

Town of Ixonia  
2030 Comprehensive Plan

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## **1. Issues and Opportunities**

### **1.1 Introduction**

The Town of Ixonia initiated the task of updating an out of date comprehensive plan to help the Town prepare for the expected growth, conservation of the local identity and urbanization for the next twenty years. The planning period of this report is to cover the time span of 2010 to 2030. It is the intent of this Comprehensive Plan to be filed with the Wisconsin Department of Administration before the 2010 deadline and may allow the Town of Ixonia to undertake zoning administration on a local level, relieving Jefferson County of these zoning duties. The Town of Ixonia has taken on the planning effort without the aid of a multi-jurisdictional plan in light of neighboring communities having completed their individual planning documents. This plan is drafted by the Town of Ixonia Plan Commission. Working sessions were held at the Commission's regular monthly meetings. All meetings are open to the public for discussion and public input. Copies of the drafted chapters were available at the Town Clerk's office for review by the public between meetings.

The Town of Ixonia is located at the northeast corner of Jefferson County. Ixonia is bounded by the Town of Lebanon, in Dodge County, to the north, the urbanized Oconomowoc area, in Waukesha County, to the east, Town of Concord to the South, and the Town of Watertown to the west. The Town center a rural hamlet, Unincorporated Ixonia, is located at County Trunk Highway "F" at Marietta Avenue, approximately 2 miles west of the Waukesha County line and about 5 miles east of the City of Watertown. STH 16 provides a direct route from east to west through the Town, on the route between the cities of Oconomowoc and Watertown. CTH "F" provides a north-south transportation link connecting STH 16 to I-94 approximately 4 miles to the south. Map 1, Appendix, shows the location of the Town of Ixonia in the State and regionally.

### **1.2 Town of Ixonia**

#### **The Planning Process**

This plan is drafted by the Town of Ixonia Plan Commission. Working sessions were held at the Commission's regular monthly meetings, starting in the summer of 2007, with an anticipated completion for the Annual Town Meeting to be held in April, 2009. All Comprehensive Plan Working Sessions are open to the public for discussion and public input. Copies of the drafted chapters were available at the Town Clerk's office for review by the public between meetings.

The Town Engineering Consultant (Kunkel Engineering Group, LLC) assisted the Town of Ixonia Planning Commission in the development of this Smart Growth and Comprehensive Plan. The planning program called for a Comprehensive Plan document, a current land use map, and an inventory of amenities. Mapping for the planning program involved the recording, classifying, and analyzing of current land uses in the Town. From this information, a base map with property lines was developed along with a map for existing and future land use. All future development expected to occur within the urban service area.

Wisconsin Statutes, Section 62.23 by reference from Section 60.62 provides that it is a function of the Town Plan Commission to make and certify to the Town Board, a plan for the physical

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development of the Town. The plan's general purpose is in guiding and accomplishing a coordinated, adjusted, and harmonious development which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity, conservation, or the general welfare, as well as efficiency and economy in the process of development.

Wisconsin Statutes, Section 66.1001, further defines a comprehensive plan and a local unit of government's responsibilities. This legislation requires that a community that engages in land use regulations develop and adopt a comprehensive plan. The plan must contain nine elements as specified in the statutes. It also requires that all land use decisions be consistent with the comprehensive plan.

The plan document is divided into two separate reports, the Inventory and Trends Report and the Recommendations Report. The Inventory and Trends Report contains the necessary background information and maps about the Town and points out important trends. The Recommendations Report contains the policies, goals, and objectives of the Town and the recommendations for future action.

Policies, goals, and objectives stated in this document reflect the deliberations of the Town Plan Commission and Town Board, based on the comments and opinions expressed by the people within the Town of Ixonia. References made to specific state, county, and other governmental programs do not imply endorsement of such plans, but are presented for background and reference only.

### **1.3 Public Participation Efforts**

The Town of Ixonia adopted a Public Participation Plan at the beginning of the comprehensive planning process based on input from the Town Plan Commission. The following core efforts were identified to foster public participation above and beyond the statutory requirements of Wisconsin's Smart Growth law:

- All meetings are open to the public for discussion and input;
- Notices and press releases will be sent to local media outlets identifying the time and location of public informational meetings and public hearings;
- Materials will be kept at the Town Hall for review by local residents and interested persons;
- In addition, comments may be forwarded to the Town Clerk. The Plan Commission shall respond to written comments at public meetings.

### **1.4 Population Characteristics**

#### **Population Counts**

Population change is the primary component in tracking a community's past growth as well as predicting future population trends. Population characteristics relate directly to the community's housing, educational, utility, community, and recreational facility needs, as well as its future economic development. Tables 1-1 and 1-2 display population trends and changes from 1960 to 2000 for the Town of Ixonia.

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From 1960-2000, Ixonia's population increased from 1,376 residents to 2,308. The rate of population growth varied widely during that time, decreasing 7.6 percent during the 1980s but jumping to 29.4 percent during the 1990s. Surrounding towns experienced similar growth patterns from 1960 – 2000.

### Population Estimates

Every year the Wisconsin Department of Administration (WDOA), Demographic Services Center develops population estimates for every municipality and county in the state. The 2003 population estimate for the Town of Ixonia was 2,359 residents, an increase of 2.2 percent from 2000. The 2003 estimate for Ixonia was 87,599 residents, an increase of 1.98 percent from 2000. Population estimates from the Wisconsin Department of Administration should be utilized as the primary source for population information until the release of the 2010 Census.

### Age Distribution

A shifting age structure can affect a variety of services and needs within the community. A shifting age structure is a national trend that is also prevalent in Wisconsin. The baby-boomer generation, which is the largest segment of the overall population, is nearing retirement age. As this age group gets older the demand for services such as health care will increase and a younger workforce will need to take the place of retirees. It will become increasingly important to recognize if these trends are taking place and to determine how to deal with the effects. Table 1-3 displays the population by age cohort for the Town of Ixonia.

Table 1-3: Population by Age Cohort, Town of Ixonia 2000

	<u>Number</u>	<u>% of Total Number</u>
Under 5	163	7%
5 to 14	330	14%
15 to 24	249	11%
25 to 34	314	14%
35 to 44	426	18%
45 to 54	335	15%
55 to 64	255	11%
65+	236	10%
Total	2,308	100%

Median Age is 37

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

The largest percentage (18 percent) of Town of Ixonia residents is between the ages of 35 to 44, the next largest age cohort is ages 45 to 54. The Town of Ixonia is similar since 18 percent of its residents are in the same age category. Also, 14 percent of the Town's population is 5 to 14 years of age, comparable to the County's percentage. The Town of Ixonia median age is 37.4.

### Educational Attainment

Approximately 46.8 percent of Ixonia residents have attained a high school level education, comparable to the 43.6 percent in Jefferson County with the same education level. The second largest percentage (21 percent) of education attainment in the Town of Ixonia is some college, no degree. The Town has 9.1 percent of its residents obtaining a bachelor's degree, which is lower

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than the Jefferson County percentage of 9.5. The Town of Ixonia had a lower percentage of residents with 12th grade or less and no diploma than the County. Table 1-4 indicates the education levels for the Town of Ixonia.

Table 1-4: Educational Attainment, Town of Ixonia, 2000

<u>Attainment Level</u>	<u>Number</u>	<u>Total</u>
Less than 9th grade	83	5.3%
9th grade to 12th grade, no diploma	126	8.1%
High school graduate (includes equivalency)	733	46.8%
Some college, no degree	328	21.0%
Associate degree	94	6.0%
Bachelor's degree	143	9.1%
Graduate or professional degree	58	3.7%
Total Persons 25 and over	1,565	100.0%

Source: U.S. Bureau of the Census, 2000. Only includes persons age 25 and over.

### Household Income

Table 1-5 displays the 1999 household income and median household income for the Town of Ixonia and Jefferson County as reported by the 2000 Census. The highest percentage (28.9 percent) of residents in the Town of Ixonia had a household income between \$50,000 to \$74,999. The next largest percentage (20.1 percent) of household income was \$35,000 to \$49,999, which was slightly lower than the County's percentage of 20.4 percent of the same income level. Approximately 11.4 percent of the households in the Town of Ixonia had a household income of \$100,000 or greater. This exceeded the County's 6.9 percent of households that made \$100,000 or more. The median household income for the Town of Ixonia was \$55,982. The median income for Jefferson County was \$45,190, slightly higher than the State's reported median income of \$43,791.

Table 1-5: Household Income, Town of Ixonia, 1999

	<u>Number</u>	<u>% of Total</u>
Less than \$10,000	28	3.3%
\$10,000 to \$14,999	23	2.7%
\$15,000 to \$24,999	63	7.5%
\$25,000 to \$34,999	89	10.6%
\$35,000 to \$49,999	169	20.1%
\$50,000 to \$74,999	243	28.9%
\$75,000 to \$99,999	131	15.6%
\$100,000 to \$149,999	63	7.5%
\$150,000 or More	33	3.9%
Total	842	100.0%

Median Household Income is \$55,982

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

\*Percentages may not add up to 100%, due to rounding.

