encourage producers to address resource concerns in a comprehensive manner by improving, maintaining, and managing existing conservation activities and by undertaking additional conservation activities.

- The Environmental Quality Incentives Program (EQIP) provides a voluntary conservation program for farmers and ranchers that promote agricultural production and environmental quality as compatible national goals. EQIP offers financial help to assist eligible participants install or implement structural and management practices on eligible agricultural land.
- Agricultural Management Assistance Program (AMA) helps agricultural producers manage financial risk through diversification, marketing, or natural resource conservation practices. NRCS administers the conservation provisions while Agricultural Marketing Service and Risk Management Agency implement the production diversification and marketing provisions.
- Agricultural Conservation Easement Program (ACEP) helps landowners, land trusts, and other entities protect, restore, and enhance wetlands, grasslands, and working farms and ranches through conservation easements.
- The Healthy Forests Reserve Program (HFRP) helps landowners restore, enhance, and protect forestland resources on private and tribal lands through easements and financial assistance. Through HFRP, landowners promote the recovery of endangered or threatened species, improve plant and animal biodiversity, and enhance carbon sequestration.
- The Regional Conservation Partnership Program (RCPP) promotes coordination between NRCS and its partners to deliver conservation assistance to producers and landowners. NRCS helps producers through partnership agreements and RCPP conservation program contracts.

Walworth County Farmland Preservation Plan (2012)

Walworth County has a long history of land preservation planning, especially towards the County's rich and productive agricultural lands. The first Agricultural Preservation Plan was adopted in 1978 and was most recently updated in 2012. The plan reaffirms the County's longstanding goals for agricultural resource preservation, supports and incorporates state programs, mirrors the Multi-Jurisdictional Comprehensive Plan for Walworth County, and supports the County's Farmland Preservation Ordinance.

Wisconsin Farmland Preservation Program

In the summer of 2009, the Wisconsin legislature signed into law the Wisconsin Working Lands Initiative, also known as the Wisconsin Farmland Preservation Program. Three main components of this program include continuation of the Wisconsin Farmland Preservation Tax Credits program, establishment of Agricultural Enterprise Areas (AEA) program, and the Purchase of Agricultural Conservation Easements (PACE) program. The Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) administers all three programs under the State's Working Lands Initiative. Each program is described in greater detail as follows:

- The Wisconsin Farmland Preservation Tax Credits program provides landowners with an opportunity to claim farmland preservation tax credits which are applied against tax liability. To be eligible, acres claimed for the tax credit must be in a farmland preservation area that is identified in a certified county farmland preservation plan.
- An Agricultural Enterprise Area (AEA) is defined as a contiguous land area devoted primarily to agricultural use and locally targeted for agricultural preservation and agricultural development. Land eligible for AEA designation must be a contiguous land area, primarily in agricultural use, and located in a farmland preservation area as identified in a certified county farmland preservation plan.
- The Purchase of Agricultural Conservation Easements (PACE) program provides state funding for the purchase of agricultural conservation easements to prohibit development that would make the farmland unsuitable or unavailable for agricultural use. The easements are completely voluntary and allow the landowner to be compensated for limiting the development potential of the farmland. Agricultural Conservation Easements are permanent and are carried over to subsequent landowners as property is sold.

Farmland Tax Relief Credit Program

Based on the Wisconsin Working Lands Initiative detailed above, the Wisconsin Department of Revenue offers another important farmland preservation program, the Farmland Tax Relief Credit Program.

The Farmland Tax Relief Credit Program provides direct benefits to all farmland owners with 35 or more acres who yield a certain profit from the land, use the land consistently for farming, and have an established farmland preservation agreement or are in an exclusive agricultural zone. The credit is computed as a percentage of up to \$10,000 of property taxes, with a maximum credit of \$1,500. The program is actively being used in the towns surrounding the Village.

CHAPTER FOUR: CULTURAL RESOURCES

Brief History of Darien

Settled in the spring of 1837 by John Bruce, the Village of Darien was first known as “Bruceville.” The name stuck until 1840, when it was renamed after Darien, New York—the hometown of many of the Village’s prominent families of the time.

The Village originally grew around a park located in the center of the community known as “The Commons,” known today as “Bruce Park.” This park was dedicated in perpetuity by John Bruce as a drilling field for soldiers. In 1856, a railroad spur was established, stimulating new business and industrial development to the north of the Village’s center. At that time, many businesses relocated alongside the railroad, thus reestablishing the Village center around what is now known as Wisconsin Street—the site of today’s Downtown.

Historic Sites and Resources

The Wisconsin Historical Society maintains an Architecture and History Inventory (AHI)—a collection of information on historic buildings, structures, sites, objects, and historic districts throughout the State of Wisconsin. There are 78 AHI documented sites, buildings, and structures in Darien, including the Milwaukee Road railroad bridge and the McNeill and Libby Milk Condensory.

There are no properties in the Village that are listed on the National Register of Historic Places. However, in 2013, Downtown Darien was added to the Wisconsin State Register of Historic Places. This designation indicates an area where properties are determined to be significant to Wisconsin’s heritage, but does not establish any additional preservation regulations.

Archeological Sites

The Wisconsin State Historical Society lists archeological sites throughout the State in its Archeological Sites Inventory (ASI). These sites include cemeteries/burial sites, effigy mounds, and campsites/villages. At this time there are no archeological sites within Darien’s village limits listed on the ASI; however, the Darien Village Cemetery, located just outside of the Village’s municipal boundary, is included on the ASI list. Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from encroachment by any type of development. Many of these sites are located on private land and may not be viewed by the general public. The National Historic Preservation Act of 1966 requires federal agencies to ensure that their actions do not adversely affect archeological sites on or eligible for listing on the National Register of Historic Places. Archeological sites can be protected during the course of State agency activities if the sites have been recorded with the Office of the State Archeologist.

Cultural Organizations and Events

Darien’s modern-day culture is distinguished by its unique events and community service organizations. While an effort was made to identify all events and organizations, this list may not be comprehensive.

- **American Legion Post 450**, a congressionally chartered, mutual-aid veteran’s organization devoted to benefit veterans of the armed services located in downtown Darien.
- Founded in 1922, the **Delavan-Darien Rotary Club** serves the communities of Delavan and Darien. Notable programs include providing scholarships to local high school students, hosting local events, advocating for the protection of Delavan Lake, and hosting local speakers.
- The **Darien Community Club** is a community-based organization dedicated to the youth of Darien, providing donations to the Darien Library, holiday gift bags, community baseball events, and the Darien Rescue Squad.
- **SMILES**, located southeast of Darien just south of Sweet Road, is a non-profit, tax exempt corporation offering therapeutic and recreational horsemanship lessons to children and adults with disabilities.
- **Twin Oaks Shelter for the Homeless**, operated by Community Action, Inc., provides temporary housing for homeless individuals and households as well as assistance for residents to build skills and knowledge in employment, landlord tenant relationships, budgeting, and finding stable housing.
- **The Darien Public Library and Senior Center**, built in 2013, provides traditional rental items such as books, magazines, CDs, and DVDs, but also offers programs, events, and community gathering space.
- **Community Events:**
 - Famous throughout the State, Cornfest is Darien’s premiere fall festival in West Park featuring a parade, carnival, and regional softball tournament. It is a great celebration of local food and drink that could become a launching pad for more agricultural-based cultural activities.
 - Each December the Village hosts a Christmas Tree Lighting and Candle Walk
 - Annual Women’s Club Cookie Walk
 - Easter egg hunt in West Park hosted by the Village

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CHAPTER FIVE: NATURAL RESOURCES

The Village's natural resource base, especially environmentally sensitive areas with respect to soils, environmental corridors, wetlands, and floodplains, are critical factors in local planning decision making. Maintenance of these, and other environmentally sensitive natural features, is important for both the visual attractiveness of the community, the integrity of the natural environment, and sustainability of the Village moving forward.

Scientific data demonstrates that on average, Wisconsin has become warmer and wetter over the past 60 years and this trend is expected to continue and increase in the decades ahead. This change in climate could have an impact on the State and Village's natural resources. Darien will need to weigh these potential impacts when deciding how it will adapt to changes to the natural and built environment.

The purpose of this chapter is to identify strategies to preserve and protect the Village's natural resources. A survey of Darien's natural resources provides an important framework for guiding several elements of the comprehensive planning process. As a growing community, this information can help the Village identify appropriate locations for development and can pinpoint areas that should be preserved and managed for recreational purposes, stormwater management, and groundwater protection. This chapter contains an inventory of the Village's land- and water-based natural resources and an inventory of wildlife habitat and natural areas. Additionally, included are strategies to encourage climate change-resilient infrastructure. Finally, it outlines the goals, policies, programs, and recommendations for natural resource preservation. Map 3 depicts the Village's key environmentally sensitive areas.

Natural Resources Inventory

The following is a summary of natural resources within Darien and its planning area. Many of these features are also illustrated on Map 3.

Ecological Landscapes

An ecological landscape is defined as a region of Wisconsin characterized by a unique combination of physical and biological attributes such as climate, geology, soils, water, or vegetation. Different ecological landscapes offer distinct management opportunities based upon their levels of biological productivity, habitat suitability for wildlife, and presence of rare species and natural communities. The Village of Darien falls entirely within the Southeast Glacial Plains ecological landscape, which is largely composed of glacial materials deposited during the Wisconsin Ice Age. Today, vegetation in this ecological landscape consists primarily of cropland. Forests of maple-basswood, lowland hardwoods, and oak are also found within the Village.

Environmental Corridors and Isolated Natural Resource Areas

According to Southeastern Wisconsin Regional Planning Commission (SEWRPC), environmental corridors and isolated natural resource areas consist of the following elements: 1) lakes, rivers, and streams, and their associated shorelands and floodplains; 2) wetlands; 3) woodlands; 4) remnant prairies; 5) wildlife habitat areas; 6) wet, poorly drained, or organic soils; 7) rugged terrain and high-relief topography; 8) existing park and open space sites; 9) potential park and open space sites; 10) sites of historic and archaeological value; 11) significant scenic areas and vistas; and 12) natural and scientific areas. Primary environmental corridors include a wide variety of these resource elements and are at least 400 acres in size, two miles in length, and 200 feet in width. Secondary environmental corridors generally connect with primary environmental corridors and are at least 100 acres in size and one mile in length. Isolated natural resource areas contain some of these resources and resource-related elements, but are separated physically from environmental corridors by intensive urban or agricultural land uses and are at least 200 feet in width.

Protection of environmental corridors and isolated natural resource areas from intrusion by incompatible land uses, and thereby from degradation and destruction, should be an essential planning objective for the preservation of open natural spaces. These corridors should be preserved and protected in essentially natural, open land uses. These corridors are shown on Map 3 and are located within Wildwood Park and to the northeast of the park. Small pockets of environmental corridor also exist directly east of the Village on either side of Sweet Road.

It is Village and SEWRPC policy to discourage or limit development within areas that have been identified as an environmental corridor. Under the Shoreland Zoning Ordinance, Walworth County intends to protect and restore environmentally sensitive areas and biological diversity, minimize disturbance to existing vegetation, and maintain environmental corridors as identified by SEWRPC.

Metallic and Non-Metallic Resources

There are currently no metallic mining operations in the Darien area. There are, however, 22 non-metallic extraction sites operating in Walworth County, one of which is located north of Darien in the Town of Darien. There are no mining operations within the Village of Darien.

Under §295.20, Wis. Stats., landowners who want to register their property as a non-metallic mining deposit are required to notify each county, city, village and/or town that has zoning authority over their property. Registrations must be recorded at the County Register of Deeds in the county where the mineral deposit is located. State law limits the ability of a municipality or a county to rezone or otherwise interfere with the future extraction of a mineral resource from a registered non-metallic mineral deposit. It is important to note that zoning changes prohibiting mining on land registered as a marketable non-metallic mining deposit cannot take effect during the registration period. Registration is effective for ten years and renewable for an additional ten years. In addition, registration on property with active mining operations can be renewed for as long as mining is ongoing. Zoning changes may take effect after the registration has expired.

Soils

As noted in the Agricultural Resources Chapter, soil suitability helps to determine the best locations for agriculture. Soil suitability is also a key factor in determining the best and most cost-effective locations for new development. According to the Walworth County Soil Survey and soils inventories prepared by Southeast Wisconsin Regional Plan Commission (SEWRPC) for the greater Darien area, most of the soils that have a fluctuating or high-water table, or are subject to ponding, overwash, or runoff hazard, are located in the southern and eastern portions of the planning area. Soils that are subject to flooding or overflow are most prevalent in the southern portion of the planning area, particularly along streams.

Steep Slopes and Topography

Steep slopes are defined as having a 12 percent grade or greater. The land in and surrounding Darien consists mainly of flat to gently rolling terrain. Rolling landforms in the planning area in and around the Village are glacial drift features. The most notable features are scattered hills throughout the planning area.

Wildlife and Rare Species

Species of wildlife common to the southeastern Wisconsin region are rabbits, squirrels, woodchucks, raccoons, muskrats, and beavers. Larger mammals such as white-tailed deer, coyotes, and foxes also inhabit the region. Common bird species include cardinals, robins, woodthrushes, great blue herons, wrens, blue jays, cranes, hawks, and killdeer. According to the Wisconsin Department of Natural Resources (WisDNR), there are occurrences of rare or endangered species and aquatic rare and/or endangered species in locations within Darien's municipal boundaries and within its extraterritorial jurisdiction. Detailed information regarding the types and more precise locations of endangered animals, plants, and natural communities is maintained by the WisDNR.

Woodlands

Woodlands, which comprise approximately 3 percent of the land within the Village, are generally located on the eastern side of the Village. Woodlands include a large area to the north of Darien Elementary and a large stand of mature trees just west of the Village and south of I-43. Existing woodlands that have not been broken up by residential development are invaluable to the Village's character and natural beauty. As such, remaining woodland areas should be preserved, and any development in and around them should take special care not to destroy these resources.