### Population Projections

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Population projections are based on past and current population trends and are not predictions, rather they extend past growth trends into the future and their reliability depends on the continuation of these past growth trends. Projections are therefore most accurate in periods of relative socio-economic and cultural stability. Projections should be considered as one of many tools used to help anticipate and predict change within the community. Table 1-6 displays the population trends in the Town of Ixonia, 1990 – 2003.

Table 1-6: Population Trends, Town of Ixonia, 1990-2003

Year	Town of Ixonia		Jefferson County		State of Wisconsin	
	Population	% Change	Population	% Change	Population	% Change
1990	1,783	---	76,559	---	4,891,769	---
1991	1,788	0.28	76,884	0.42	4,920,507	0.59
1992	1,836	2.68	78,032	1.49	4,968,224	0.97
1993	1,843	0.38	78,738	0.90	5,020,994	1.06
1994	1,912	3.74	78,945	0.06	5,061,451	0.81
1995	1,974	3.24	79,915	1.23	5,101,581	0.79
1996	2,025	2.58	80,839	1.16	5,142,999	0.81
1997	2,089	3.16	82,147	1.62	5,192,298	0.96
1998	2,141	2.48	83,348	1.46	5,234,350	0.81
1999	2,157	0.74	84,312	1.16	5,274,827	0.77
2000	2,308	7.00	85,897	1.88	5,363,675	1.68
2001	2,315	0.30	86,476	0.67	5,400,004	0.68
2002	2,347	1.38	87,083	0.70	5,453,896	0.99
2003	2,359	0.51	87,599	0.59	5,490,000	0.66
Total						
Change	576	32.3	11,040	14.42	598,231	12.23

Source: Official Population Estimates, Demographic Services Center, Wisconsin Department of Administration

In the years 1990 and 2000 the Town of Ixonia population was verified by a census, the other years listed are estimates by the Wisconsin Department of Administration. In 2000, the Town's population was much higher than the estimated increases of the other years. Overall, the Town of Ixonia has had an increase in its population from 1990 to 2003.

#### **Wisconsin Department of Administration, Population Projections**

In 2002 the Wisconsin Department of Administration (WDOA) Demographic Services Center prepared baseline population projections to the year 2025 for the communities and counties of Wisconsin. The WDOA utilized a projection formula that calculates the annual population change over three varying time spans. From this formula, the average annual numerical population change is calculated, which was used to give communities preliminary population projections for a future date. Table 1-7 shows the WDOA population projection for the Town of Ixonia.

Table 1-7: WDOA Population Projection, Town of Ixonia, 2000-2025

Population	2000-2020	2000-2020
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2000	2010	2015	2020	2025	% Change	Total New Persons
2,308	2,552	2,669	2,779	2,885	25.0	577

Source: Wisconsin Department of Administration, Demographics Services Center, and Preliminary Population Projections for Wisconsin Municipalities: 2000-2020

The Town of Ixonia had a 25.0 percent increase in population from 2000 to 2025. According to the WDOA Population Projection, the Town of Ixonia will have 2,885 residents by 2025. The WDOA shows the Town will gain 577 new persons by 2025.

### Census/Population Estimate Projections

Projections were created by using the 1990 and 2000 census population data along with the 2003 population estimate and increasing or decreasing population counts by the annual percentage rate of increase or decrease. Therefore, projections are based directly on historical population trends. Table 1-8 displays the resulting projections from the 2000 population to the 2030 projection.

Table 1-8: Census/Population Estimate Projection, Town of Ixonia, 2000-2030

Population						2000-2030	2000-2030
2000	2010	2015	2020	2025	2030	% Change	Total New Persons
2,308	2,767	3,102	3,477	3,897	4,367	89.2	2,059

Source: Jefferson County Planning and Development Staff

The Town of Ixonia yearly growth percentages from 1990 to 2003 to determine the Town's future population. The Town of Ixonia had an estimated 2.31 percent annual increase from 1990 to 2003. According to the average yearly growth rate, the Town of Ixonia will have 4,367 residents by 2030, a significant increase from its 2000 population.

### Alternate Population Projection

The alternate population projection was produced by Foth & Van Dyke and Jefferson County Planning and Development Staff to give County and local officials another population projection model. The alternate population projection utilizes current average household size and the Land Use Permit data from 1994 to 2003 (See Section 8.4) to create a new population projection model. The average household size in 2000 was multiplied by the average number of new housing units built annually to produce the alternate population projection. Table 1-9 displays the Alternate Population Projection for the Town of Ixonia.

Table 1-9: Alternate Population Projection, Town of Ixonia, 2000-2030

Population						2000-2030	2000-2030
2000	2010	2015	2020	2025	2030	Change	Total New Persons
2,308	2,788	3,028	3,268	3,508	3,748	62.4	1,440

The Alternate Population Projection shows Ixonia having a 62.4 percent increase in population between 2000 and 2030. According to the Alternate Population projection, the Town of Ixonia will have 3,748 residents in 2030, an increase of 1,440 residents from 2000. The Alternate Population Projection shows a lower percentage increase in population than the Census/Population Estimate Projection.

## 1.5 Housing Characteristics

Table 1-10 displays the number of housing units found in the Town of Ixonia and Jefferson County for 1990 and 2000. The table also includes the number of occupied and vacant homes. The U.S. Census Bureau classifies housing units as a house, apartment, mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall.

Table 1-10: Housing Supply, Occupancy and Tenure, Town of Ixonia, 1990-2000

	Percent of Change		Percent of		# Change	%
	1990	Total	2000	Total	1990-2000	1990-2000
Occupied housing units	601	96.6%	845	96.0%	244	40.6%
Owner-occupied	481	77.3%	665	75.6%	184	38.3%
Renter-occupied	120	19.3%	180	20.5%	60	50.0%
Vacant housing units	21	3.4%	35	4.0%	14	66.7%
Seasonal units	4	0.6%	7	0.8%	3	75.0%
Total housing units	622	100.0%	880	100.0%	258	41.5%

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

In 2000, the Town of Ixonia had 880 housing units, a 41.5 percent increase from 1990 and approximately 96 percent of the community's housing units were occupied. Of this figure, approximately 75.6 percent were occupied by owners and 20.5 percent were occupied by individuals renting the housing unit. Vacant units accounted for 4 percent of the total housing supply. Only 0.8 percent of the housing units within the community were for seasonal, recreational, or occasional use. Table 1-11 displays the average household size found in the Town of Ixonia and Jefferson County for 1990 and 2000.

Table 1-11 Average Household Size, Town of Ixonia, 1990 and 2000

	1990	2000
Town of Ixonia	2.97	2.73
Jefferson County	2.71	2.56

Source: U.S. Bureau of the Census, 1990-2000.

The size of households have decreased from years ago, families are having fewer children than the large traditional families. The Town of Ixonia average household size has decreased by approximately .24 persons since 1990. The Town's average household size has decreased at a faster rate than that of the County. In 2000, the Town of Ixonia had a higher average household size than the County's 2.56 persons and the State of Wisconsin's 2.50 persons.

## Housing Unit Projections

Housing unit projections are an important element in preparing the comprehensive plan for the community. Specifically, they are used as a guide to estimate required acreage to accommodate future residential development, as well as prepare for future demands growth may have on public facilities and services throughout the planning period. Similar to population projections, it is important to note that housing projections are based on past and current trends, and therefore should only be used as a guide for planning.

Please refer to Table 2-5 for the linear housing unit projection and Table 2-6 for the alternate housing unit projection utilizing building permit data.

## 1.6 Employment Characteristics

Employment by industry within an area illustrates the structure of the economy. Historically, Jefferson County has had a high concentration of employment in the manufacturing and agricultural sectors of the economy. Recent state and national trends indicate a decreasing concentration of employment in the manufacturing sector while employment within the services sector is increasing. This trend is partly attributed to the aging of the population. Table 1-12 displays the number and percent of employed persons by industry group in the Town of Ixonia and Jefferson County for 2000.

The manufacturing sector supplied the most jobs (29.5 percent) and educational, health and social services provided the second most jobs (14.2 percent) in the Town of Ixonia. The greatest percentage of employment for the county was also in the manufacturing sector (33.2 percent), followed by the educational, health, and social services (16.0 percent). The agricultural, forestry, fishing and hunting, and mining sector provided 5.0 percent of the employment by industry in the County. However, in the Town of Ixonia the agricultural, forestry, fishing and hunting, and mining sector claimed 8 percent.

Table 1-12: Employment by Industrial Sector, Town of Ixonia, 2000

<u>Industry</u>	<u>Number</u>	<u>Percent of Total</u>
Agriculture, forestry, fishing and hunting, and mining	104	8.0%
Construction	128	9.8%
Manufacturing	385	29.5%
Wholesale trade	61	4.7%
Retail trade	120	9.2%
Transportation and warehousing, and utilities	38	2.9%
Information	4	0.3%
Finance, insurance, real estate, and rental and leasing	53	4.1%
Professional, scientific, management, administrative and waste management service	71	5.4%
Educational, health and social services	185	14.2%
Arts, entertainment, recreation, accommodation and food services	72	5.5%
Other services (except public administration)	74	5.7%
Public administration	11	0.8%
Total	1,306	100.0%

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

\*Percentages may not add up to 100%, due to rounding.

## **1.7 Issues and Opportunities Trends**

Identified below are some of the population and demographic trends that can be anticipated over the next 30 years in the Town of Ixonia:

- “ Ixonia’s population is projected to rise steadily according to the WDOA, Census/Population, and Alternate Population Projections.
- “ Increase in the number of housing units will bring more families to Ixonia.
- “ Increases in population will bring an increase the demand for urban services.
- “ School attainment percentages will gradually change, with more of the population attaining education beyond high school.
- “ Household income will slowly rise.
- “ The number of births will continue to support the rise in population, and deaths will rise due to the aging of the baby boomer generation.
- “ The 65-plus population will increase slowly up to 2010, and then grow dramatically as the baby boomers join the ranks of the elderly.
- “ The population aged 85 and over will continue to rise in the Town.

## 2. Housing

### 2.1 Introduction

This section contains an inventory of housing characteristics in the Town of Ixonia. It is intended that this inventory will help identify deficiencies and opportunities relative to meeting the community's housing needs.

### 2.2 Housing Characteristics

#### Housing Supply

The U.S. Census Bureau classifies housing units as a house, apartment, mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. In 2000, the Town of Ixonia had 880 housing units, a 41.5 percent increase from 1990. In 2000, approximately 96 percent of the community's housing units were occupied. Of this figure, approximately 60 percent were occupied by owners and 35 percent were occupied by individuals renting the housing unit. Vacant units accounted for 4 percent of the total housing supply. Table 2-1 displays the number of housing units found in the Town of Ixonia.

**Table 2-1: Housing Supply, Occupancy and Tenure  
Town of Ixonia, 1990-2000**

	1990 (est.)	Percent of Total	2000	Percent of Total	# Change 1990-00	% Change 1990-00
Occupied housing units	200	95.2%	237	95.6%	37	18.5%
Owner-occupied	140	66.7%	149	60.1%	9	6.4%
Renter-occupied	80	19.3%	88	35.5%	8	10.0%
Vacant housing units	10	4.8%	11	4.4%	1	10.0%
Total housing units	210	100.0%	248	100.0%	38	18.1%

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

\*Percentages may not total to 100%, due to rounding.

#### Units in Structure

Table 2-2 displays the number of units within structure for the Town of Ixonia. Detached housing units are defined as one-unit structures detached from any other house, with open space on four sides. Structures are considered detached even if they have an attached garage or contain a business unit.

**Table 2-2: Units in Structure  
Town of Ixonia, 2000**

	<b>Number</b>	<b>% of Total</b>
1-unit detached	159	62.6%
1-unit attached	4	1.6%
2 units	31	12.2%
3 or 4 units	19	7.5%
5 to 9 units	5	2.0%
10 to 19 units	36	14.2%
Total	254	100.0%

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

\*Percentages may not total to 100%, due to rounding.

The predominant housing structure in both the Town of Ixonia is the one unit detached structure, making up 79 percent of all housing structures. Three or four unit structures come in a distant second, comprising of eight percent of the housing structures in the Town of Ixonia.

#### **Age of Housing Units**

An examination of the age of the community's housing stock will provide an indication of its overall condition. The age of the housing stock is an important element to be analyzed when planning for a future housing supply. If there is a significant amount of older housing units within the housing supply they will most likely need to be replaced, rehabilitated, or abandoned for new development within the planning period. Allowing for a newer housing supply also requires planning regarding infrastructure, land availability, community utilities, transportation routes, and a variety of other things which are affected by new housing development. Table 2-3 details the year that structures that were built in the Town of Ixonia according to the 2000 Census.

**Table 2-3: Year Structures Built  
Town of Ixonia, 2000**

	<b>Number</b>	<b>% of Total</b>
Built 1999 to March 2000	19	7.5%
Built 1995 to 1998	5	2.0%
Built 1990 to 1994	21	8.3%
Built 1980 to 1989	27	5.2%
Built 1970 to 1979	54	21.3%
Built 1960 to 1969	20	7.9%
Built 1940 to 1959	63	24.8%
Built 1939 or earlier	45	17.7%
Total	254	100.0%

Median year 1967

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

Taking into account the areas settlement history, it is not surprising that the greatest percentage (approximately one third) of Ixonia's existing housing units were built prior to 1940. Both the Town and the County experienced building spurt during the 1970s when roughly 21.3 percent of current housing stock was erected. More recently, Ixonia added 9.5 percent of its current housing stock during the period 1995-2000. The median year of structures built is 1967 for Ixonia.

### **Housing Value**

Housing costs are typically the single largest expenditure for individuals. It is therefore assumed that a home is the single most valuable asset for homeowners. While many people in Wisconsin enjoy a good housing situation, many are struggling. According to the State of Wisconsin's 2000 Consolidated Plan: For the State's Housing and Community Development Needs, households in the low-income range have great difficulty finding adequate housing within their means that can accommodate their needs. A lack of affordable housing not only affects these individuals, but also has effects on population and migration patterns, economic development, and the local tax base. Table 2-4 provides housing values of specified owner-occupied units for 2000. A housing unit is owner-occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for. The U.S. Bureau of the Census determines value by the respondents' estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale.

**Table 2-4: Housing Value for Specified Owner-Occupied Units  
Town of Ixonia, 2000**

	<b>Number</b>	<b>% of Total</b>
Less than \$49,999	0	0.0%
\$50,000 to \$99,999	30	21.3%
\$100,000 to \$149,999	91	64.5%
\$150,000 to \$199,999	20	14.2%
\$200,000 to \$299,999	0	0.0%
\$300,000 or more	0	0.0%
<b>Total</b>	<b>141</b>	<b>100.0%</b>

Median value \$129,300

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

\*Percentages may not total to 100%, due to rounding.

The Town of Ixonia had a large percentage (64.5 percent) of homes valued from \$100,000 to \$149,999. Attracting affordable housing to the Town may be difficult, since the Town has a higher median housing value than Jefferson County.

## **2.3 Housing Unit Projections**

Housing unit projections are an important element in preparing the comprehensive plan for the community. Specifically, they are used as a guide to estimate required acreage to accommodate future residential development, as well as to prepare for future demands growth may have on public facilities and services throughout the planning period. Similar to population projections, it is important to note that housing projections are based on past and current trends, and therefore should only be used as a guide for planning.

### Linear Housing Unit Projection

Linear projections were created by using the 1990 and 2000 Census, and increasing and decreasing housing unit counts by a constant value that is based on the selected Census counts. Table 2-5 displays the resulting linear projections from the 2000 Census count to the estimated 2030 projection.

**Table 2-5: Linear Housing Unit Projection  
Town of Ixonia, 2000-2030**

2000 Housing Units	2010	2015	2020	2025	2030	% Change 2000-2030	Total New Units 2000-2030
1,047	1,090	1,135	1,181	1,230	1,280	22.3	233

Source: U.S. Bureau of the Census, 1990 and 2000. Linear projections completed by Kunkel Engineering Group

The Town of Ixonia had a 22 percent increase in housing units from 2000 to 2030. According to the Linear Housing Unit Projection, the Town of Ixonia will have 1,280 housing units by 2030, an increase of 233 new units.

### Alternate Housing Unit Projection

The alternate housing unit projection was created by obtaining land use permit information from 1994 to 2003 for Ixonia. This information was then used to calculate the total number of new housing units built annually over that time period. A five year average growth rate was then determined and used to project the number of new housing units gained for each five year period from 2010 to 2030. If Ixonia continues to grow the way they have in the previous 10 years, this projection shows the number of housing units there will be by 2030. Table 2-6 shows the Alternate Housing Unit Projection for the Town of Ixonia.

**Table 2-6: Alternate Housing Unit Projection  
Town of Ixonia, 2000-2030**

2000 Housing Units	2010	2015	2020	2025	2030	% Change 2000-2030	Total New Units 2000-2030
1,047	1,152	1,267	1,394	1,533	1,686	58.5	612

Completed by Kunkel Engineering Group

The Alternate Housing Unit Projection shows the Town of Ixonia with 1,686 housing units in 2030, an increase of 612 units from 2000. The Alternate Housing Unit Projection projects a 58.5 percent increase in housing units, which is 36 percent higher than the Linear Housing Projection of 22 percent.

## **2.4 Housing Trends**

There were a number of changes in the State of Wisconsin, Jefferson County, and Town of Ixonia with regard to housing from 1990 to 2000. Housing trends that need to be considered as part of the planning process are identified below:

- Increased pressure to convert farmland to residential use;
- Increased need to remodel and rehabilitate the older housing stock in the Town;
- Increased demand to build housing in rural areas;
- Demographic trends and an aging population will increase the need for more choices relative to elderly housing, rental units, and starter homes;
- Highway improvements will make commuting easier and increase rural residential development pressures;
- Sanitary Sewer Service Area expansion will increase the demand residential subdivisions;
- Increased residential development will increase the demand for expanded urban services.