Drainage Basins, Watersheds, and Surface Waters

The Village of Darien is located within Darien Watershed in the Lower Rock River Basin. Surface water in the area includes a series of unnamed ponds scattered along the eastern edge of the Village and an unnamed creek that is located along the southern edge of the Village. This creek flows southwest to connect with Darien Creek, which is a five-mile creek consisting of sand, gravel, and rock substrate with good water clarity. Fluctuating water levels limit fishing opportunities in Darien Creek.

Floodplains

The Federal Emergency Management Agency (FEMA) designates floodplains, which are areas predicted to be inundated with flood waters in the 100-year storm event (e.g. a storm that has a one percent chance of happening in any given year). There are no floodplains within Village's municipal boundary. Flood hazard areas in the vicinity are located primarily along Turtle Creek in the northernmost part of the planning area, and along Little Turtle Creek in the southwestern portion of the planning area. The Village's Floodplain Ordinance was established to regulate development in floodplain areas.

Flood Storage

Flood storage areas are a portion of the floodplain that acts as a natural flood storage capacity area within a watershed. The volume of runoff water expected within a watershed is the basis for how much regional flood discharge the flood storage area is capable of holding. This is included in the FEMA floodplain flood fringe area extent.

The importance of these areas cannot be underestimated because they reduce the amount and duration of flooding that occurs within the floodplain immediately downstream. The most common example of flood storage areas are wetlands, also described below. Protecting these areas and keeping them intact is important for protecting all areas downstream, especially as impervious surfaces amounts increase and larger stormwater events occur more frequently.

Groundwater

One hundred percent of the Village of Darien's municipal water originates from groundwater. Groundwater is comprised of the portion of rainfall that does not run off to streams or rivers and that does not evaporate or transpire from plants. This water percolates down through the soil until it reaches the saturated zone of an aquifer. Drinking water in the basin comes from three main groundwater aquifers; the sand and gravel, dolomite, and sandstone aquifers. Consumer confidence reports issued by WisDNR demonstrate that Darien's drinking water quality is good, with no violations of disinfectant byproduct or inorganic compound contaminants. In the rural areas located throughout Walworth County, however, a potential groundwater contaminant is nitrate-nitrogen, which can come from improperly functioning on-site wastewater systems, animal feedlots, livestock waste facilities, sludge and septage application, lawn and agricultural fertilizers, and decaying plant debris.

Wetlands

Wetlands are important ecological features that help protect and enhance a region's water quality by preventing pollutants from reaching lakes, rivers, streams, and groundwater. Wetlands protect shorelines from erosion and reduce potential flood damage by storing and infiltrating runoff from rainstorms and snow melt. Additionally, wetlands provide critical habitat for many native plant and animal species. According to the Wisconsin DNR Wetland Inventory Maps, Inventory, wetland habitats comprise approximately two percent of the Village's total land area, not including small tracts of wetlands that are less than five acres in size or standing water bodies.

Rain/Flooding Events

Over the past 40 years, the number of storm events and precipitation totals have increased. These events have caused millions of dollars of damage each year all over the world. Southern Wisconsin is not immune to these trends. In fact, between 1980-1989 the average precipitation totals per year were a little over 31 inches, however between 2010-2018, the average increased to nearly 39 inches per year (based on Madison Airport Weather Station Perception Totals from NOAA 1980-2018). Additionally, storm events have occurred nearly four times more often over that same time period (based on Dane County Total Storm Events from NOAA 1980-2018). Together, increased precipitation totals and storm events are important components of the natural resource environment of Darien and the surrounding area. They should be considered in all aspects of this Plan.

Nature-Based Recreational Resources

Southeastern Wisconsin and Walworth County are home to a wealth of outdoor recreational opportunities. The following is a list of state parks, wildlife areas, natural areas, and county parks that are located near and are easily accessible from the Village of Darien.

- The **Kettle Moraine State Forest—Southern Unit** is a 30-mile stretch of unaltered forestland extending from the Village of Dousman nearly to the City of Whitewater. The forest consists of more than 22,000 acres of glacial hills, kettles, lakes, prairie restoration sites, pine woods, and hardwood forests. It offers hiking, walking, and bicycling trails, camping, hunting, horseback riding, fishing, swimming, boating, and winter activities.
- The **Turtle Creek Wildlife Area** is a 1,035-acre property located in western Walworth and eastern Rock Counties. This property straddles four areas of Turtle Creek within a ten-mile segment of the waterway, beginning just west of CTH P outside of the City of Delavan. The habitat consists of sedge meadow, shrub carr, hardwood forest, and small prairie remnants. Large fall and winter concentrations of Canada Geese can be seen at Turtle Creek. It is also home to several rare fish and reptile species. Permitted activities include wildlife viewing, hiking, fishing, paddling, hunting, trapping, and berry picking. Hunting/viewing opportunities include deer, waterfowl, small game, and partridge.
- **Natureland Park**, located in the Town of Richmond to the north of Darien, is a 122-acre Walworth County Park featuring hiking trails and observation areas to view the Kettle Moraine terrain. Facilities include a large cedar log cabin, restrooms, picnic areas, and pavilion. The Kettle Moraine Land Trust plays a key role in volunteering to perform maintenance, host activities, and other opportunities.
- **Price Park Conservancy**, located at the intersection of Interstate 43 and Hodunk Road, this Walworth County Park consists of wetland plant communities, open field grasslands, wildflowers, walking trails, a dog park, and other nature-based educational resources. The park was established when approximately 66 acres were donated by Merle and Thomas Price; and a second acquisition of 49 acres includes the Mathilde Schreiner Woods. The Kettle Moraine Land Trust plays a key role in volunteering to perform maintenance, host activities, and other opportunities.
- Other natural areas in Walworth County that are easily accessible from Darien include the White River State Trail, Beulah Bog, Lulu Lake, Young Prairie, Pickerel Lake Fen, Clover Valley Fen, Bluff Creek, Turtle Valley Wildlife Area, and nearby lake access at Lake Comus, Lake Delavan, and Lake Geneva. Additional information on these natural areas can be obtained from the WisDNR website.

Alternative Energy

Just north of the Village, in the Town of Darien, there is a 250-megawatt solar power generation facility planned, which will deliver energy for up to 50,000 homes. Construction began in early 2021 and it is anticipated that the facility will be in operation beginning in 2022. During construction, there are over 400 jobs supported by the project and four long-term jobs created to maintain the facility once operational. Some of the proposed solar farm locations are within the Village's ETJ, but all are planned for areas north of I-43 and south of Turtle Creek. Additionally, between the panels, prairie grass and pollinator plantings will be installed throughout the facility to nourish the soil and support wildlife habitat. The downside to this project is the loss of crop lands surrounding the Village, however the area will benefit from increased renewable energy production, possible new jobs, and educational or training opportunities associated with the new solar farm.

Natural Resources Plans

Walworth County Land and Water Resource Management Plan (2021-2030)

This plan is an update to the 2010 Walworth County Land and Water Resource Management Plan. Specifically, it outlines the County's goals, mission, implementation strategy, and programs/partners. Several of the goals directly relate to preservation, protection, and mitigating negative impacts on natural resources. Each goal has individual related objectives, action items, responsible parties, targets, costs, and funding. The eight goals of are:

1. Protect Walworth County lakes, streams and wetlands from agricultural runoff.
2. Protect Walworth County streams, lakes, wetlands and groundwater from the adverse impact of urban development.
3. Balance natural resources protection with the need for aggregate resources and the high abundance of these resources throughout Walworth County.
4. Prevent the introduction and dispersal of invasive species in Walworth County lakes, streams, wetlands and upland landscapes.
5. Protect Walworth County's productive agricultural land.
6. Preserve and restore Walworth County's environmental corridors, natural areas, critical species habitat sites, wetlands, floodplains and groundwater.
7. Protect Walworth County's watersheds by seeking collaboration and supporting partnerships.
8. Initiate a solution-based information and education outreach programs to land users, youth, residents, businesses, visitors and elected officials to encourage the support and use of sustainable conservation practices.

Multi-Jurisdictional Comprehensive Plan Update for Walworth County (2019)

In 2019, SEWRPC and Walworth County completed an update of the Walworth County Comprehensive Plan. It is a combination of a county-wide plan and specific land use plans for each Township and municipality. The plan provides county data and projections, an existing conditions report, inventory of regional plans, a county-wide land use plan, and future implementation plan. Specifically, it identifies a proposed off-street trail along Turtle Creek and future County park just north of the Village.

It also shows key sites for acquisition within the Village of Darien's Extraterritorial Jurisdiction that have natural areas of local significance or have critical species habitat:

- Town of Darien:
 - Darien Oak Woods
 - Turtle Creek Sedge Meadow and Fen
 - Creek Road Fen
 - Turtle Creek Bike Trail Wetland
 - Darien Railroad Prairie Remnant
- Town of Sharron
 - Salt Box Road Railroad Prairie
 - Railroad Lowland

Walworth County Park and Open Space Plan (2014)

This plan was also written by SEWRPC and adopted by the County Board of Supervisors in 2014. It documents a full inventory of the parks system, objectives, principals, and standards for the future, in addition to establishing future standards and park-specific plans. It mirrors the recommendations of the Walworth County Comprehensive Plan and identifies the same key sites for acquisition.

Walworth County Water Conservation Plan (2016)

This plan outlines the principals of water conservation, the County's role, conservation measures, stormwater management, protection areas, and an implementation plan. There are four overarching principles of the plan:

- The County's rivers, springs, lakes, wetlands, and groundwater are interconnected and support the local economy
- Water conservation is needed to provide future residents and businesses sustainable supply
- Agricultural lands are valuable assets to the County's scenic beauty, cultural heritage, and groundwater recharge
- All environmental corridors, natural areas, wetlands, floodplains, and groundwater recharge areas should be protected

Many of the goals, recommendations, and implementation action items are reflected in this Plan.

Walworth County Natural Hazard Mitigation Plan (2014-2018)

To qualify for federal funding for hazard mitigation projection, a community must have an approved hazard mitigation plan. The goal of the plan is to not only be eligible for federal funds, but also minimize damage from natural disasters, save money on post-disaster recovery, and help communities respond and recover more quickly have disasters strike. The first plan for Walworth County was completed in 2009 and an update was completed in 2014. Both were Federal Emergency Management Agency (FEMA) approved. Some of the key implementation strategies directly related to Darien include:

- Implement hazard mitigation education programs.
- Create educational displays to use at public events.
- Identify and analyze feasible mitigation options for those properties which may be designated as a repetitive flood property.
- Apply for funding to help flood proof repetitive loss sites or remove them through acquisition followed by demolition or relocation.
- Identify those culverts and bridges that are undersized or are otherwise unable to handle expected flood flows.
- Prepare a strategy to prioritize road improvements for public roadways that are susceptible to flooding.
- Identify undeveloped areas of the county, if any, that have flood mitigation value and develop appropriate strategies to protect them.
- Distribute National Flood Insurance Program information.
- Evaluate the support for and the feasibility of becoming part of the Community Rating System (CRS) to lower flood insurance premiums for property owners.
- To continue compliance with state and federal requirements, revise existing floodplain regulations to ensure they comply with the most recent model floodplain regulations developed by the Wisconsin Department of Natural Resources.
- Amend land development regulations to require a storm shelter in mobile home parks when the number of mobile homes exceeds a threshold as established by the jurisdiction.
- Publicize available programs that help low-income residents pay for their utility expenses.
- Develop a set of procedures for water distribution during drought to those in need.
- Provide education to county and municipality personnel about federal cost-share and grant programs, fire protection agreements, and other related federal programs so the full array of assistance available to local agencies is understood.

The County intends to update the Plan when grant monies can be secured. This plan is expected to be updated in the coming years.

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CHAPTER SIX: TRANSPORTATION

Existing Transportation Network

Transportation access is a key component of community health and growth because it facilitates the flow of goods and people. Darien is well connected to the region through the existing roadway network, in addition to other transportation systems, such as freight rail and airport service that are easily accessible to the Village.

Roadways

Interstate Highway 43 is located along the Village of Darien's northern border, and provides interstate access to the Village. I-43 is located entirely within Wisconsin and connects Green Bay, Milwaukee, and Beloit. According to the Wisconsin Department of Transportation (WisDOT), in 2018, an average of 20,200 vehicles per day traveled along I-43 as it passes through Darien. Additionally, Interstate Highway 90 is located 15 miles west of Darien and Interstate 94 is located 45 miles east of Darien.

U.S. Highway 14 serves as a primary north-south arterial roadway through Darien connecting the Village to Janesville, Madison, Walworth, and Harvard, Illinois. On average in 2018, 6,700 vehicles per day traveled through Darien on USH 14 (WisDOT). Today it carries not only commuters and local traffic, but also heavy truck traffic to and through the community. USH 14 through Darien was planned to be reconstructed by the state in 2011, however, as of 2021, the project has not yet occurred. It is now planned to take place in 2024.

County Trunk Highway (CTH) X (Beloit Street) connects Darien to the City of Delavan to the east and Allen's Grove to the west. CTH X also serves as a primary east-west arterial roadway for the Village. An average of 3,100 vehicles per day in 2018 traveled through Darien on CTH X (WisDOT). CTH C/Foundry Road provides a north-south connection for local traffic on the west side of the Village. This roadway is currently improved to rural standards—improvements to suburban collector standards would not only benefit Village of Darien users, but also residents of Sharon seeking a more direct route to I-43. Finally, Darien's local road system consists of both rural and urban roadway sections. The majority of the developed portions of the Village, with the exception of the downtown area and newer subdivisions, are comprised of rural cross-section roadways which do not include curb and gutter.

Rail

Freight rail service is provided by Wisconsin and Southern Railroad with a spur line that passes through Darien and connects to Bardwell and Elkhorn. An abandoned rail line is located to the southwest of the Village between I-43 and CTH X.