## **3. Transportation**

### **3.1 Introduction**

The Town of Ixonia has a long history shaped by transportation. It occupies an important location along the Watertown Plank Road, where that toll road crossed the Rock River. Parts of that original alignment can still be seen along the STH 16 corridor and nearby parallel roadways.

The transportation system which serves the Town of Ixonia provides for the transport of goods and people into, out of, and within the Town. The transportation system contains multiple modes involving air, land, and water transport. Many elements of the system are not located in the Town itself; however the Town's proximity to these elements is an important consideration in evaluating and planning for the Town's transportation system.

### **3.2 Transportation Programs**

#### **Wisconsin Department of Transportation (WisDOT)**

The WISLR (Wisconsin Information System for Local Roads) is a set of tool to aid local government manage their roadways. Wisconsin Statutes require communities to complete a biannual to evaluation of all roads under their jurisdiction for signs of wear and distress. The condition of each Town road is based upon observing characteristics of the road such as the texture of the road surface or the spacing of cracks. The officials then assign a rating on a scale of 1 (worst) to 10 (best). These ratings along with information on traffic volumes and other roadway characteristics make up the Town road inventory. The WISLR system also allows for the planning of future roadway maintenance and reconstruction projects based upon condition priority, budget and input construction costs.

The WisDOT is in the planning stages for the reconstruction of old State Trunk Highway (STH) 16 from the newly completed By-Pass east into the City of Oconomowoc as part of the jurisdictional change from the State to the affected local governments. By default, this roadway has been named Wisconsin Avenue to match the name within the City. In the Town of Ixonia,

Wisconsin Avenue will remain a rural section that is having a roadside ditch on a slightly wider roadway with a partially paved shoulder.

Since 2005, Town Officials have been diligently working toward a remedy of the safety issues at the intersection of STH 16 at CTH “F”. Representatives from the Town have taken every opportunity to present Ixonia’s concerns regarding the safety of this intersection to every audience at the State and County level. The Town of Ixonia also encourages the WisDOT to look at the entire STH 16 corridor through the Town.

### **Jefferson County**

Jefferson County Highway Department is in the process of developing a capital improvement program (CIP) or a listing of future highway projects. A CIP prioritizes the allocation of financial resources for various projects over a five year or longer time frame. Given the rising costs of major construction most communities have taken the course of maintaining the investment made in existing infrastructure and deferring major projects to partial funding opportunities from State and Federal programs.

### **Town of Ixonia**

A three year Town road improvement plan was developed for applications made to the WisDOT for funding under the TRIP. The roadways in this plan are selected by priority based upon the WISLR rating system, local needs and funding.

## **3.3 State and Regional Transportation Plans**

State and regional transportation plans that affect the Town of Ixonia are the responsibility of the WisDOT through its Statewide Transportation Improvement Program (STIP). The DOT has capital improvement plans for each county in the state. There is one state highway in the Town of Ixonia, STH 16. There are no plans in the 2008-2011 Highway Improvement Plan for STH 16 in the Town of Ixonia. Jefferson County is not covered by a Regional Planning Agency.

## **3.4 Functional Classification of Highways**

Vehicular travel on the public highway system is the transportation mode for the vast majority of trips by Town of Ixonia residents. Road and highway transportation systems primarily serve two basic functions, - to provide access to adjacent properties and to provide for the movement of vehicular traffic. Roads and highways are grouped into three functional classes (local, collector, and arterial streets) which are described below. Map 3-1, Appendix, shows the location of local, collector, and arterial roadways in the Town.

### **Roadway Standards**

The Jefferson County *Land Division and Subdivision Ordinance* with the Ixonia *Land Division Ordinance* regulates the division of land within the Town. The County’s Ordinance, Section 15.08(c) Street Design Standards publish minimum pavement and right-of-way widths. The Jefferson County *Zoning Code* classifies roads and highways by a level of service. The differing highway classifications determine front yard set back distances and dimensions for intersection vision triangles.

The Town of Ixonia *Land Division Ordinance* does not state the typical roadway dimensions. However, The Town Board has approved the typical section for roadways presented by the Town's Engineer. These roadway dimensions have been used in the last few subdivisions built developed in the Town. The typical cross sections have been updated based upon recent experience in those same subdivisions. The Town's typical section exceed the minimum roadway design standards listed in the Jefferson County Code and those set forth in Chapter TRANS 204 of the Wisconsin Administrative Code.

### **Local Roads**

Local roads primarily provide access to adjacent properties and only secondarily provide for the movement of vehicular traffic. Since access is their primary function, through traffic should be discouraged. Traffic volume is expected to be light and should not interfere with the access function of these streets. Interior subdivision streets are examples of local roads in the Town of Ixonia.

### **Collector Roads**

Collector roads and highways carry vehicular traffic into and out of residential neighborhoods and commercial and industrial areas. These streets gather traffic from the local streets and funnel it to arterial streets. Access to adjacent properties is a secondary function of collector streets. Collector streets are further divided into major or minor collectors depending on the amount of traffic they carry. CTH E is an example of a major collector highway in the Town. CTH P is an example of a minor collector highway.

### **Arterial Highways**

Arterial highways serve primarily to move through traffic. Traffic volumes are generally heavy and traffic speeds are generally high. Arterial highways are further divided into principal or minor arterials depending on the traffic volume and the amount of access provided. STH 16 is a major arterial roadway in the Town. CTH F is an example of a minor arterial.

## **3.5 Traffic Volumes**

Traffic volume is also an important consideration for land use planning. The volume of traffic on a particular roadway and the associated noise, fumes, safety level, and other such concerns are considerations that need to be addressed in deciding how land should be used. Map 3-2, Appendix, shows the average daily traffic counts of major traffic corridors within the Town. Traffic volumes vary considerably on the different roadways within the Town. STH 16 is the major thoroughfare in the Town, carrying the largest volume of traffic. CTH F carries the next largest volume yet only a third of the traffic volume found on STH 16.

## **3.6 Traffic Safety**

Traffic safety at particular intersections can be a concern within the Town of Ixonia. As stated earlier, the intersection of STH 16 and CTH F and the entire STH 16 corridor, is the most important traffic safety issue facing the Town.

Traffic safety and efficiency in the Town can also be improved by discouraging the creation of new parcels that require access to County Trunk Highways or Town roads where sight distance



is limited. This practice restricts the access points to these roadways, thereby reducing accident potential and the need to reduce speed limits to improve safety. New parcels should be encouraged only where access can be provided by an existing Town road or where a new Town road will be constructed by the sub divider.

Safety concerns on heavily traveled highways in the Town can also be addressed by examining the role the particular highway plays in the transportation network of the County. Section 15.08 of the Jefferson County *Land Division and Subdivision Ordinance* shows the street design standards for roadways in the County. The design standards vary among roadways, as different roads serve different functions within the transportation system. These standards are outlined in Table 3-1.

TABLE 3-1

**Jefferson County Minimum Street Design Standards**

Street Type	Right-of-Way Minimum Width	Pavement Minimum Width
Arterial or Highway	180 feet	Determined by the jurisdictional agency
Collector	100 feet	Determined by the jurisdictional agency
Minor (urban local)	66 feet	32 feet, curb face-to-face
Minor (rural local)	66 feet	20 feet, edge-to-edge

The minimum street design standards, outlined in Table 3-2 below, are those set forth by Wisconsin State Statute 82.50 (1).

TABLE 3-2

**State of Wisconsin Minimum Street Design Standards**

Street Type	Right-of-Way Minimum Width	Pavement Minimum Width
Arterial or Highway	66 feet	24 feet, two 10-foot outside shoulders
Collector	66 feet	22 feet, two 4-foot outside shoulders
Minor (local)	66 feet	20 feet, two 3-foot outside shoulders

The Town of Ixonia's policy for minimum street design standards of minor (local) roads, is shown below in Table 3-3.

TABLE 3-3

**Town of Ixonia Minimum Street Design Standards**

Street Type	Right-of-Way Minimum Width	Pavement Minimum Width
Minor (urban local)	66 feet	36 feet, curb face-to-face
Minor (rural local)	66 feet	24 feet, edge-to-edge

### 3.8 Town Road and County Highway Deficiencies

The Town of Ixonia used the WISLR rating program to evaluate which roads for the biannual pavement condition report to the WisDOT Town. The roadways in the Town were given a number between 1 to 10, with 1 needing the most repairs and 10 being a new road. Each number

rating has specific criteria the road must meet to be assigned that rating. Roads with a rating of 1 to 4 are in need of major repairs and reconstruction, compared to roads rated 5 or higher.

Roads assigned a rating of 1 are roads in that have failed and have severe loss of surface integrity. There are no roads, with sections that have been assigned a rating of 1 in the Town of Ixonia. Deteriorated roads that are in need of being reconstructed are assigned a rating of 2.

There are no roads, with segments that have been assigned a rating of 2 in the Town. Bellview Avenue is the only road inventoried at a 3 rating in the Town.