The nearest commuter rail is operated by the Chicago Transit Authority which extends as far west as Harvard, Illinois—only a 20-minute drive from Darien. Commercial passenger rail service is also provided by the Amtrak Hiawatha service line between Milwaukee and Chicago. The train stations nearest Darien are located near the City of Racine, Mitchell International Airport, and in downtown Milwaukee. Additionally, the East Troy Railroad operates a passenger service that runs 7-miles between East Troy and Mukwonago. This service is a restoration of a historic electric rail commuter service and is largely operated as a tourist attraction.

Airports

Airports certified for carrier operations nearest to the Village include the Rock County Airport 20 miles to the west, the Greater Rockford Airport 45 miles to the southwest in Illinois, and the Kenosha Regional Airport about 47 miles to the east. There are several airports with hard-surface runways in Walworth County, including the privately-owned Grand Geneva Resort Airport, Lake Lawn Airport, the East Troy Municipal Airport in the Village of East Troy, and the Big Foot Airfield in the Village of Walworth.

ROADWAY FUNCTION CLASSIFICATION SYSTEM

Wisconsin's functional classification system groups roads and highways according to the character of service they offer, ranging from rapid through access to local land access. The purpose of functional classification is to enhance overall travel efficiency and accommodate traffic patterns and land uses by designing streets to the standards suggested by their functional class. The four main functional classes include:

- **Principal Arterials.** Serve longer inter-urban type trips and traffic traveling through urban areas, including interstate highways and other freeways.
- **Minor Arterials.** Provide intra-community continuity and service trips of moderate length, with more emphasis on land access than principal arterials.
- **Collectors.** Provide both land access and traffic circulation within residential neighborhoods, commercial areas, and industrial areas. These roadways collect traffic from local streets in residential neighborhoods and channel it onto the arterial system.
- **Local Streets.** Provide direct access to abutting land and access to collectors. Local roads offer the lowest level of mobility. Through traffic movement on this system is usually discouraged.

Source: WisDOT, Facilities Development Manual, Procedure 4-1-15

The Dane County Regional Airport is located 60 miles northwest of Darien and provides regular passenger service to various regional and national locations. The General Mitchell International Airport in Milwaukee is located about 55 miles from the Village. Mitchell's 10 airlines serve approximately 6.6 million passengers per year. It is the largest airport in Wisconsin. The airport terminal is open 24 hours a day. The airport has five hard-surfaced runways and encompasses over 2,100 acres. Additionally, Chicago O'Hare Airport, approximately 80 miles away, offers 51 passenger carriers that serve approximately 83 million passengers per years.

Public Transportation and Para-Transit

Public bus service is not currently provided in the Village of Darien; however, Walworth County operates, Wal-to-Wal DIAL-a-RIDE which is available to any resident of the County for any trip within the County. Rates and fares are dependent on the type of rider and length of trip. Prices are reduced for people over 60, children under 18, and people with a disability. VIP Services, Inc. (a non-profit company located in Elkhorn) operates the program funded by Walworth County.

Three park and ride facilities are available in Walworth County. The closest is the Elkhorn Park and Ride Lot 64-20, located near the USH 12 and STH 67 interchange. Another option for Darien residents is Wisconsin Department of Transportation's (WisDOT) free rideshare program. The program matches individuals residing in Southeastern Wisconsin based on origins, destinations, and work hours, and is available for those commuting to northern Illinois. Vanpool options are also available to residents who commute to Madison.

Other transportation options include rideshare service provided by Uber and Lyft.

Truck and Water Transportation

Interstate 43 and USH 14 have been designated by WisDOT as Oversize/Overweight (OSOW) heavy truck routes and carry steady truck traffic to and through the community. There is no waterborne freight or passenger transit in the Village.

The Village has noted that trucks traveling along the designated truck routes through the Village, particularly those trucks turning onto CTH X from USH 14, have negatively affected traffic flow and safety at that intersection. As an alternative, Village staff has identified a preference for several alternative truck routes that could be established from USH 14 to Foundry Road and CTH C. This recommendation is depicted on the Transportation and Community Facilities Map. Development of this alternative truck route would provide logical access to existing and planned industrial development. The upcoming U.S. Highway 14 project will address the CTH X and USH 14 intersection, in addition to the Badger Parkway and USH 14 intersection.

Review of Village, State, and Regional Transportation Plans

The following is a review of local, State, and regional transportation plans and studies related to Darien. The transportation recommendations of this Plan are consistent with these plans.

Multi-Jurisdictional Comprehensive Plan Update for Walworth County (2019)

In 2019, SEWRPC and Walworth County completed an update of the Walworth County Comprehensive Plan. It is a combination of a county-wide plan and specific land use plans for each Township and municipality. The plan provides county data and projections, an existing conditions report, inventory of regional plans, a county-wide land use plan, and future implementation plan.

Many of the goals, objectives, and policies of the Walworth County Comprehensive Plan are reflected in this Plan for roadways, public transit, bicycle facilities, and pedestrian facilities. Recommendations specific to the area around Darien include reserving right-of-way to accommodate future improvements (2 to 4 lanes) on USH 14 and resurfacing or reconstructing CTH C and X. Walworth County does not have a dedicated Bicycle and Pedestrian Plan at this time.

Six-Year Highway Improvement Program for Southeast Wisconsin: 2021-2026

WisDOT maintains a six-year improvement program for State and Federal highways within the Southeastern Region. The State of Wisconsin has over 115,000-miles of public roads, from Interstate freeways to city and village streets. The highway improvement program covers only the 11,745-mile State highway system that is administered and maintained by WisDOT. The other nearly 104,000 miles are improved and maintained by the cities, towns, counties, and villages in which the roadways are located. The State highway system consists of over 800 miles of interstate freeways and nearly 11,000 miles of State and U.S. marked highways. At this time, there is one project planned through Darien, construction and pavement replacement of USH 14 (2024).

Regional Transportation Improvement Plan for Southeastern Wisconsin, 2019-2022

SEWRPC maintains a Regional Transportation Improvement Program (TIP) which provides a comprehensive listing of all arterial highway and public transit improvement projects proposed to be carried out by State and local governments over a four-year period (2019-2022). The TIP covers projects in the seven-county Southeastern Wisconsin Region, which includes Walworth County. Among other projects planned within Walworth County, below is a list of projects from the TIP that directly impact the Village of Darien:

- Resurfacing of I-43 from the Rock County line to USH 12 (2020-2021)
- Reconditioning of USH 14 from I-43 to CTH K (2020-2021)
- Purchase of replacement vans for the Walworth County dial-a-ride taxi (2019-2022)
- Provision of demand-responsive transportation services meeting the needs of seniors, individuals with disabilities as well as all other citizens of Walworth County (2019-2022)
- Operating assistance for the Walworth County dial-a-ride taxi (2019-2022)

Vision 2050: A Regional Land Use and Transportation Plan

Adopted by the Southeastern Wisconsin Regional Plan Commission (SEWRPC) in 2016, this plan recommends a long-range vision for land use and transportation in the seven-county Southeastern Wisconsin Region. It makes recommendations to local and State government to shape and guide land use development and transportation improvement, including public transit, arterial streets and highways, freight, and bicycle and pedestrian facilities, to the year 2050. Recommendations specific to Walworth County mirror those listed above in the Multi-Jurisdictional Comprehensive Plan and for Walworth County and TIP.

Connections 2030: Wisconsin's Long-Range Transportation Plan

Connections 2030 is the state's long-range transportation plan adopted in 2009. This plan focuses on strategies to maintain and enhance the State's transportation system to support future mobility and economic growth. The policies in this plan will aid transportation decision-makers when evaluating transportation programs and projects. Through implementation of this plan, WisDOT aims to:

- Ensure transportation system safety and security
- Preserve the existing and future transportation system
- Optimize investment in the system for continued safety, enhance mobility and efficiency
- Respond to local, regional, national, and international economic trends to maintain State economic competitiveness
- Consider environmental issues to maintain Wisconsin's quality of life
- Provide users with transportation choices

Wisconsin Bicycle Transportation Plan: 2020 (1998)

This plan presents a blueprint for improving conditions for bicycling, clarifies the WisDOT's role in bicycle transportation, and establishes policies for further integrating bicycling into the current transportation system. While there are no Darien-specific recommendations, the plan map shows existing State trails and future "priority corridors and key linkages" for bicycling along the State Trunk Highway system in Wisconsin.

Wisconsin Pedestrian Plan Policy (2001)

Adopted in 2001, this plan highlights the importance of maintaining and expanding walking and pedestrian facilities throughout the State. Additionally, the plan outlines measures to increase walking and promote pedestrian comfort and safety. It also provides a policy framework addressing pedestrian issues and clarifies WisDOT's role in meeting pedestrian needs.

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CHAPTER SEVEN: UTILITIES AND COMMUNITY FACILITIES

Existing Utility and Community Facilities

Village Administrative and Public Works Facilities

Darien's Village Hall is located downtown. The daily operations of the Village of Darien, the water and sewer utility, and the Municipal Court are all handled in this facility. Village Hall was recently remodeled, and an addition was put on in 2014. The Village's Public Works building is located adjacent to West Park.

Police Department

In 2013, the Darien Police Department merged with the City of Delavan Police Department under an intergovernmental agreement for shared services. It operates out of the City of Delavan Police Department in downtown Delavan. The Department has 23 full time and several part time (Reserve Officer) law enforcement officers. It patrols over 5 square miles in the City of Delavan and 2 square miles in the Village of Darien, receiving over 50,000 calls per year. Other programs offered by the Department include Neighborhood Watch programs, School Resource Officers, and participation in community events.

Fire Department and Emergency Medical Services (EMS)

The Darien Fire and Rescue building was moved and reconstructed near the I-43 interchange in 2014. The building is jointly owned and provides fire protection to the Village of Darien and Town of Darien, covering 36 square miles. The Department is served by 30 paid on-call members. The Department is equipped with a fire engine, 100-foot tower ladder, two ambulances, two tenders, brush truck, and a UTV.

In 2020, a referendum passed allowing the Towns and Villages of Walworth, Sharon, and Darien to enter into a shared Fire/EMS agreement to provide paramedic level Fire/EMS services to residents. This program was implemented in February 2021 and has resulted in significant reduction in ambulance response times and provided a higher level of service.

Solid Waste Disposal and Recycling

The Village of Darien provides weekly curbside refuse removal through a contract with Nieuwenhuis Bros. Inc. and recycling services for local residents are provided through a contract with John's Disposal.

Telecommunications and Power Distribution

Sharon Telephone Company provides telecommunication and internet service to the Village of Darien. Electric power is provided by Alliant Energy, and natural gas is provided by WE Energies. Infrastructure capacity will continue to be monitored by private service providers. As needed, the Village will collaborate with telecommunications and electric and natural gas service providers to identify the appropriate locations for new infrastructure.

Water Supply

The Darien Water Utility provides municipal water service to residents. Water is supplied by a sandstone aquifer via three active wells and one underground storage facility. Well No. 1 was originally drilled in 1919 as an industrial well but was converted to municipal use in 1969. This well is eight inches in diameter, 1,045 feet deep, and has a capacity to supply 350 gallons per minute. Well No. 2 was drilled in 1984, is eight-inch diameter, 118-feet deep, and has a capacity to supply 500 gallons per minute. Well No. 3 is in the deep sandstone aquifer and its treatment system is designed for 700 gallons per minute. Water is treated at the Village well sites. Treatment at this facility consists of filtration, gaseous chlorination, iron filtration, and slat tray aeration.

The Village's water distribution system consists of 8- to 12-inch PVC water mains; 6- to 8-inch cast iron water mains; 134 fire hydrants; a 100,000-gallon elevated storage tower located at 339 East Oak Street, and a 400,000-gallon storage tower located at 699 Gerry Way. The Village's water system pumping capacity is 1.18 million gallons per day. The average daily consumption is well under the system's capacity. The Village of Darien imposes impact fees on new land development to cover the cost of water system extensions to serve new residents.

According to SEWRPC's Regional Water Supply Study, the most recent system upgrades to the Darien Water Works and Sewer System were completed in 2006. At that point, the Village placed into operation a new well, a new water tower, and upgrades to the treatment facility.

Wastewater Treatment

Residential development outside of the Village's municipal boundaries is served by individual, on-site wastewater treatment (septic) systems. Property owners will monitor and maintain privately owned septic systems.

The Darien Sewer Utility provides municipal wastewater service to all Village residents. The municipal wastewater system consists of three lift stations and PVC sewer mains. The entire wastewater collection system connects to the Walworth

County Metropolitan Sewerage District (WalCoMet) via a lift station located at 347 West Madison Street and a connecting force main. The average annual hydraulic loading of the County’s system is 7 million gallons per day. The average hydraulic design capacity is 8.11 million gallons per day. The Village of Darien imposes impact fees on new land development to cover the cost of sanitary sewer system extensions to serve new residents.

WalCoMet has raised the issue of inflow and infiltration as a major concern for the Village’s sanitary sewer system, meaning that fresh rainwater and groundwater are filtering into the sewer pipes and are being treated as sewage—adding additional costs to Darien residents. WalCoMet requested that municipalities in its service area develop a plan to reduce inflow and infiltration. Repairs and replacements were completed by the Village in the mid-2010s. The most pressing issue moving forward for the Village is the need to upgrade and/or replace the two aging lift stations (Badger and Sharon Street).

Village Capital Improvements Plan (2021-2025)

The Village utilizes an annual Capital Improvements Plan (CIP) to identify and prioritize future infrastructure projects. The 2021 CIP identifies the following infrastructure projects.

Figure A.17: 2021-2025 Village of Dairen CIP

Type	Project	Year
Roads	Stiles Court extension project	2025
	Badger Parkway Overlay	2021
	Alley reconstruction downtown	2022
	Sweet Road reconstruction	2024
	Badger Parkways and Walworth Street signals	2024
	Wildwood Drive reconstruction	2025
	Madison Street reconstruction	2025
	General crack filling	2021-2025
Sidewalks	General sidewalk repair and maintenance	2022-2025
	New sidewalk on Walworth Street from Madison Street to Badger Parkway	2024
Storm Sewer	New overflow pipe at the ponds	2023
Public Facilities	Department of Public Works parking lot replacement	2021
	Senior Center parking lot replacement	2024
Parks	Wildwood Park shelter and parking lot	2021
	Exercise equipment on walking trail	2023
	Bruce Park playground equipment and shelter	2025
	Salas Park playground equipment	2025
	West Park trail connection and paving parking entrance	2021

Source: Village of Darien, 2021

Stormwater Management

The Village’s subdivision ordinance establishes regulations for stormwater management. The ordinance requires the installation of storm sewers and other stormwater management facilities for all new developments. The Village will continue to enforce the requirements of the subdivision ordinance to guarantee provision of stormwater management facilities.

To note, the Wisconsin Department of Transportation recently made stormwater improvements to U.S. Highway 14 through the Village.

Health Care Services and Child Care Facilities

Darien residents may receive medical care at the Darien Clinic (a branch of Beloit Memorial Hospital) or the Doctor’s Office. Other healthcare and nursing services are available in Delavan at SSM Health Dean Medical Clinic, Aurora Health Center, Aurora Rehabilitation Center, and Willowfield Nursing Home and Rehabilitation Center. Mercy Walworth Hospital and Medical Center in Lake Geneva offers inpatient, outpatient, and emergency care to residents of the southern lake area of Walworth County.

There are no licensed childcare facilities or certified childcare facilities in Darien. A licensed facility consists of Family Childcare Centers, Group Childcare Centers, and Day Camps providing care for 4+ children. However, there are four licensed childcare facilities in Delavan and two in Walworth.

Library and Senior Center

The Darien Public Library and Senior Center is within a modern facility adjacent to the Delavan-Darien Elementary School. The library/community facility was built in April 2004 and consists of 12,900 square feet. The library, housed on the second floor the building, has an extensive collection which includes fiction, nonfiction, large-print books, books in Spanish, audio books, compact discs, VHS and DVD movies, puzzles, and children’s books. Library programs include an adult book club, adult computer classes, and story time for children. The Darien Public Library is also a member of the Lakeshores Library System. Located downstairs from the Public Library, the Darien Senior Center is open to the public for parties, banquets, and organizational meetings. The existing library and senior center facilities are expected to meet current and future needs.

Cemeteries

There are no cemeteries within the Village’s municipal boundaries. However, the Darien Cemetery (established in 1854) is located along USH 14 and adjacent to the Village’s growth area. It is currently in the Town of Darien. It will be important to consider the cemetery’s location in planning for future growth north of the Village’s existing municipal boundary.

Other Community Services and Organizations

The Village is fortunate to have numerous organizations that serve area residents including the following: American Legion, Delavan-Darien Rotary Club, Darien Community Club, and the Women’s Club to name a few.

Parks and Open Space

The Village of Darien’s park and open space system provides area residents with numerous opportunities to participate in recreational activities, such as passive nature viewing, playground equipment at neighborhood parks, and local and regional baseball tournaments. Figure A.18 lists and describes Darien’s existing park and recreational facilities. Over the past year, the Village’s park and recreational facilities have seen an increase in users as the global COVID-19 pandemic created limited options for recreation during 2020. It will be important for the Village to continue to monitor this trend over the coming years to see if additional park and recreational facilities are needed.

Figure A.18 Public Park and Recreational Sites in the Village of Darien

Park	Description	Acres	Ownership
Bruce Park	Located at the center of the Village at junction of USH 14 and CTH X, this green space is used primarily for passive recreation and features picnic tables, grill, fountain, temporary bathroom, and playground equipment.	1.16	Village
Salas Park	Located in the Belle Vista subdivision and features playground equipment and open space.	1.06	Village
West Park	Located on the west side of the Village at the intersection of USH 14 and Madison Street, this park features a large open-sided shelter, two softball fields, one hardball field with lights, three sand volleyball courts, five horseshoe pits, paved walking trail, paved parking area, and playground equipment.	22.72	Village
Wildwood Park	Located on the east side of the Village, north of Sweet Road and adjacent to Darien Elementary School, this nature park was a gift from Walworth County and contains heavily wooded areas with a small pond; which make it ideal for passive recreation and nature trails. The Village is also recently developed a lighted sledding hill at this park.	23.72	Village
Darien Elementary	Located on school grounds, this site is fully utilized by the school and includes open space that is used for outdoor recreation purposes.	9	School District
Total		57.66	

Source: Village of Darien

School System

The Village of Darien is served by the Delavan-Darien School District, which encompasses approximately 100 square miles and serves students in Darien, Delavan, and the Towns of Richmond, Sugar Creek, Darien, Delavan, Walworth, and Sharon in Walworth County and the Town of Bradford in Rock County. There are a total of 5 schools within the District with just under 2,000 total students enrolled. Within the Village, there are no parochial schools, however there are three in the City of Delavan offering grades PK-8.

During the global COVID-19 pandemic, the District temporarily closed its facilities and classrooms went virtual for the 2020 spring semester. In the fall of 2020, the facilities reopened. Additionally, a \$6.5 million dollar referendum passed in late 2020 which includes upgrades to the High School’s stadium, track, field, and tennis courts.

The Village also lies within the Gateway Technical College District which has campuses in Burlington, Racine, Kenosha, Pleasant Prairie, Sturtevant, and Elkhorn. Gateway offers technical certificates and over 70 career programs. Waukesha County Technical College, located in Pewaukee, WI, just 45 miles north of the Village also offers numerous areas of study.

Other higher education opportunities in the area consist of the University of Wisconsin– Whitewater; Blackhawk Technical College in Janesville, Madison Area Technical College in Fort Atkinson, Beloit College in Beloit, George Williams College of Aurora University in Williams Bay, Rock Valley College in Rockford, IL; McHenry County College in Crystal Lake, IL; Carroll College in Waukesha; College of Lake County in Grayslake, IL; and Elgin Community College in Elgin, IL. Additionally, the University of Wisconsin-Madison, University of Wisconsin-Milwaukee, and Marquette University are all within 60 miles of Darien.

CHAPTER EIGHT: HOUSING

Existing Housing Inventory

Below is a summary of the Village's housing trends over the past 20 years:

- Darien experienced more significant growth in total housing units between 2000-2010 than between 2010-2019.
- Average household size in the Village has stayed consistent over the past 20 years (2.92 in 2000, 2.96 in 2019), while many of the neighboring communities experienced a decrease over that time period. However, it is projected that average household size will decrease for Darien and surrounding communities over the next 20 years, mirroring national trends.
- Owner-occupied housing units make up approximately 74% of all housing units in Darien, which is a larger proportion compared to incorporated neighboring communities, but similar to the Walworth County as-a-whole.
- Median owner-occupied home values in Darien increased significantly between 2000-2010, but have since leveled off over the past decade.
- Median gross monthly rents have increased at a greater rate (\$615 in 2000, \$1,033 in 2019) than median monthly owner-occupied costs for homeowners with a mortgage (\$1,068 in 2000, \$1,384 in 2019).
- It is projected that Village could experience an increase in the total number of households (136 new households) over the next 20 years creating additional housing demand.
- The percentage of existing housing stock made up of single-family units has increased over the past 20 years, while the percentage of two and multi-family units has decreased. Additionally, over 50% of the total housing stock was built between 1970-1999, when the Village experienced its greater population increase, but only 3% has been constructed since 2000.
- In comparison to the state and county, Darien's percentage of cost burdened households is lower. However, there were 18% of households in 2017 that were considered housing cost burdened (spending greater than 30% of income on housing).

Housing Programs

The following programs and organizations provide assistance to rent, purchase, or renovate housing. These programs are generally available to low- and moderate-income individuals and those with disabilities. In addition to the programs listed below, information regarding numerous other housing programs is available through the U.S. Department of Housing and Urban Development (HUD).

Community Development Block Grant (CDBG) Small Cities Housing Program

Local governments and counties can apply for CDBG funds for a variety of projects to principally benefit low- and moderate-income households. Eligible projects include home rehabilitation assistance, programs to provide homeownership opportunities to renters, payment of relocation costs, small public facilities projects, demolition or removal of buildings, conversion of buildings to low- or moderate-income dwelling units, acquisition of property for the construction of low- to moderate-income dwelling units, and site improvements for the construction of low- to moderate-income dwelling units. This program is administered by the Wisconsin Department of Administration, Division of Energy, Housing, and Community Resources (DEHCR).

Southern Housing Region Program

Through the CDBG funds for housing rehabilitation, households in Columbia, Dodge, Jefferson, Kenosha, Ozaukee, Racine, Rock, Sauk, Walworth, and Washington Counties are eligible for 0% interest deferred payment loans for home repairs or down payment or closing costs. Landlords are also eligible for 0% interest installment loans if they rent to low- to moderate-income tenants. As of 2020, there were three tiers of income status that qualify: low (80% of County median family income), very low (50% of County median family income), and extremely low (30% of County median family income).

HOME Investment Partnership Program

This program utilizes federal grants to provide money to states and localities that can be used to fund a range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people. Wisconsin has prioritized homeownership and the conservation of quality owner-occupied housing for these federal funds. Homebuyer assistance and owner-occupied rehabilitation are some of the eligible activities Wisconsin DEHCR offers.

Housing Cost Reduction Initiative (HCRI)

This is another Wisconsin DEHCR program using state funds to award grant money to homebuyers for the purchase of affordable homes or to prevent foreclosure. Eligible grant applicants include counties, cities, village, or towns, among other non-profit and other organizations.

Walworth County Housing Authority

The Walworth County Housing Authority, established in 1979, is a Public Housing Agency located in Elkhorn. It participates in the Federal Section 8 Housing Choice Voucher program that provides renter assistance for qualified low-income residents (making less than 50% of the County median income) throughout Walworth County. As of 2019, over 330 households are assisted under this program.

Downpayment Plus (DPP) and Downpayment Plus Advantage

Downpayment Plus and Downpayment Plus Advantage are downpayment and closing cost assistance programs available to low- and moderate-income homebuyers. Both programs are funded by the Federal Home Loan Bank of Chicago's (FHLBC) Affordable Housing Program (AHP). Funding through these programs is available to FHLBC member financial institutions. A grant is paid on behalf of the borrower at the time of closing. To qualify for DPP, borrowers must earn at or below 80 percent of the area median income, sign a five-year retention agreement, participate in homebuyer counseling, and use the home as their primary residence.

Community Action, Inc. (Walworth and Rock Counties)

Community Action, Inc. is a not-for-profit organization offering programs to fight poverty in Rock and Walworth Counties. They offer housing programs including: permanent supportive housing for chronically homeless and people with a physical or mental disability, Twin Oaks Shelter for the homeless (located in Walworth County), rapid rehousing assistance and services to stabilize people who become homeless, and the Weatherization Program that helps install energy-saving improvements to help reduce energy bills (only open to homeowners, renters, and landlords who rent to income-eligible tenants).

Wisconsin Housing and Economic Development Authority (WHEDA)

The state offers home buyer education, home loan lenders, and a variety of programs for purchasing or refinancing. They also work with municipalities and developers in promoting new affordable housing units throughout the state using low-income housing tax credits (LIHTC). There are two types of LIHTC's that WHEDA administers, the 9% Federal Housing Tax Credit and the 4% State Housing Tax Credit.

Tax Incremental Districts (TIDs)

In 2009, the state amended the TID law to allow municipalities to keep a district open for an additional year and allocate that increment to affordable housing. In the future, the Village could utilize this strategy in successful and expiring TID's to provide additional funds for affordable housing units in the Village. Over the planning period, it is recommended that the Village extend successful TIDs for one additional year to generate additional funding to assist in addressing the need for affordable housing within the community.

Housing Plans

2035 Regional Housing Plan (SEWRPC, 2013)

In 2013, the Southeast Wisconsin Regional Planning Commission completed the 5-County Regional Housing Plan. The plan is organized into 6 overarching topics:

- Affordable housing for households of all income levels
- Fair housing to help overcome housing discrimination and the concentration of minority and low-income populations in portions of the Region
- The balance between job wages and housing costs in communities with sanitary sewer service, which accommodate most of the jobs in the Region
- Housing that is accessible to persons with disabilities
- The need for additional subsidized and tax credit housing; and housing development practices

While this plan is large-scale and covers many large cities, there are some recommendations that relate to those within this Plan:

- Allow small lot single-family housing options
- Include housing diversity in local Comprehensive Plans and Zoning Ordinances
- Advocate for fair housing practices
- Increase housing accessibility
- Local governments should consider preparing detailed neighborhood plans for each existing and proposed new residential neighborhood

CHAPTER NINE: LAND USE

Existing Land Use Pattern

An accurate depiction of the Village's existing land use pattern is the first step in planning for a desired future land use pattern. The Village of Darien encompasses approximately 1.3 square miles. Figure A.19 summarizes the existing acreage allocated to each of the various land use categories within the municipal boundaries. The Existing Land Use pattern is depicted on Map 5.

Agriculture

An important land use within the Village of Darien and its planning area is agriculture. A total of 154 acres of agricultural land uses are located within the Village. Extensive agricultural land remains outside of the Village to the north, south, and east. Most of the existing agriculture areas in the Village identified on the Existing Land Use Map are properties currently platted and ready for development to occur (vacant).

Residential Development

Approximately 27% of the developed land within the Village of Darien is designated as Single-Family Residential (Sewered). A small area of Two-Family/Townhouse Residential is located in the northeast side of the Village on Fremont Street and on the south side on Wildwood Drive. Pockets of Multi-Family Residential are scattered around the Village. In total, Two-Family and Multi-Family Residential accounts for only 2% of the Village's total land area.