Roads that receive the rating of 4 are showing signs of needing strengthening. The following is a partial list of roads with sections that have a rating of 4:

- " Evergreen Road
- " Fox Road
- " Gary Lane
- " Green Tree Lane
- " Hilltop Lane
- " Madison Avenue

### **Substandard Roadways**

Town road and County highway standards are designed to require that roadways be constructed to minimum standards that will provide adequate levels of service based on current transportation needs. The level of service needed on a particular type of road is based on the amount of traffic the road carries as well as other issues. However, many of the existing Town roads and County highways were developed at an earlier time when the levels of service requirements were not as great as today. As a result many roadways within the Town have some form of deficiency when compared to the State of Wisconsin's minimum street design standards.

One standard that is used to identify deficiencies is right-of-way width. The Wisconsin State Statutes list minimum right-of-way widths of 49.5 feet (three rods of 16.5 feet) for local roads, and 66 feet (a four rod width) for collector roads. Where it is practical, acquisition of additional right-of-way should be done. It should be noted that it may not always be practical or desirable to attempt to widen the right-of-way of some of the substandard roadways within the Town. All new roads and highways should be required to meet current right-of-way width standards before they are accepted by the Town. It is a practice to obtain the proper right-of-way width as a condition of approval for subdivision plats or certified survey maps.

Another standard that can be easily used to identify deficiencies in roadways is pavement width. The Wisconsin State Statutes establish minimum pavement widths of 16 feet for local roads, and 22 feet for collector roads. Where it is practical, road pavement should be widened to the required standard as it is reconstructed. However, it may not be practical or desirable to widen the pavement on all of the roadways. Likewise, the damage done to existing developed areas by widening the pavement would destroy the character of the area. For example roadway that are bounded by slopes or river frontage. All new Town roads and County highways should be required to meet the current minimum pavement width before they are accepted by the Town.

Shoulder width is a third standard used for identifying roadway deficiencies. The Wisconsin State Statutes list minimum shoulder widths of two four-foot outside shoulders for local roads and collector roads. Road shoulders should be widened to the required standard as they are

reconstructed when it is a practical option. However, it may not be practical or desirable to widen the shoulder area on all of the roadways. Likewise, the damage done to existing developed areas by widening the shoulders of the existing road would destroy the character of the area. It should be required that all new Town roads and County highways meet the current minimum shoulder width before they are accepted by the Town.

### **3.9 The Transportation System**

The transportation system which serves the Town of Ixonia provides for the transport of goods and people into, out of, and within the Town. Many elements of the system are not located in the Town itself. While the Town has little direct influence on transportation links outside its boundaries, it may be in its best interest to influence the improvement of these links to better serve the residents of the Town of Ixonia. The transportation system operates in the air and on land and water. Land based transport includes pedestrian, bicycles, and rail as well as highway.

#### **Seaports**

The surface waters within the Town of Ixonia are best suited for recreational use. Water born transport of goods is efficient, but the waterway systems in the Town of Ixonia are not suitable for commercial transportation. The nearest international seaport is the Port of Milwaukee, approximately 35 miles from the Town of Ixonia.

#### **Airports**

Air transportation for both goods and people is very fast. Its use is substantial and increasing. Convenient access to at least a general airport is critical to many businesses. The Town of Ixonia does not contain an airport. The nearest general airport is the Watertown Municipal Airport, located about 5 miles from the Town of Ixonia. Dane County Regional Airport in Madison provides commercial aviation services. It is approximately 30 miles west of the Town. General Mitchell Field in Milwaukee also offers commercial airline service, but is also an international airport. It is located about 35 miles east of the Town.

#### **Railroads**

The Canadian Pacific Railroad crosses the Town of Ixonia in a northwest-southeast direction between Milwaukee and Watertown. Rail transportation is an efficient and inexpensive method of transporting goods long distances. Many manufacturers favor railroad access for their plants. There is a rail siding in the Town of Ixonia. High-speed rail passenger service has been proposed between Milwaukee and Madison. The train would make a stop in Watertown to drop off or pick-up passengers. This could create an impact on residential development in the Town. A number of at-grade railroad crossings interrupt traffic on roads and highways in the Town. The most important of these is the crossing at CTH F in the unincorporated Village of Ixonia. A grade separation at this location is not feasible at this point, but the crossing is well marked. Appendix, Map 3-1, shows the location of railroads in the Town of Ixonia.

#### **Trucking**

Trucking on the highway system is the preferred method of transporting freight, particularly for short hauls. Several trucking companies are located in the Ixonia Industrial Park and surrounding areas.

### **Public Transit**

The nearest bus services are provided by Badger Bus Lines in Johnson Creek. There are no taxi services in the Town of Ixonia.

### **Bicycles**

Bicycle traffic is quite limited in the Town of Ixonia. Shoulder areas on Town roads are usually narrow and unpaved making bicycle travel difficult. The Town of Ixonia may in the future designate bike routes throughout the Town on lightly traveled roads in a plan to connect residential subdivisions and their internal paths and streets.

The Jefferson County Bike and Pedestrian Plan is designed to promote and improve conditions for bicycling and walking throughout Jefferson County. The intention of the Bike and Pedestrian Plan is to increase transportation safety for pedestrians, bicyclists, and motorists. Infrastructure improvements such as designated bikeways, bike lanes, paved shoulders, improved crosswalks, and traffic and informational signs are among the type of facilities being recommended to improve conditions for bicyclists, walkers, and motorists alike. In the Town of Ixonia, the Jefferson County Bike and Pedestrian Plan identifies CTH P as a bicycle route to receive bicycle route improvements.

### **Pedestrian Transportation**

No pedestrian transportation system exists in the Town of Ixonia. The dispersed nature of the Town prohibits the development of an effective pedestrian transportation system. Portions of the “Village” area of the Town do have narrow, concrete sidewalks. These sidewalks will need to eventually connect to nearby subdivisions.

## **3.10 Transportation Trends**

The future transportation system will be affected by a number of factors including demographics, the economy, and overall development patterns. The following are anticipated trends that can affect the transportation system in the Town of Ixonia over the planning period:

- “ Reduced funding for transportation projects is anticipated due to County, State, and Federal budget constraints.
- “ As vehicle ownership continues to increase and trips become longer, congestion on major roadways is anticipated to increase.
- “ There will be continued demand for quality trucking routes as manufacturing continues to be a major sector of the economy.
- “ Routes between cities and villages are likely to continue to grow in traffic volume.
- “ Concerns raised by local residents are likely to center around controlling traffic speeds and intersection safety.
- “ Major highway intersections will continue to be target locations for new commercial and industrial development.
- “ New driveways onto town and county roads will continue to increase.
- “ Issues regarding agricultural transport, such as milk and manure hauling, may increase.
- “ Conflicts between automobiles and slower farm equipment are likely to increase.
- “ The interconnection between schools, parks and residential subdivisions by means of bike paths will become more important as the Town’s population grows in the Urban Service Area.

## **4. Utilities and Community Facilities**

Addressing community service needs is becoming even more challenging for local governments. In this age of budget deficits and shrinking revenues, municipal governments are constantly looking for ways to provide needed and expected services with fewer resources. In order to facilitate wise decisions and policies, it is valuable to estimate the future utility and community facility needs of the community. Not only do service provisions need to meet resident demands, the type and cost of community facilities and services affect property values and taxes and contribute to many aspects of the quality of life within a community. Quality of life is further attributed to local features such as parks, schools, utilities, and protective services. These services require substantial investment supported by local tax bases or user fees. The level of service is generally influenced by the users' ability or interest in paying for the service.

This element includes a summary of existing facilities and services and details future needs for services and facilities. Goals, objectives, policies, recommendations, and programs are also provided.

### **4.1 Existing Utilities and Community Facilities Summary**

The major utilities and facilities in the Town of Ixonia consist of the Sanitary District, Town hall, Town roads, and police and fire protection service. The Sanitary District One is located in the central portion of the Town, in the unincorporated village of Ixonia and serves a large portion of the Town residents living in newer residential subdivisions and the Industrial Park. Sanitary District Two, serves an older housing base along the east Town boundary and treatment service is provided by the City of Oconomowoc. The Ixonia Town hall is located in the old Ixonia State Bank building at the corner of Marietta Avenue and CTH "F".

### **4.2 Expansion or Rehabilitation of Existing Utilities and Community Facilities Timetable**

Wisconsin comprehensive planning statutes require that the utilities and community facilities element of a comprehensive plan identify the need for the expansion, construction, or rehabilitation of existing utilities and facilities. The Town of Ixonia has identified that the following utilities and facilities will need expansion, construction, or rehabilitation over the planning period. Projects are identified as short-term (1-5 years) and long-term (6-20 years).

#### **Public Buildings and Administrative Facilities and Services**

##### **Short Term**

- ◆ No recommendations, with the recent acquisition of the new Town Hall

##### **Long Term**

- ◆ Impact fees are presently being collected to expand the Highway and the Fire Department facilities due to growth. Need to start to utilize these funds before 2013.

#### **Police Services**

##### **Short Term**

- ◆ Continue to depend on the patrol and response services of the Jefferson County Sheriff's Department

◆ Possible Sherriff Sub-Station located in the Town Hall

Long Term

◆ Evaluate the need for full or part-time local police force.