Industrial Development

A growing area of industrial development is located on the west side of the Village, adjacent to Madison Street, Badger Parkway, and the railroad, south of I-43. Smaller pockets of older light industrial development, focused on agricultural-based uses, exist just north of the Village's downtown along Fremont Street and the rail line. A large industrial area is located outside of the Village's municipal boundaries to the southwest along CTH X. A second, smaller industrial area is located directly north of the I-43 and USH 14 intersection in the Village's ETJ. Industrial makes up about 25% of the Village's total land area.

Commercial Development

The Village's downtown accommodates a portion of the Village's commercial development and office space. This historic, traditional downtown, located on Wisconsin Street between Beloit Street and Fremont Street, is easily distinguished from other commercial areas of the Village. Commercial development in this area is at a higher density with buildings adjacent to the sidewalk.

Community-serving, larger-scale commercial development is generally located in the northwest portions of the Village near I-43 and along North Walworth Street (USH 14). These businesses are newer and are easily accessible from the highway and interstate.

In total, commercial development makes up about 3% of the Village's total land area.

Other Land Uses

About 60 acres within Darien is in a park or open space, surface water, wetlands, or woodlands use. Community facilities such as government buildings, schools, and other institutional buildings account for 25 acres. Roadways and utility easements account for another 110 acres.

Key community facilities include the Darien Elementary School on South Walworth Street, the Village of Darien Public Library and Senior Center on Park Street, Village Hall located along Wisconsin Street, Darien West Park off North Walworth Street, and Wildwood Park on the far east side of the community. The Darien Cemetery is located adjacent to the existing municipal boundaries within the Town of Darien along North Walworth Street.

Figure A.19: Existing Land Use Totals

Existing Land Use	Acres	Percent
Agriculture/Vacant/Open Space	154.4	19%
Single-Family Residential (Sewered)	223.4	27%
Two-Family/Townhouse Residential	6.0	1%
Multi-Family Residential	9.6	1%
Neighborhood Mixed-Use	0.2	0.1%
Central Mixed-Use	2.9	0.3%
Suburban Mixed-Use	28.0	3%
Suburban Industrial	122.7	15%
Urban Industrial	82.1	10%
Community Facility	25.4	3%
Public Park and Recreation	55.0	7%
Surface Water	6.3	1%
Right-of-Way	110.3	13%
Total		100%

Source: Village of Darien, V&A, 2020

Existing Land Use Conflicts

Land use conflicts occur when incompatible structures or land uses are adjacent to one another—for example, a factory next to an elementary school. Incompatibility can stem from a mismatch in density, height, building scale or mass; or from negative environmental effects such as traffic, noise, or pollution.

Land use conflicts are not numerous in the Village of Darien; however, those that do exist mainly occur in older parts of the community where industrial or agricultural uses are in close proximity to residential and business areas without adequate buffering.

A key area where land use conflicts arise in the Village is the intersection of USH 14 and CTH X. The high volumes of heavy truck traffic at this intersection have resulted in noise, safety, and access issues for adjacent businesses and Bruce Park. In addition, heavy traffic diminishes safe bicycle and pedestrian crossing, which particularly affects younger park patrons.

Another existing land use conflict is just west of the Village in the Town of Darien where the existing industrial development along CTH X uses farm fields as wastewater treatment. This adversely affects the Village as odor permeates throughout the community, especially during the warmer months of the year.

Land Development Trends

A review of historical land development trends provides a foundation for projecting future land demand for new housing, commercial, and industrial development. As demonstrated in Figure A.20, residential land development has come to a standstill in the Village since 2007—a trend that is consistent with a national slowdown in housing development following the Great Recession. However, recently, some new single-family homes have been constructed. Additionally, there are several existing platted and/or improved residential subdivisions ready for new development. These neighborhood developments have adequate capacity to accommodate near-term housing demand in the Village, but it is anticipated that new subdivisions may be needed in the long-term to accommodate anticipated long-term growth in the Village.

New commercial and industrial development in the Village is generally occurring within the Village’s tax incremental financing district (discussed in the Economic Development chapter) and in the Village’s Industrial Park, both located on the north and west side of the Village.

Figure A.20: New Housing Units

Year	Total New Dwelling Units
2004	4
2005	6
2006	12
2007	2
2008	0
2009	0
2010	3
2011	2
2012	1
2013	2
2014	5
2015	1
2016	0
2017	2
2018	3
2019	1
2020	4
Total Between 2004-2010	27
Total Between 2004-2020	48

Source: Village of Darien, 2021

Another important data point to consider in planning for future growth and development is the Village’s municipal tax rate in comparison to other surrounding communities. Between 2015-20, most surrounding community’s tax rates increased, however Darien remains the highest. Additionally, all incorporated communities maintained significantly higher rates than neighboring towns. This is very common throughout Wisconsin because of the number of services provided within an incorporated municipality versus an unincorporated municipality. It will be important for the Village to be conscious of this rate when competing with other surrounding communities for economic development opportunities in the future.

Figure A.21: Municipal Tax Rate Per \$1,000 in Value

	2015	2016	2017	2018	2019	2020
Village of Darien	\$13.72	\$13.38	\$13.91	\$14.11	\$14.12	\$14.63
Village of Sharon	\$11.02	\$11.10	\$11.18	\$11.32	\$11.25	\$11.69
Village of Walworth	\$6.67	\$6.86	\$6.81	\$6.97	\$7.06	\$7.88
City of Delavan	\$10.55	\$10.55	\$10.69	\$9.40	\$9.95	\$9.89
Town of Darien	\$2.17	\$0.22	\$0.22	\$0.22	\$0.22	\$0.22
Town of Delavan	\$2.90	\$3.05	\$3.21	\$3.16	\$3.65	\$3.72
Town of Sharon	\$6.19	\$6.17	\$5.85	\$5.84	\$5.86	\$6.64

Source: Walworth County, 2021

Trends in the Village’s land market show a very similar situation as the construction trends above, with much more significant growth pre-2010 than post-2010. Overall, land values in Darien have nearly doubled since 2000. This is similar to most of the neighboring communities and Walworth County, outside of the City of Delavan and the Town of Darien. As the economy begins to pick up in the area again, land values will most likely begin to increase at a steady rate. It has been a slow recovery for many communities since the Great Recession, but there are some positive trends emerging in recent years that suggest more economic growth possibilities over the next decade.

Figure A.22: Equalized Value Comparison

	2000	2010	2020	2000-2020 Change	2010-2020 Change
Village of Darien	\$66,046,300	\$108,145,400	\$128,954,200	49%	16%
Village of Clinton	\$86,772,200	\$123,584,300	\$139,775,500	38%	12%
Village of Sharon	\$50,225,000	\$73,178,000	\$80,504,600	38%	9%
Village of Walworth	\$129,264,200	\$211,970,700	\$249,646,200	48%	15%
City of Delavan	\$393,362,400	\$717,626,200	\$720,720,900	45%	0.4%
Town of Darien	\$104,434,900	\$177,121,000	\$227,940,400	54%	22%
Town of Delavan	\$510,860,300	\$1,088,724,000	\$1,093,408,300	53%	0.4%
Town of Sharon	\$58,595,100	\$78,118,400	\$92,037,800	36%	15%
Walworth County	\$7,293,679,000	\$15,004,870,300	\$16,734,914,200	56%	10%

Source: Wisconsin Department of Revenue

Land Supply

The supply of land available for development includes areas of the Village that have been planned or approved for development, but are not yet built-out; vacant areas within the Village that have not been approved or platted for development; developed land within the Village that is appropriate for redevelopment; and land that is not within the corporate limits of the Village, but is potentially available for future Village expansion. As a stand-alone Village surrounded by relatively low levels of rural development, the theoretical land supply for new development in and around Darien is relatively high.

The land available for development is determined by several factors:

- Wetlands, floodplains, public ownership, conservation easements, or other characteristics that make land undevelopable
- Other potential building limitations (e.g. infiltration area, steep slopes, shallow depth to bedrock or depth to water table, and hydric soils) will also influence which vacant areas are actually appropriate for development
- Drainage basins (and the relative ability to efficiently provide lands with urban services like sanitary sewer) also form opportunities and limitations for development

Taking these factors into account, the optimal areas for future growth extend north surrounding the existing I-43 interchange, continued development within the Village’s Industrial Park, development in platted subdivisions on the east and southside of the Village, and redevelopment downtown.

Projected Land Use Demand

The ever-changing national, regional, and local market trends, policies, and future priorities will continue to drive population change, household size, the balance of residential and non-residential uses, and the density of development in the Darien area. These factors, in turn, determine the demand for land development.

Wisconsin statutes require comprehensive plans to include projections, in five-year increments, for future residential and non-residential land uses in a community over the planning period. As described in Issues and Opportunities Chapter, for the purposes of this Plan, population change over the next twenty years will be based on the Linear Growth Projection based on 1990-2020 population change.

Figure A.23 presents the projected land use demand for the Village through the year 2040. The following analysis for land use demand considers several factors:

- **2020 to 2040 Population Change:** For the purposes of this Plan, population change over the next twenty years will be based on the Linear Growth Projection based on 1990-2020 population change (1,851 total population or 277 new residents). Since the market demand has fluctuated significantly over the past 30 years, seven total population growth projection were calculated for comparison purposes. The highest being the Compounded Growth Projection based on 1990-2020 population change, which yielded a population projection of 2,120 or 423 new residents.
- **Projected Number of New Households in 2040:** The projected number of new households is based on the projected population growth divided by the projected average household size for the given 5-year increment. The WisDOA projects that household size will decrease in the Village by 2040; however, U.S. Census American Community Survey data has shown a continued increase in average household size over the past 20 years. Due to the large margin of error associated with the U.S. Census American Community Survey data and national, regional, and county trends, this Plan assumes that the household size in Darien will decrease over the planning period from 2.9 in 2019 to 2.6 in 2040 (Source: WisDOA).

- **Projected Residential Acreage Demand:** The Village’s current average residential density is approximately 4 dwelling units per net acre. This was used to calculate the projected number of residential acres needed to maintain that density over the next 20 years.
- **Non-Residential Acreage Demand:** The Village’s existing ratio of residential to non-residential land was 50:50. Based on the assumption that this ratio represents a healthy mixture of residential to non-residential development, this ratio was used to project land demand to the year 2040.
- **Preliminary Acreage Demand:** The land use projections assume that within any new development an additional 33% will be needed for roads and utilities, sidewalks, parks, etc.
- **Flexibility Factor:** Because Dairen cannot guarantee the timing and location of new development, it is prudent to incorporate a flexibility factor into projections of land use demand to ensure that the actual supply of land appropriate for development will be available to meet expected demand. Providing a flexibility factor can also serve to keep land prices in check. In addition, providing alternative areas for growth is critical to preventing drastically uneven patterns and rates of growth that can make providing utilities and services inefficient or costly. Finally, the rationale for some flexibility in the land supply could provide a reasonable basis for negotiating adjustments to the approved Urban Service Area (the SEWRPC- and State-approved boundary for public water and sanitary sewer service provision, beyond which the Village and sewer district is not allowed to extend municipal sanitary sewer service). The assumed flexibility factor was two times the preliminary acreage demand.

Figure A.23: Projected Land Use Demand

Projection Used		2020-2025	2025-2030	2030-2035	2035-2040	Total
Projected Population Increase ⁽¹⁾	Linear Growth 1990-2020	69	69	69	69	277
New Household Projection Increase ⁽²⁾	Linear Growth 1990-2020	25	26	26	26	103
Residential Acreage Demand ⁽³⁾	Linear Growth 1990-2020	6	6	6	7	26
Non-Residential Acreage Demand ⁽⁴⁾	Linear Growth 1990-2020	4	5	5	5	20
Preliminary Acreage Demand ⁽⁵⁾	Linear Growth 1990-2020	13	13	13	13	51
Flexibility Factor ⁽⁶⁾	Linear Growth 1990-2020	25	26	26	26	103

1. Projection based on a linear growth equation using population changes between 1990-2020.

2. Source: WisDOA, 2013 average household size projections by municipality 2020-2040.

3. Assumed 4 dwelling units per acre.

4. Assumed every new development would include a minimum of 50% additional acreage for non-residential development. Based on the existing ratio of residential to non-residential development on the Map 4.

5. Assumed an additional 33% land area needed in every new development for roads, sidewalks, parks, etc.

6. Assumed 2x the preliminary acreage demand total as a margin of error.

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CHAPTER TEN: ECONOMIC DEVELOPMENT

Workforce Trends

The Village's labor force has shifted overtime with services seeing the most significant increase since 2000 and production, transportation, and material moving seeing the largest decrease. Additionally, all other occupation types have increased over that same time period, outside of sales and office occupations. As the global and national economy continues to evolve and shift, it's important to help prepare the community's workforce for these new types of jobs, retain skilled workers in those fields, and leverage available jobs in attracting new residents.

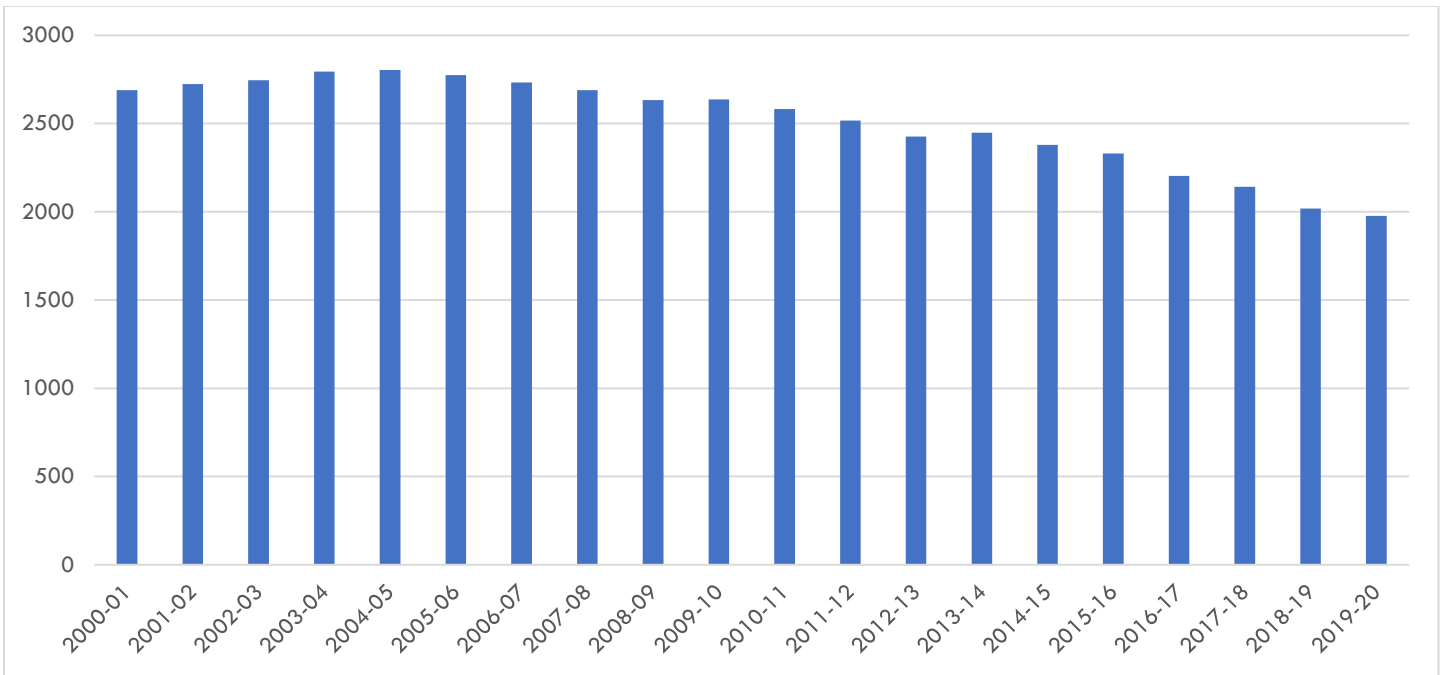
The Wisconsin Department of Workforce Development calculated employment projections between 2018- 2028 by occupational group for Walworth, Kenosha, and Racine Counties combined. These projections provide a look into where the region is headed in the future. To note, some of the projected fastest growing occupations include manufacturing, construction, and trade, transportation, and utilities, all areas that fit within the traditional occupations of Village residents. However, it is worth noting that these projections include areas in Kenosha and Racine Counties expected to increase in manufacturing jobs as a result of the proposed Foxconn development. Over the next 20 years, continuing to grow these occupations within the Village and Walworth County will help the local economy adapt to changing demands and drive economic growth in the future.

Educational attainment is one variable that is used to assess a community's workforce. Among surrounding communities, the state, and Walworth County, Darien has similar percentages of the population that are high school graduates. However, the Village's percentage of the population with a bachelor's degree or higher is well below that of the state and Walworth County. As the economy continues to evolve over the next 20 years, it is critically important to have a prepared and educated workforce ready to adapt to new technologies and innovations.

Enrollment in the Delavan-Darien District has continued to decline since the early 2000s, where at its peak, there were over 2,700 students. In fact, enrollment decreased so significantly that Darien Elementary School temporarily closed in 2018, but reopened in 2019 following district realignment. Wileman Elementary School was subsequently closed following realignment.

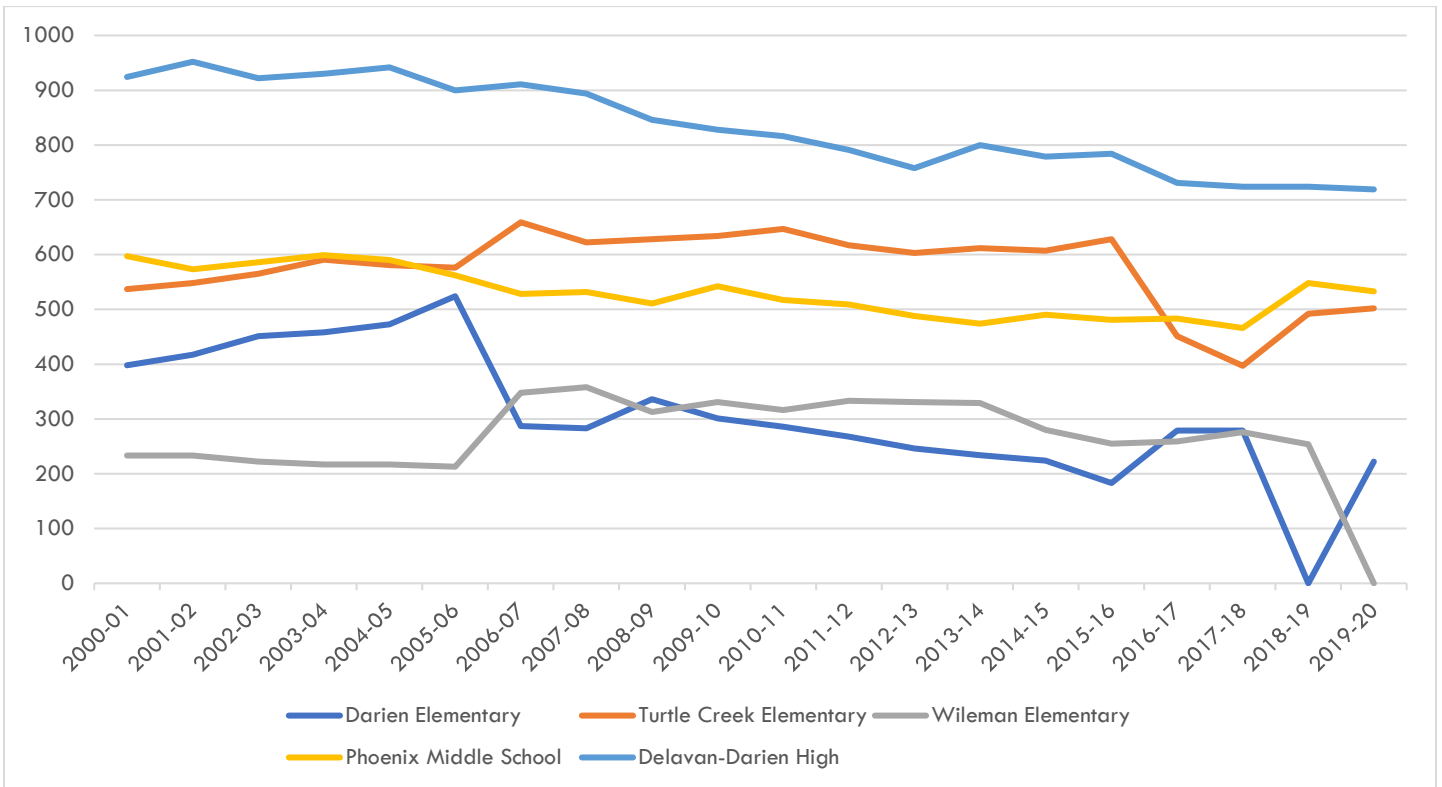
The Wisconsin Department of Instruction ranks schools every year on if they are meeting expectations or not. Any Accountability Rating above an 83 significantly exceeds expectations, between 82-73 exceeds expectations, 72-63 meeting expectations, and 62-53 meets few expectations. Overall, there are a wide range in scores for each school within the district. Phoenix Middle School, Darien Elementary School, and Delavan-Darien High School all exceed expectations, while Turtle Creek Elementary School meets expectations. Improving these scores will make for a stronger overall school district which can be leveraged in the attraction and retention of young families in the community.

Figure A.24: Delavan-Darien School Total Enrollment



Source: Wisconsin Department of Public Instruction, 2021

Figure A.25: School Enrollment By School



Source: Wisconsin Department of Public Instruction, 2021

Figure A.26: School Accountability Ratings

School/District	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
Darien Elementary	71.6	73.6	72.1	No report	67.5	76.5	77.9	-	No report
Turtle Creek Elementary	61.5	68.5	64.6	No report	61.6	66.7	66.5	68	No report
Wileman Elementary	72.4	74.2	68.8	No report	62.3	-	-	-	No report
Phoenix Middle School	65.8	63.9	64.3	No report	64.6	85	85.2	78.7	No report
Darien-Darien High	58.7	67.1	64.4	No report	60.5	62.7	70.1	73.8	No report

Source: Wisconsin Department of Public Instruction, 2021

Figure A.27: Occupational Groups

	2000	2010	2019*
Management, Business, Science, and Arts	21%	24%	26%
Service	12%	15%	19%
Sales and Office	22%	22%	20%
Natural Resources, Construction, and Maintenance	9%	12%	12%
Production, Transportation, and Material Moving	36%	28%	24%

*Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

*Source: U.S. Census Bureau, 2000-2010 Census.

Figure A.28: Walworth, Kenosha, and Racine County Employment Projections

	2028 Projected			
	2018 Total	Total	Total Change	Percent Change
All Industries	197,023	222,515	25,492	13%
Natural Resources and Mining	2,293	2,364	71	3%
Construction	5,453	6,023	570	11%
Manufacturing	34,345	46,687	12,342	36%
Trade, Transportation, and Utilities	41,025	45,526	4,501	11%
Information	983	843	-140	-14%
Financial Activities	4,923	5,041	118	2%
Professional and Business Services	16,141	17,821	1,680	10%
Education and Health Services	43,590	46,629	3,039	7%
Leisure and Hospitality	22,059	23,801	1,742	8%
Other Services (Except Government)	8,229	8,640	411	5%
Public Administration	10,126	10,303	177	2%
Self-Employed and Unpaid Family Workers	7,856	8,837	981	13%

Source: Department of Workforce Development State of Wisconsin Southeast Workforce Development Area Industry Projections, 2021

Figure A.29: Educational Attainment – Population 25 and Older

	High School Graduate (or higher)			Bachelor's Degree (or higher)		
	2000	2010	2019*	2000	2010	2019*
Village of Darien	79%	85%	88%	14%	10%	16%
Village of Clinton	81%	92%	93%	15%	24%	18%
Village of Sharon	78%	82%	75%	7%	11%	8%
Village of Walworth	84%	81%	86%	23%	23%	26%
City of Delavan	76%	85%	81%	19%	18%	17%
Town of Darien	84%	80%	86%	12%	19%	16%
Town of Delavan	82%	87%	89%	23%	23%	22%
Town of Sharon	82%	87%	89%	17%	23%	22%
Walworth County	84%	89%	91%	22%	25%	29%

*Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

Source: U.S. Census Bureau, 2000-2010 Census.

Economic Trends

Between 2000-2019, the Village's median household income has continued to increase steadily and is very comparable to neighboring incorporated communities and Walworth County as-a-whole. Similarly, the Village's per capita incomes have increased steadily over the past twenty years, but remain lower than Walworth County. The per capita income is defined as the total personal income, divided by the total population. This is used as a measure of the wealth of the population and provides insight on how much disposable income Village residents have.

Another component of income and community wealth is the cost of living. One of the most effective ways of analyzing the cost of living is through the comparison of different area's living wage. A living wage is defined as the hourly rate that an individual must earn to support their family if they worked full time. In general, Darien and the surrounding Counties are relatively affordable compared to Waukesha and Dane Counties. Additionally, both the living wage for one working adult with one child and two working adults with two children in Walworth County is on par with those of the state as-a-whole. However, since 2018, living wage has increased dramatically in Walworth County, neighboring counties, and the state. This could be a result of impacts associated with the COVID-19 global pandemic and drastic economic fluctuations that occurred in 2020.

Over the past 19 years, the number of minutes spent commuting to work for Village residents has increased from 20 minutes in 2000 to 24 minutes in 2019. This is not uncommon, nearly all communities across the U.S. have experienced similar increases as people continue to live farther from their place of work. On a different, but related note, the number of people who work in Darien and live in Darien is very low. Only around 4% of the people employed in Village actually live in it, while over 800 Village residents work outside of the Village. These trends reflect the location of Darien in relation to several of the lake and recreation-oriented communities, large metropolitan areas that are within commuting distance, and access to the interstate. Nearly all Village residents are currently commuting to work in those areas outside of Darien. For comparison, in Walworth County, 52% of people who work in the County also live in it.

Darien's private sector economic base consists of nearly all manufacturing-based businesses. As stated above, this is reflective of the traditionally largest occupational groups of the Village. However, based on commuting data, almost all residents of Darien travel outside of the Village to work in other neighboring communities. This has resulted in a shift in the largest occupational group for Village residents now being management, business, science, and arts.

Figure A.30: Income Comparison

	Median Household Income			Per Capita Income		
	2000	2010	2019*	2000	2010	2019*
Village of Darien	\$46,800	\$56,250	\$65,485	\$17,638	\$19,907	\$28,821
Village of Clinton	\$45,987	\$42,875	\$67,109	\$18,015	\$21,737	\$25,724
Village of Sharon	\$39,330	\$41,350	\$46,513	\$15,779	\$19,687	\$22,561
Village of Walworth	\$43,672	\$50,505	\$62,457	\$19,311	\$19,119	\$23,963
City of Delavan	\$42,551	\$52,353	\$53,487	\$22,796	\$24,609	\$24,494
Town of Darien	\$50,700	\$67,788	\$76,923	\$19,580	\$27,242	\$30,674
Town of Delavan	\$45,264	\$53,378	\$62,457	\$22,796	\$24,609	\$34,029
Town of Sharon	\$51,635	\$59,167	\$67,500	\$20,023	\$27,073	\$36,461
Walworth County	\$46,274	\$54,487	\$63,549	\$21,229	\$26,769	\$35,093

*Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

Source: U.S. Census Bureau, 2000-2010 Census.