◆ Evaluate the entering into contract services with the Jefferson County Sherriff's Department to provide full or part-time officer placement in the Town.

**Fire Protection and EMT/Rescue Services**

Short Term

◆ No recommendations

Long Term

◆ Add second ambulance

**Industrial Space**

Short Term

◆ Expansion or Additional Industrial Park development of sanitary sewer

◆ Expansion or Additional Industrial Park along transportation corridors, STH 16 and CTH "F"

Long Term

◆ Continue long range planning for additional Industrial development

**Libraries, Cemeteries, and Other Quasi-Public Facilities**

Short Term

◆ Work with the school district for elementary school expansion planning to serve the growing residential development.

Long Term

◆ Elementary school building expansion, possibly into adjacent park site

**Parks and Recreation**

Short Term

◆ No recommendations, with the acquisition of the Volunteer Firemen's Park

Long Term

◆ No recommendations

**Solid Waste and Recycling**

Short Term

◆ No recommendations

Long Term

◆ No recommendations

**Sanitary Sewer Service**

Short Term

◆ Planning for treatment plant expansion due to capacity issues and anticipated growth in the urban service area

Long Term

◆ Expansion of the Sanitary District treatment plant and sanitary sewer service area.

### **Private Onsite Wastewater Treatment Systems (POWTS)**

#### Short Term

- ◆ No recommendations, under County control

#### Long Term

- ◆ No recommendations, under County control

### **Public Water**

#### Short Term

- ◆ Encourage regular testing of private wells.

#### Long Term

- ◆ Allow the construction of future developments on private water systems.

### **Stormwater Management**

#### Short Term

- ◆ Encourage the development of a stormwater management plan, address flooding issues and the State's water quality standards.
- ◆ Protect flood plains and wetlands from development, under County, State and Federal control.

#### Long Term

- ◆ Plan for regional stormwater management ponds

### **Local Roads and Bridges**

#### Short Term

- ◆ Continue the use of WISLR evaluation rating system for road maintenance and project prioritizing by Town Board officials.
- ◆ Continue to make safety improvements, clearing vision triangles, opening right-of-ways, fixing roadway deficiencies.

#### Long Term

- ◆ Develop standards for access control along all town roads.

### **Additional Facilities, Programs, or Operations**

#### Short Term

- ◆ No recommendations.

#### Long Term

- ◆ No recommendations.

## **4.3 Future Needs for Government Services**

While the previous section detailed infrastructure needs the community will deal with during the planning period. There are also service level needs that may arise in the community, such as, police services, increased fire protection, or park and recreational land. The Town will need to continue to supply staffing for administration of the Town's subdivision ordinance, as well enforcement of the uniform dwelling code. The daily demands upon Town personnel will require an increase in full time Highway and Town Hall staff.

#### **4.4 Utilities and Community Facilities Goals and Objectives**

The following are the goals and objectives developed by the Town of Ixonia regarding utilities and community facilities.

Goal: Provide community services in an efficient and cost-effective manner.

##### **Objectives**

1. Maintain public facilities and services to keep up with existing and anticipated population growth.
2. Evaluate impacts to community facilities and services when reviewing development proposals.
3. Increase cooperation with other agencies and jurisdictions in the planning and coordination of utilities in order to efficiently serve local and regional growth.
4. Increase coordination efforts with the School District in order to allow them to anticipate future growth and provide appropriate facilities.
5. Ensure proper disposal of wastewater to ensure the protection of public health and to protect the quality of ground and surface water.
6. Work with Jefferson County and other jurisdictions to provide a variety of recreational opportunities.
7. Review proposals for stormwater management to ensure that road, structures, and other improvements are reasonably protected from flooding.
8. Ensure that police, fire, and emergency services are appropriate to meet existing and future demands of the Town.
9. Protect rights and privileges of existing clubs and recreational facilities.
10. Encourage the creation of recreational opportunities for local children.
11. Address the need for schools in the Town.

#### **4.5 Utilities and Community Facilities Policies and Recommendations**

Policies and recommendations build on goals and objectives by providing more focused responses and actions to the goals and objectives. Policies and recommendations become the tools that the community should use to aid in making land use decisions. Policies that direct action using the words “will” or “shall” are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies that direct action using the word “should” are advisory and intended to serve as a guide.

##### **Policies**

1. Development should be focused into the Ixonia Sanitary District to maximize capacity of the utility.
2. The Town should ensure that police, fire, and emergency services adequately meet the existing and future demands of the Town by doing an annual review of such services.
3. Stormwater management should be planned on a regional or watershed basis to address runoff issues beyond development boundaries.
4. The Town should pursue opportunities to provide more cost-effective solid waste and recycling services. Moving toward more “green” or environmental friendly alternatives to solid and liquid waste management.
6. The Town shall continue a parkland impact fee in conjunction with the building permit process to allow funds to be collected for park, open space and recreational developments.



### **Recommendations**

Recommendations are specific actions or projects that the community should be prepared to complete. The completion of these actions and projects are consistent with the community's policies, and therefore will help fulfill the comprehensive plan goals and objectives.

1. Design a stormwater management plan.
2. Promote development within the Ixonia Sanitary District.

## **4.6 Utilities and Community Facilities Programs**

The following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

### **Community Development Block Grant for Public Facilities (CDBG-PF)**

The Wisconsin CDBG Public Facilities Program is designed to assist economically distressed smaller communities with public facility improvements. Eligible activities include improvements to, but are not limited to, publicly-owned utility systems, streets, sidewalks, and community centers. Federal grant funds are available annually. The maximum grant for any single applicant is \$750,000. Grants are only available up to the amount that is adequately justified and documented with engineering or vendor estimates. For more information on this program contact the Wisconsin Department of Commerce, Division of Community Development. Community Development Block Grant

### **Public Facilities for Economic Development (CDBG-PFED)**

The CDBG Public Facilities for Economic Development Program helps underwrite the cost of municipal infrastructure necessary for business development that retains or creates employment opportunities. Eligible activities are improvements to public facilities such as water systems, sewerage systems, and roads that are owned by a general or special purpose unit of government, and which will principally benefit businesses, and which as a result will induce businesses to create jobs and invest in the community. The Wisconsin Department of Commerce, Bureau of Community Finance should be contacted for further information.

### **Brownfields Initiative**

The Brownfields Initiative provides grants to persons, businesses, local development organizations, and municipalities for environmental remediation activities for brownfield sites where the owner is unknown, cannot be located, or cannot meet the cleanup costs. The Wisconsin Department of Commerce, Bureau of Community Finance should be contacted for further information.

### **Wisconsin Fund**

The Wisconsin fund provides grants to homeowners and small commercial businesses to offset a portion of the cost of repair, rehabilitation, or replacement of existing failing POWTS. Through an appropriation by the state legislature, \$3.5 million is currently available on an annual basis in 66 of Wisconsin's counties. The Wisconsin Department of Commerce, Safety and Buildings works in conjunction with county government officials who assist individuals in eligibility considerations and preparation of grant applications. A portion of the Wisconsin Fund is set

aside for S&B to fund experimental POWTS, with the goal of identifying additional POWTS choices for people faced with replacement of their failing POWTS.

## **5. Agricultural, Natural, and Cultural Resources**

### **5.1 Introduction**

This element provides an inventory and assessment of the agricultural, natural, and cultural resources for the Town of Ixonia. Land development patterns are directly linked to the resource base; therefore, these features need to be considered before making any decisions concerning future development within the Town. The Town's agricultural, natural, and cultural resources contribute greatly to its residents' quality of life. The *Farmland Conservation Easement Program*, administered by Jefferson County, is a tool available for the private land owner to preserve agricultural and natural areas through the sale or donation of purchased development rights (PDR) in the form of easements. The purchase or donation of the easement gives the land owner certain tax credits to help make this program economically viable.

### **5.2 Soils**

Soil is composed of varying proportions of sand, gravel, silt, clay, and organic material. The composition of a soil must be evaluated prior to any development, as varying limitations exist for each soil. Jefferson County soils are products of the deposits left after the glacier receded about 12,000 years ago. These deposits consisted of sand, gravel, large rocks, clay, limestone fragments, and igneous and metamorphic rocks. The deposits have prompted mineral and sand and gravel extraction throughout some of the communities in Jefferson County. The majority of soils in the Town of Ixonia are upland silt loam considered good for agricultural uses. Topsoil generally ranges between 8 and 14 inches in depth. The seven general soil associations found in the Town include Fox-Casco-Rodman, McHenry-Pella, Plano-Mendota, Houghton-Pella, St. Charles-LeRoy-Lomira, Theresa-Lamartine-Hochheim, and St. Charles-Miami-Elburn.

### **5.3 Prime Agricultural Soils**

The soils, as referred to in the *Jefferson County Agricultural Preservation and Land Use Plan* (1999), are classified by the United States Department of Agriculture (NRCS) to represent different levels of agricultural suitability. Class I, II, or III soils are all considered good soils for agricultural production. This classification system is based on criteria of production potential, soil conditions, the need for conservation practices and other basic production related criteria. All the soils classified as Class I and Class II are identified as prime agricultural soils. Not all of the Class III soils are considered prime agricultural soils. Map 5-1, Appendix, shows the prime agricultural soils in the Town of Ixonia. Agricultural farming practices are usually in conjunction with prime agricultural soils. Many of the farm operations in the Town of Ixonia are on good agricultural land. The 2003 Wisconsin dairy farm data show the Town of Ixonia having approximately 14 active dairy farms.

## **5.4 Forests**

The Town of Ixonia is covered by approximately 3,281 acres of wooded area. Wooded areas have been cleared in the Town to make room for agricultural fields and residential uses. Approximately 13.49 percent of the Town's surface area is in woodland use. Map 5-2, Appendix, shows the woodlots in the Town of Ixonia. There is limited economic potential from the remaining woodlots since they tend to be small and widely scattered. Many contain residential development or are located in public parks, recreation areas or environmental corridors.

## **5.5 Metallic and Nonmetallic Mineral Resources**

Wisconsin Administrative Code NR 135 requires that all counties adopt and enforce a Nonmetallic Mining Reclamation Ordinance that establishes performance standards for the reclamation of active and future nonmetallic mining sites. It is intended that NR 135 will contribute to environmental protection, stable non-eroding sites, productive end land use, and the potential to enhance habitat and increase land values and tax revenues.

Jefferson County has a Nonmetallic Mining Reclamation Overlay District as part of its adopted Land Use Code. The purpose of this overlay district is to establish a local program to ensure the effective reclamation of nonmetallic mining sites in Jefferson County. There are currently no active nonmetallic mines within in the Town of Ixonia.

## **5.6 Wetlands**

According to the United States Environmental Protection Agency, wetlands are areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season. Water saturation (hydrology) largely determines how the soil develops and the types of plant and animal communities living in and on the soil. Wetlands may support both aquatic and terrestrial species. The prolonged presence of water creates conditions that favor the growth of specially adapted plants (hydrophytes) and promote the development of characteristic wetland (hydric) soils. Wetlands may be seasonal or permanent and are commonly referred to as swamps, marshes, fens, or bogs. Wetland plants and soils have the capacity to store and filter pollutants ranging from pesticides to animal wastes. Wetlands can make lakes, rivers, and streams cleaner and drinking water safer. Wetlands also provide valuable habitat for fish, plants, and animals. In addition, some wetlands can also replenish groundwater supplies. Groundwater discharge from wetlands is common and can be important in maintaining stream flows, especially during dry months. Local, state, and federal regulations place limitations on the development and use of wetlands and shore lands. The Wisconsin Department of Natural Resources (WDNR) has inventory maps for each community that identify wetlands two acres and larger. The wetland inventory map should be consulted whenever development proposals are reviewed in order to identify wetlands and to ensure their protection from development. Map 5-3, Appendix, displays wetlands, watersheds, streams, and surface water in the Town.

## **5.7 Floodplains**

For planning and regulatory purposes, the floodplain is normally defined as those areas, excluding the stream channel, that are subject to inundation by the 100-year recurrence interval flood event. This event has a one percent chance of occurring in any given year. Because of this

chance of flooding, development in floodplain should be discouraged and the development of park and open space in these areas encouraged. The floodplain includes the floodway and flood fringe. The floodway is the portion of the floodplain that carries flood water or flood flows, while the flood fringe is the portion of the floodplain outside the floodway, which is covered by waters during a flood event. The flood fringe is generally associated with standing water rather than rapidly flowing water. Wisconsin Statute 87.30 requires Counties, Cities, and Villages to implement floodplain zoning. In addition, the Federal Emergency Management Agency (FEMA) has developed flood hazard data. Floodplain administration within the Town of Ixonia is under the jurisdiction of Jefferson County Zoning. The floodplain areas in the Town of Ixonia tend to be parallel to the waterways and the wetland areas. The floodplain areas of the Town of Ixonia are shown in Map 5-4, Appendix.

## **5.8 Watersheds and Drainage**

The Town of Ixonia is located in the Upper Rock River Basin. This basin includes 13 surface watersheds. The Upper Rock River Basin encompasses about 1,890 square miles. The Rock River Basin covers 3,700 square miles. A report from the Wisconsin Department of Natural Resources titled The State of the Rock River Basin was completed in April of 2002. According to the report, the most serious challenges facing the Basin include: " Water quality impacts and increased runoff quantity from agriculture and urban land uses, such that many of the rivers and streams are not meeting water quality standards. " Loss of agricultural lands impacts wildlife habitat, recreational usages, the rural landowners, and the economy because it changes the nature of the basin. "Loss of critical, sensitive habitat and connection between habitats". Significant groundwater contamination in areas of the basin." Lower urban groundwater levels are caused by the increased use and decreased groundwater infiltration due to more acres of impervious land.

## **5.9 Surface Water Features**

There are no sizable open surface water features within the Town of Ixonia. Smaller manmade stormwater management ponds have been constructed with recent developments.

### **Rivers and Streams**

There are many miles of rivers, streams and creeks that can be found in the Town of Ixonia. The most prominent is the Rock River. Numerous smaller and unnamed waterways include Ashippun River and Oconomowoc River. Jefferson County has not undertaken a waterway classification project.

## **5.10 Groundwater Resources**

The source of all groundwater is precipitation, which percolates down through the soil until it reaches the saturated zone called an aquifer, where it is then contained. The water in an aquifer travels from its source to a discharge point such as a well, wetland, spring or lake. During periods of increased precipitation or thaw, this vast resource is replenished with water moving by gravity through permeable soils which is called a water table system. In some instances, groundwater moves because of pressure created by a confining layer of impervious rock which is called an artesian system. The availability of groundwater within the Town of Ixonia should be investigated before any development occurs. Most groundwater contamination is related to

poorly sited land uses. For example, agricultural manure, petroleum, and salt storage in areas of high groundwater tables or fractured bedrock are all potential sources of groundwater pollution. Contamination of groundwater reserves can also result from such sources as percolation of water through improperly placed or maintained landfill sites, private waste disposal (septic effluent), runoff from livestock yards and urban areas, improper application of agricultural pesticide or fertilizers, excessive lawn and garden fertilizers and pesticides, leaks from sewer pipes, and seepage from mining operations. Runoff from leaking petroleum storage tanks and spills can also add organic and chemical contaminants in locations where the water table is near the surface. Once groundwater contamination has occurred, successful remediation is expensive and can take years, or may never occur, depending upon the pollutant. Therefore, when considering specific land uses for an area, it is vital to consider the physical characteristics of the area and the relationships between the land and the proposed/actual use in order to ensure that groundwater contamination does not occur. Within Jefferson County there are areas that have natural occurring and human influenced well contaminations. According to studies performed by University of Wisconsin-Extension offices, there are multiple types of contaminations in Jefferson County. One major contamination is nitrates, which are mainly human influenced and a major concern in parts of Jefferson County. Currently, the Town of Ixonia has somewhat average nitrate levels. Also, the Town has few areas with high chloride levels. These two types of contamination may be linked to agricultural practices, shallow bedrock, or uncontrolled spreading of contaminants. Another contamination that raises concern is the high number of positive bacteria samples in an area. The Town of Ixonia has a few areas with a high number of positive bacteria samples. Some of these contaminations can be linked to unique bedrock or groundwater features, or current or past land use practices in the area.

### **5.11 Air Quality**

Air quality, especially good air quality, is often taken for granted. The eastern portion of Wisconsin experiences high concentrations of ground-level ozone. Ground-level ozone, or smog, forms when pollutants emitted from vehicle exhaust, power plants, factories, and other combustion sources combine in the hot summer sun. In addition, warm weather causes an increase in air conditioner usage, which can increase harmful emissions from these sources. To manage the state's air quality, the DNR uses both a network of air quality monitors and a series of air pollution control rules that limit emissions from air pollution sources based on various criteria. There is no air monitoring sites near the Town of Ixonia.

### **5.12 Environmental Corridors/Sensitive Areas**

Environmental corridors are continuous systems of open space that often include environmentally sensitive lands including woodlands, wetlands and habitat areas, natural and cultural resources requiring protection from disturbance and development, and lands needed for open space and recreational use. Environmental corridors serve multiple functions. Protection and preservation of environmental corridors contribute to water quality through reduction of non-point source pollution and protection of natural drainage systems. Environmental corridors can also protect and preserve sensitive natural resource areas such as wetlands, floodplains, woodlands, steep slopes, native grasslands, prairies, prairie savannas, groundwater recharge areas, and other areas that would impair habitat and surface or groundwater quality if disturbed

or developed. Map 5-5, Appendix, identifies environmental corridors and natural limitations for building site development in the Town of Ixonia.

### **5.13 Threatened and Endangered Species**

The Wisconsin Department of Natural Resources (WDNR) lists species as "endangered" when the continued existence of that species as a viable component of the state's wild animals or wild plants is determined to be in jeopardy on the basis of scientific evidence. "Threatened" species are listed when it appears likely based on scientific evidence that the species may become endangered within the foreseeable future. The WDNR also lists species of "special concern" of which some problem of abundance or distribution is suspected but not yet proved; the intent of this classification is to focus attention on certain species before becoming endangered or threatened.