Figure A.31: Living Wage

	1 Working Adult With 1 Child	2 Working Adults With 2 Children
Walworth County	\$30.68	\$21.54
Jefferson County	\$30.49	\$21.35
Rock County	\$30.05	\$21.13
Racine County	\$30.83	\$21.80
Dane County	\$34.36	\$24.28
Waukesha County	\$31.89	\$22.67
Wisconsin	\$30.68	\$21.59

Source: Living Wage Calculator, 2020

Figure A.32: Commuting Patterns

	2018 Total	2018 Percentage
Employed in Darien and Live in Darien	42	4%
Employed in Darien, but live elsewhere	1,071	96%
Live in Darien and work elsewhere	818	95%
Employed in Walworth Co. and Live in Walworth Co.	21,458	52%
Employed in Walworth Co., but live elsewhere	19,713	48%
Live in Walworth Co. and work elsewhere	29,462	58%

**Source: U.S. Census Bureau OnTheMap, 2018

Figure A.33: Commuting Patterns 2

	2000	2010	2019*
Mean Travel Time To Work	20	17	24

*Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

Source: U.S. Census Bureau, 2000-2010 Census.

Figure A.34: Largest Private Sector Employers

Employer	Industry	Number of Employees
Tankcraft Corp.	Manufacturers	100-249
Professional Power Products	Manufacturers	100-249
Plasticraft Corp.	Manufacturers	100-249
Royal Basket Trucks, Inc.	Manufacturers	50-99
Protect-All Inc.	Manufacturers	50-99
Wood Products Co.	Manufacturers	20-49
PPG Industries Inc.	Manufacturers	20-49
Bliss Machine Ltd.	Machine Shop	20-49
Fettig Industries Inc.	Manufacturers	10-19
Dutton Welding-Millwright Svc.	Welding Equipment	1-4

Source: Wisconsin Department of Workforce Development, 2020

Environmentally Contaminated Sites

The WisDNR’s Environmental Remediation and Redevelopment Program maintains a list of contaminated sites, or brownfields, in the state. WisDNR defines brownfields as “abandoned or under-utilized commercial or industrial properties where expansion or redevelopment is hindered by real or perceived contamination.” Examples of brownfields might include a large abandoned industrial site or a small corner gas station. Properties listed in the WisDNR database are self-reported, and do not necessarily represent a comprehensive listing of possible brownfields in a community.

As of 2021, there were 8 sites identified in the Village by the Bureau for Remediation and Redevelopment Tracking System (BRRTS). However, there is only one open case (southwest corner of USH 14 and CTH X). This open case is classified as an open LUSTs or leaking underground storage tanks. These tanks are, or were, known to be contaminating the soil and/or groundwater with petroleum. No open sites in the Village are classified as environmental repair, or open ERP’s. These sites are oftentimes older, and have been releasing contaminants to the soil, groundwater, or air over a long period of time. Specific locations, property ownership information, and status of remediation efforts for all BRRTS sites are available from the DNR. These properties may need special attention for successful redevelopment to occur.

The locations of these environmentally contaminated sites were considered when making the land use recommendations in this Plan. The Village encourages remediation and redevelopment of these sites for future economic development, where appropriate.

Economic Development Programs and Agencies

Capital Improvement Plan/Budget

A capital improvement plan is a community's near-term financial plan of future capital improvements to be carried out during a specific timeframe—capital improvement costs are intended to be matched with anticipated revenues. The Village's Capital Improvement (CIP) Budget allocates funding for general administrative expenses, machinery and equipment expenditures, police operating costs, solid waste collection costs, streets maintenance expenditures, and parks and recreation expenditures. Commercial and residential property tax revenue, utility revenue, and impact fees fund the Village's Capital Improvement Budget, which is updated annually. The 2021-2025 Village CIP can be found in Chapter 7.

Industrial Parks

The Village of Darien Industrial Park is located on the west side around Bader Parkway and West Madison Street. Some new growth has occurred in this area over the last decade including the Darien Fire Department, Ligan Wisconsin, LLC, Fetting Industries, Inc., Royal Basket Trucks, and the Kolnik Trucking addition. As of 2021, there are multiple development-ready sites that could facilitate new industrial development in the Village.

The Village has identified future industrial growth areas directly adjacent to the existing Industrial Park and 2020 Village municipal boundaries to the west.

Tax Incremental Financing (TIF)

The Village of Darien utilizes tax incremental financing to fund public improvements and/or economic development projects that would not be feasible without the use of TIF. Costs associated with TIF projects are funded from the issuance of debt, with the principal and interest paid back with tax increment from properties within the TIF. To date, the Village of Darien has established three TIF districts, only TIF #3 remains active. TIF District #2 was established in April 1995 and ended in 2015. This district was created to develop high-quality industrial and distribution facilities and to increase employment opportunities in the Village. In 2015, TID #3 was created to replace TID #2 at the time it expired. It generally covers the same area surrounding the I-43 and USH 14 interchange and was created for the same reason as TID #2. There are some existing structures located within TID #3, in addition to some vacant lands ready for new development. For more information on the Village's existing TID, see the Economic Development Chapter.

Walworth County Economic Development Alliance (WCEDA)

In 2004, Walworth County formed the Economic Development Advisory Committee with representatives from all cities, villages, and towns in the County, as well as higher education, public utility, and business representatives. Following the completion of the Strategic Plan, in 2005, the Walworth County Economic Development Alliance (WCEDA) opened. The organization provides the County with four overarching services: businesses retention, businesses expansion, businesses attraction, and business startup.

Wisconsin Economic Development Corporation (WEDC)

Through WEDC, the state operates several economic development related grant programs. For example, the Blueprint for Prosperity Initiative includes Wisconsin Technical College Wait List Reduction grants, High School Pupil Worker Training Grants, and Workforce Training Grants for Persons with Disabilities, and the Wisconsin Fast Forward program includes mainly worker training grants by sector. Additionally, the Community Development Investment Grant Program focuses on downtown community development and supports urban, small city, and rural communities in their redevelopment efforts. There are also brownfield grants that include both a general program and site assessment program. The Wisconsin Economic Development Corporation also hosts a wide variety of other grant programs that could be applied for by the Village, non-profits, or local businesses. For more information related to these various programs, eligibility, and requirements, see the WEDC website.

U.S. Small Business Administration

The U.S. Small Business Administration's Certified Development Company (504) Loan Program provides growing businesses with long-term, fixed-rate financing for major fixed assets, such as land and buildings. 504 Loans can be used to fund land purchases and improvements; grading; street improvements; utilities; parking lots; landscaping; construction of new facilities; or modernizing, renovating, or converting existing facilities. A Certified Development Company (CDC) is a nonprofit corporation set up to contribute to the economic development of its community. In addition, to the programs listed, there are many Federal-level programs through the EDA and USDA.

The American Rescue Plan Act of 2021

The federal government passed the American Rescue Plan Act in the spring of 2021 which allocates money to each individual local government (Coronavirus State and Local Fiscal Recovery Fund). Funds can be utilized for response to negative economic impacts of COVID-19, government services to the extent of the reduction in revenue, and investments in infrastructure. The Act also provided stimulus money to County, Regional, and State organizations that will be allocated through grants. Utilizing these resources in the coming years will be key to helping the community's local businesses bounce back from the economic impacts of the pandemic, in addition to advancing various initiatives throughout this Plan.

Assessment of Darien's Economic Strengths and Weaknesses

Figure A.34: Strengths and Weaknesses for Economic Development

Strengths	Weaknesses
Location and Access	
Local transportation accessibility via USH 14 and I-43	Competition from other nearby communities for commercial and industrial uses, tourists, and workforce
Proximity to large the metro areas of Milwaukee, Madison, and Chicago, in addition to employment and shopping concentrations in Delavan, Beloit, and Janesville.	Lack of business growth within the Village, particularly small businesses, retail stores, and daily needs stores/services (i.e. grocery, hardware store, etc.)
Adjacent to abundant natural resources in Delavan Lake, Geneva Lake, the Kettle Moraine, and Ice Age Trail that attracts tourists from multiple states to the area	Downtown is not located on a main throughfare through the community
Infrastructure	
Excellent community services and facilities— parks, library, senior center, Village Hall	High property tax rates
Additional utility capacity to serve new residents, businesses, and industries	Some deteriorating building stock and road infrastructure
Available developable land already served by infrastructure in terms of residential, commercial, and industrial	Lack of interconnected bicycle network through the community
New Fire and Rescue building in the Village and agreements with Delavan for shared police services	Delay of USH 14 reconstruction by WisDOT
Education/Workforce	
High-quality school system	Ability to attract/retain young families
Proximity to several major universities and technical colleges	Declining school enrollment
Local Opportunities	
Strong volunteer base	Heavy truck traffic on CTH X and USH 14
Affordable housing and small-town feel	Some long-term utilities in need of upgrades
Growing industries	Diversity of local employers
Railroad spur near industries	Revitalization of downtown
Local events and historic downtown	Limited local implementation resources
Vacant land around an Interstate interchange well-suited for catalytic new development	Lack of sustained new housing development in the past decade, diversity in housing
Productive and strong agricultural area	Need for increased marketing of community facilities, events, and destinations
Alternative energy installation and production occupations	

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CHAPTER ELEVEN: INTERGOVERNMENTAL COOPERATION

Existing Regional Framework

The Village of Darien lies within Walworth County. It is surrounded by the Town of Darien, is neighbored by the City of Delavan, and its extraterritorial jurisdiction extends into the Town of Sharon. Map 1 depicts the boundaries of Darien's neighboring and/or overlapping jurisdictions. Relationships with these local, regional, and State jurisdictions were analyzed during the Village's planning process to identify mutual planning issues, potential conflicts, and partnerships.

Important State Agency Jurisdictions

WisDOT is responsible for transportation planning throughout the State and is the primary agency for planning and managing federal and state highways, including I-43 and USH 14. WisDOT also reviews and has input in County and Village transportation plans to ensure compatibility between plans.

WisDNR provides service to Walworth County residents out of four southeast Wisconsin offices in Milwaukee, Plymouth, Waukesha, and Sturtevant. There are no known conflicts between the Village's plans and the plans and actions of these State agencies.

Southeastern Wisconsin Regional Planning Commission (SEWRPC)

SEWRPC was established in 1960 to serve as the regional planning agency for the highly urbanized area of Southeastern Wisconsin. The commission consists of 21 members (three from each county) who provide information and planning services to the counties of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha. SEWRPC addresses planning issues that transcend political and natural boundaries such as transportation, water supply, parks and open space, air and water quality, flooding, natural resource base deterioration, and changing land uses.

SEWRPC recently updated the Regional Land Use Plan and Transportation Plan (Vision 2050). The new plan serves as a guide to land use development and redevelopment and transportation system planning at the regional level through the year 2050. The Transportation System Plan is a multi-modal plan of recommended transportation actions designed to address existing and anticipated future transportation problems and needs. Many of the key land use and transportation recommendations in Vision 2050 are reflected in this Plan.

SEWRPC also exercises considerable influence over local community planning through establishment and adjustments to sanitary sewer service boundaries. SEWRPC has been granted this authority by the State of Wisconsin Department of Administration. Each Metropolitan Sewer District boundary is determined in part by the projected needs for the area served based on SEWRPC population and land use assumptions. City, Village, and unincorporated Sanitary Sewer Districts must demonstrate that land use decisions and sanitary sewer projects are consistent with these assumptions and planning goals in order to obtain approvals for adjustments to their sanitary sewer service boundaries and may not extend services outside of these boundaries without specific authorization from the State of Wisconsin via SEWRPC.

Walworth County

Walworth County initiated a multi-jurisdictional comprehensive planning effort to comply with the state comprehensive planning requirements by January 1, 2010. SEWRPC provided planning assistance in this initiative. Participating communities include the Towns of Darien, Delavan, East Troy, Geneva, LaFayette, LaGrange, Richmond, Spring Prairie, Sugar Creek, Troy, Walworth, and Whitewater. The outcome of the planning effort was to provide a long-range comprehensive plan for the year 2035. In 2019, SEWRPC worked with the 13 communities from the previous planning process to update the Multi-Jurisdictional Comprehensive Plan. Many of the previous plan's land use policies regarding cities and village reflect those from the previous plan:

- Cities and villages are encouraged to develop and implement their comprehensive plans in a manner that promotes the development of compact urban areas that allows for the efficient provision of public utilities and services.
- Cities and villages are encouraged to promote infill development, along with the revitalization and renewal of their older urban areas, as part of their overall approach to meeting future development needs.
- Cities and villages are encouraged to include towns in planning future development in areas that border on, or potentially extend into, town areas. Coordination of planning can probably best be achieved through boundary agreement efforts. Cities and villages are also encouraged to consult with towns when making decisions on annexations and the exercise of extraterritorial powers.

The County's Comprehensive Plan also recognizes conservation developments as an alternative to conventional development as a means to limit development in natural resource areas. The County recommends a flexible approach to the choice of design options within conservation developments, with decisions on the use of such designs made on a case-by-case basis, taking into account the topography, existing natural resource features, and other characteristics of a potential site.

Walworth County also has a county-wide Natural Hazard Mitigation Plan, Land and Water Resource Management Plan, Farmland Preservation Plan, and Park and Open Space Plan. Each will be updated over the next twenty years and it is recommended that Darien continues to participate in those planning processes.

Walworth County Metropolitan Sewage District (WalCoMet)

The WalCoMet District provides services to numerous areas including the Cities of Delavan and Elkhorn, the Villages of Darien and Williams Bay, the Delavan Lake Sanitary District, the Geneva National Sanitary District, the Lake Como Sanitary District, and the Mallard Ridge Landfill. WalCoMet's sewage treatment plant, located in Delavan, takes sewage from the Village of Darien and several neighboring jurisdictions as part of the larger network.

Town of Darien

The Town of Darien surrounds the Village of Darien on all sides. The Town additionally participated in the County's Multi-Jurisdictional Comprehensive Plan update. On the Town's Future Land Use Map, the Village of Darien's adopted Sewer Service Area (SSA) is shown as the extent of its growth area. The only urban reserve areas identified are undeveloped areas within the Village's existing SSA. Virtually all areas surrounding the Village are planned for continued agriculture use, outside of the existing industrial development to the southwest of the Village along CTH X, the existing industrial development on the northeast and west sides of the I-43 interchange, and a few small existing housing developments in the Town to the north and east of the Village. Most of the Town is designated as prime agriculture.

When reviewing the future land use maps of both this Village Comprehensive Plan and the Town of Darien Comprehensive Plan, there are some differences between them. Most notably, the Town's plan anticipates very little future outward growth of the Village. Other areas of potential difference are discussed in greater detail below:

- **Western edge of the Village's planning area.** The Town has designated this area to remain in agricultural use; however, the Village plans for the future expansion of its industrial park to the west of CTH C, between the railroad and I-43.
- **Surrounding the I-43/USH 14 interchange.** The Town has designated future industrial and agricultural-related manufacturing land uses north of the USH 14/I-43 interchange to match the existing development in these areas. The Village's Plan designates the area as Suburban Commercial, which would allow high-quality commercial development. This Plan also recommends that this land not continue to develop until a point when public sewer and water service would be provided to this area.
- **South of I-43 and west of Old 89.** The Town has designated this area to remain in agricultural use; the Village anticipates that future growth will occur in this area. The Village's Plan (see Map 6) designates the northern half of this area as future Suburban Commercial and the southern half as Planned Neighborhood.
- **Northeast and southeast Village edges.** The Town plan identifies small areas of urban reserve to the northwest and southwest of the Village. The Village Plan designates these areas, in addition to other larger areas to the south and east of the Village, for future Planned Neighborhoods.

The Village will attempt to resolve these differences by initiating discussions with the Town of Darien and possibly work toward establishing an intergovernmental boundary and land use agreement with the Town. This recommendation is discussed in greater detail later in the Intergovernmental Cooperation Chapter. The Town's plan notes that Town's should pursue efforts to establish mutually beneficial boundary agreement with neighboring incorporated communities.

In addition to land use related recommendations, the Town of Darien's Comprehensive Plan also identifies opportunities for continued cooperation pertaining to local fire protection. Recently, a new intergovernmental agreement between the Village and several neighboring towns for fire and rescues services has been established and the building of a new Fire and Rescue building was constructed in the Village of Darien to house these services.

Town of Sharon

The Town of Sharon's future land use map, within the Walworth County Multi-Jurisdictional Comprehensive Plan, designates the majority of land in the Village's ETJ as prime agricultural land. Other lands within the Village's ETJ are designated as environmental corridor and other agricultural, residential, or open space land use areas at densities between 20 and 34 acres per dwelling unit. A small area of existing agricultural related manufacturing has been designated near the junction of CTH C and Darien-Sharon Town Line Road. A small area of planned urban density residential developed has also been mapped near the junction of Darien-Sharon Town Line Road and Wise Road. Other agricultural, residential, and other open land between 5 to 19 acres is shown around the unincorporated Hamlet of Allen's Grove There are no conflicts between this Village Comprehensive Plan and the Town's Future Land Use Map.

City of Delavan

The City of Delavan updated its Comprehensive Plan in 2020. Many of the City's goals reflect this Plan in working collaboratively with the Village and School District to provide and plan for recreational, land use, transportation, and service needs. In 2013, Delavan and Darien established an intergovernmental agreement where the City of Delavan would provide police service to Darien. There are also agreements between Delavan and Darien for shared Recreation Services and an intergovernmental agreement for Building Plan Review and Inspection. Other similar resource sharing partnerships may be required in the future and continued cooperation between the entities is recommended.

The Future Land Use Map proposes future urban growth within the City's urban service area boundary. Generally, undeveloped land within the City's ETJ is planned to remain in agricultural and open spaces uses. The western extent of the City's planned growth area is Lawson School Road, north of I-43. This area is planned to accommodate existing and future planned neighborhoods. The City also designated an extensive bicycle trail/route system through and around the City. This network has been designed for easy connection to bicycle facilities in neighboring jurisdictions. There are no identified conflicts between Darien's Plan and the City of Delavan's Comprehensive Plan.

School Districts

The Delavan-Darien School District serves the entire City of Delavan, the Village of Darien, portions of the Towns of Darien, Delavan, Rockford, Sugar Creek, and the Town of Bradford in Rock County. The District's most recent Strategic Plan was adopted in 2019. District trends are outlined in the Utilities and Community Facilities chapter.

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CHAPTER TWELVE: IMPLEMENTATION

Plan Adoption

A first step in implementing the Village of Darien Comprehensive Plan is making sure that it is adopted in a manner which supports its future use for more detailed decision making. The Village has included all necessary elements for this plan to be adopted under the State's comprehensive planning legislation. The Village has also followed procedures for adopting this Plan under Section 1001(4), Wisconsin Statutes.

Plan Monitoring

This Plan is intended to be used by government officials, developments, residents, and others interested in the future of the Village to guide growth, development, redevelopment, and preservation. Darien intends to constantly evaluate its decisions on private development proposals, public investments, regulations, incentives, and other actions against the recommendations of this Plan. On September 20, 2021, zoning, subdivision, and Official Map ordinances and decisions will have to be consistent with the Comprehensive Plan.

This Plan will only have value if it is used, understood, and supported by the community. It is critical that the Village make concerted efforts to increase community awareness and education of this Plan. To this end, efforts may include:

- Prominently displaying plan maps and other materials in Village offices, gathering places, and online.
- Ensuring that user-friendly, attractive, and up to date materials are continuously updated and are easily accessible on the Village's website.
- Speaking to current and future elected officials, community organizations and school groups about the Plan.
- Regularly presenting implementation progress reports to the Village Board, Plan Commission, and other municipal bodies.
- Incorporating Plan implementation steps in the annual budget process and other planning initiatives the Village is involved in.
- Encouraging all Village Staff, commissions, committees, groups, task forces, and other related bodies to become familiar with and use the Plan in their decision making.
- Annually reviewing and assessing the Plan by evaluating performance against the implementation steps and timeframe described in Implementation Chapter. This review will appear on the agenda of a regular Village Board meeting in late summer or early fall, in advance of the budget process. The Village Board will hold a public hearing at the meeting in which the review is held. This meeting should also include the Planning Commission, department heads, and interested members of the public. Resident participation in this review should be actively solicited by public notice, and public input allowed at the meeting at which the review is held. Any need for specific changes to the Plan in response to changes in the factors on which it was based could be addressed at this review. Amendments to the Plan will be made in accordance with the procedures described in the Plan Amendments section below.

Plan Administration

This Plan will largely be implemented through an ongoing series of individual decisions about annexation, zoning, land division, official mapping, public investments, and intergovernmental relations. The Village of Darien intends to use this Plan to inform such decisions under the following guidelines:

Annexations

Proposed annexations will be guided by the recommendations of this Plan. Specifically, the Future Land Use Map and the Transportation and Community Facilities Map of this Plan will be among the factors considered when evaluating a request for annexation. Annexation proposals on lands that are designated for urban development, as locations for future transportation facilities, and/or as locations for future community facilities will be more strongly considered for annexation approval. However, in their consideration of annexation proposals, the Plan Commission and Village Board will also evaluate the specific timing of the annexation request, its relationship to the overall regularity of the corporate boundary, the ability to provide utilities and public services to the site, the costs associated with the proposed annexation,

Zoning

Proposed zoning map amendments (rezonings) should be consistent with the recommendations of this Plan. Specifically, the Future Land Use Map will be used to guide the application of the general pattern of permanent zoning. However, the precise location of zoning district boundaries may vary, as judged appropriate by the Plan Commission and Village Board. Departures from the exact land use boundaries depicted on the Future Land Use Map may be particularly appropriate for projects involving a mix of land uses and/or residential development types, properties split by zoning districts, and/or properties located at the edges of future land use areas. However, in their consideration of zoning map issues, the Plan Commission and Village Board will also evaluate the specific timing of the zoning map amendment request, its relationship to the nature of both existing and planned land uses, and the details of the proposed development. Therefore, this Plan

allows for the timing of zoning actions and the refinement of the precise recommended land use boundaries through the zoning, conditional use, and land division processes.

Land Division

Proposed land divisions should be generally consistent, but not necessarily precisely consistent, with the recommendations of this Plan. Specifically, the Future Land Use Map and the Transportation and Community Facilities Map (and the policies behind these maps) will be used to guide the general pattern of development, and the general location and design of public streets, parks, and utilities. However, in their consideration of land divisions, the Plan Commission and Village Board will also evaluate the specific timing of the land division request, its relationship to the nature of both existing and future land uses, and the details of the proposed development. Departures from the exact locations depicted on these maps will be resolved through the land division process for certified survey maps, preliminary plats, and final plats both within the Village limits and the extraterritorial jurisdiction. This Plan allows for the timing and the refinement of the precise recommended development pattern and public facilities through the land division process as deemed appropriate by the Plan Commission and Village Board.

Official Mapping

The Transportation and Community Facilities Map will be used to guide the general location and design of both existing and new public streets, public parks, and utilities. The Village may adopt an Official Map to capture some of these recommendations. In their consideration of official mapping issues, the Plan Commission and Village Board will also evaluate the specific timing of the development request, its relationship to the nature of both existing and future land uses, and the details of the proposed development. Departures from the exact locations depicted on Plan maps will be resolved through the official mapping and platting processes both within the Village limits and the extraterritorial jurisdiction.

Public Investments

Proposed public investment decisions will be guided by the recommendations of this Plan. However, the timing and precise location of public investments may vary, as judged appropriate by the Plan Commission and Village Board. This Plan allows for the timing and the refinement of the precise recommended public facilities and other public investments as deemed appropriate by the Plan Commission and Village Board.

Intergovernmental Relations

Proposed intergovernmental relations decisions, including intergovernmental agreements, will be guided by the recommendations of this Plan as deemed appropriate by the Plan Commission and Village Board. However, in their consideration of intergovernmental decisions and agreements, the Plan Commission and Village Board will also evaluate a wide variety of other factors. Departures from the recommendations of this Plan will be resolved by the Village Board through the intergovernmental process.

Interpretation

The interpretation of this Plan shall be the responsibility of the Village Board, as guided by recommendations of the Plan Commission.

Plan Amendments

This Plan can be amended and changed. Amendments may be appropriate in the years following initial plan adoption, particularly in instances where the Plan is becoming irrelevant or contradictory to emerging policy or trends, or does not provide specific advice or guidance on an emerging issue. "Amendments" are generally defined as minor changes to the Plan maps or text. The Plan should be specifically evaluated for potential amendments every three years. Frequent amendments to accommodate specific development proposals should be avoided, or else the plan will become meaningless.

The State comprehensive planning law requires that the Village use the same basic process to amend a comprehensive plan as is used to initially adopt the plan. This means that the procedures defined under Section 66.1001(4), Wisconsin Statutes, need to be followed:

1. Either the Village Board or Plan Commission initiates the proposed Comprehensive Plan amendment. This may occur as a result of a regular Plan Commission review of the Plan, or may be initiated at the request of a property owner or developer.
2. The Village Board adopts a resolution outlining the procedures that will be undertaken to ensure public participation during the Plan amendment process (see Section 66.1001(4)a of Statutes and model resolution included in this Comprehensive Plan).
3. The Village Plan Commission prepares or directs the preparation of the specific text or map amendment to the Comprehensive Plan.
4. The Village Plan Commission holds one or more public meetings on the proposed Comprehensive Plan amendment. Following the public meeting(s), the Plan Commission makes a recommendation by resolution to the Village Board by majority vote of the entire Commission (see Section 66.1001(4)b of Statutes).

5. The Village Clerk sends a copy of the recommended Plan amendment (not the entire comprehensive plan) to all adjacent and surrounding government jurisdictions and the County as required under Section 66.1001(4)b, Wisconsin Statutes. These governments should have at least 30 days to review and comment on the recommended Plan amendment. Nonmetallic mine operators, any person who has registered a marketable nonmetallic mineral deposit with the local government, and any other property owner or leaseholder who has requested notification in writing must be informed through this notice procedure. These governments and individuals should have at least 30 days to review and comment on the recommended Plan amendment.
6. The Village Clerk directs the publishing of a Class 1 notice, published at least 30 days before a Village Board public hearing and containing information required under Section 66.1001(4)d, Wisconsin Statutes.
7. The Village Board holds the formal public hearing on an ordinance that would incorporate the proposed Plan amendment into the Comprehensive Plan.
8. Following the public hearing, the Village Board approves (or denies) the ordinance adopting the proposed Plan amendment. Adoption must be by a majority vote of all members. The Village Board may require changes from the Plan Commission recommended version of the proposed Plan amendment.
9. The Village Clerk sends a copy of the adopted ordinance and Plan amendment (not the entire Comprehensive Plan) to all adjacent and surrounding government jurisdictions, nonmetallic mine operators, any person who has registered a marketable nonmetallic mineral deposit with the local government, and any other property owner or leaseholder who has requested notification in writing as required under Sections 66.1001(4)b and c, Wisconsin Statutes.

Plan Update

The State comprehensive planning law requires that a community's comprehensive plan be updated at least once every ten years. As opposed to an amendment, an update is often a substantial rewrite of the Plan document and maps. Based on this deadline, the Village should update this Comprehensive Plan by the year 2031, at the latest. The Village should continue to monitor any changes to the language or interpretations of the State law over the next several years.

Consistency Among Plan Elements

The State comprehensive planning statute requires that the implementation element "describe how each of the elements of the comprehensive plan shall be integrated and made consistent with the other elements of the comprehensive plan." Because the various elements of this Plan were prepared simultaneously, there are no known internal inconsistencies between the different elements or chapters of this Plan.