### **5.14 Wildlife Habitat and Recreational Areas**

Wildlife habitat can be simply defined as the presence of enough food, cover, and water to sustain a species. The wetland areas of the Town of Ixonia are accommodating to many types of waterfowl, such as geese, ducks, herons, egrets, and swans. The Town also has upland habitat areas suited for pheasants. The Town of Ixonia is also home to a variety of song birds and the typical upland animals of southern Wisconsin, including deer, rabbit, fox, raccoon, squirrel, and muskrat.

The Wisconsin Department of Natural Resources identifies State Natural Areas, which are defined as tracts of land in a natural or near natural state and which are managed to serve several purposes including scientific research, teaching of resource management, and preservation of rare native plants and ecological communities. There are no State Natural Areas in the Town of Ixonia.

### **5.15 Historic Places**

State and National Register of Historic Places, the National Register of Historic Places recognizes properties of local, state, and national significance. Properties are listed in the National Register because of their associations with significant persons or events, because they contain important information about our history or prehistory, or because of their architectural or engineering significance. The National Register also lists important groupings of properties as historic districts. In addition, the National Park Service highlights properties that have significance to the nation as a whole by conferring on them the status of National Historic Landmark. The Wisconsin State Register of Historic Places parallels the National Register. However, it is designed to enable state-level historic preservation protection and benefits. Most of the properties in Wisconsin listed in the National Register are also listed in the State Register. There are no sites in the Town of Ixonia that are listed on the State or National Register. Wisconsin Architecture & History Inventory, The Wisconsin Architecture & History Inventory (AHI) provided by the Wisconsin Historical Society lists historical and architectural information on properties in Wisconsin. The AHI contains data on buildings, structures, and objects that illustrate Wisconsin's unique history. The majority of properties listed are privately owned. Listed properties convey no special status, rights, or benefits. These sites should be periodically reviewed for possible designation on state or national

registers. According to the AHI, the Town of Ixonia has 87 sites on the Wisconsin Architecture & History Inventory. To get a description of the AHI sites in the Town of Ixonia, see the AHI website at <http://www.wisconsinhistory.org/search.asp>

## **5.16 Cultural Resources**

### **Cultural Facilities**

Cultural amenities enhance the quality of life, encourage residential development and attract tourism. Such amenities are limited in the Town of Ixonia since it lacks the support populations needed for diverse cultural opportunities. As shorter trips and historical attractions continue to become more popular, local museums will likely be in greater demand as recreational destinations. A present problem with most local museums is the very limited amount of time they are open to the public due to the number of available volunteers and low or non-existent staffing budgets. As demand increases, the museums should be made more convenient and accessible as a local recreation facility.

## **5.17 Community Design**

The Town of Ixonia is located in the northeast portion of Jefferson County. The Town is approximately 36 square miles in size, less annexation on the east side to the Village of Lac la Belle. The Town of Ixonia is in the very northeast corner of Jefferson County, with pressure for development on sanitary sewer within the urban service area. Extraterritorial zoning areas cover a large portion on the Town of Ixonia, on the west for the City of Watertown and the east side for the City of Oconomowoc. The Town is bounded by Waukesha County on the east and Dodge County on the north, the Jefferson County Townships of Concord on the south and Watertown on the west. The Town of Ixonia has large tracts of agricultural land and open space. The Rock River bisects the Town, switching back and forth from the northeast flowing to the westerly boundary.

## **5.18 Agricultural, Natural, and Cultural Resources Trends**

The following are anticipated trends in regard to agricultural, natural, and cultural resources in the Town of Ixonia for the planning period:

- " The number of farms will continue to decline;
- " The size of the average farm will continue to show moderate increases;
- " Pressure to convert farmland to other uses will increase;
- " The number of dairy farms will continue to decline;
- " Dairy herd sizes will continue to increase;
- " Dairy herd production will continue to increase;
- " Interest in farmland preservation programs will decrease;
- " Interest in cash cropping will increase;
- " Interest in specialty farming, to a lesser extent, will increase (i.e. fowl, exotic animals, aquaculture, etc.);
- " There will be an increase in the number of large residential plots that include horse boarding;
- " An increase in the local horse population will increase the amount of local lands used for feed and bedding crops;
- " Large dairies required to obtain Wisconsin Point Discharge Elimination System

(WPDES) permits will increase;

“ Interest in voluntary management programs that supply a property tax break, such as Managed Forest Law (MFL), will increase;

“ Interest in using waterways for recreational purposes will continue;

“ The Town’s river fronts, woodlands, and highland areas will be desired as residential building sites;

“ Challenges to groundwater resources will grow including increasing quantity of withdrawal and increasing of potential contamination sources;

“ Expansion of the transportation system, both highway and rail, will bring increased traffic and will have a negative impact on air quality and increased noise;

“ The recognized value of historic and cultural resources will grow, demanding more attention to their preservation.

## **6. Economic Development**

### **6.1 Introduction**

This section contains an inventory of economic characteristics found in the Town of Ixonia. Analysis and inventory information contained within this section will help in identifying deficiencies and opportunities for economic development within the community.

### **6.2 Labor Force and Employment Status**

#### **Civilian Labor Force**

The labor force, according to the Wisconsin Department of Workforce Development definition, includes those who are either working or looking for work, but does not include individuals who have made a choice to not work. This may include retirees, homemakers, and students. The labor force does not include institutional residents, military personnel, or discouraged job seekers.

#### **Unemployment Rates**

The number of unemployed in the county includes not only those who are receiving unemployment benefits, but also any resident who actively looked for a job and did not find one. Jefferson County experienced an unemployment rate during 2002 that was very similar to the states a whole. Unemployment is generally lower in the summer due to seasonal work such tourism, agriculture, and construction, a trend typically found throughout Wisconsin.

#### **Income**

Table 6-1 displays the 1999 household income and median household income for the Town of Ixonia and Jefferson County as reported by the 2000 Census. The highest percentage (32.5 percent) of residents in the Town of Ixonia had a household income ranges from \$50,000 to \$74,999. The next largest percentage (20.1 percent) of household income was \$35,000 to \$49,999, which was slightly lower than the County’s percentage of 17.0 percent. Approximately 14.7 percent of the households in the Town of Ixonia had a household income of \$100,000 or greater; this exceeded the County’s rate of 9.7 percent. The median household income for the Town of Ixonia was \$55,982. The median income for Jefferson County was \$45,190, slightly higher than the State’s reported median income of \$43,791.



**Table 6-1: Household Income  
Town of Ixonia and Jefferson County, 1999**

	Town of Ixonia		Jefferson County	
	Number	% of Total	Number	% of Total
Less than \$10,000	20	1.9%	1,311	4.7%
\$10,000 to \$14,999	17	1.6%	1,182	4.2%
\$15,000 to \$24,999	67	6.4%	3,516	12.5%
\$25,000 to \$34,999	118	11.3%	3,758	13.3%
\$35,000 to 49,999	178	17.0%	5,392	19.1%
\$50,000 to \$74,999	341	32.5%	7,382	26.2%
\$75,000 to \$99,999	153	14.6%	3,185	11.3%
\$100,000 to \$149,999	120	11.5%	1,726	6.1%
\$150,000 or More	34	3.2%	736	2.6%
Total	1,048	100%	28,188	100%

Median Household Income	\$58,629	\$46,901
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Source: U.S. Bureau of the Census, 2000.

\*Percentages may not add up to 100%, due to rounding.

### **Travel Time to Work**

For most of the general population, the location of their home depends on the location of their work. Knowing the amount of time people are willing to travel to work can serve as an indicator for the future location of housing and economic development. Travel time to work is also an indicator of what residents are willing to sacrifice for location. Individuals are often willing to allow for longer commute times to live in a particular area. According to the 2000 US Census, the mean travel time to work for Ixonia residents is 22.7 minutes. No further breakdown of travel time is available. The Town's residents may have a higher travel time than urban population, since the residents must travel to nearby cities for employment.

## **6.3 Economic Base Analysis**

### **Employment by Industrial Sector**

Employment by industry within an area illustrates the structure of the economy. Historically, Jefferson County has had a high concentration of employment in the manufacturing and agricultural sectors of the economy. Recent state and national trends indicate a decreasing concentration of employment in the manufacturing sector while employment within the services sector is increasing. This trend is partly attributed to the aging of the population. Table 6-2 displays the number and percent of employed persons by industry group in the Town of Ixonia and Jefferson County for 2000.

**Table 6-2: Employment by Industrial Sector  
Town of Ixonia and Jefferson County, 2000**

<b>Industry</b>	<b>Town of Ixonia</b>		<b>Jefferson County</b>	
	<b>Number</b>	<b>Percent of Total</b>	<b>Number</b>	<b>Percent of Total</b>
Agriculture, forestry, fishing and hunting, and mining	73	4.3%	1,129	2.8%
Construction	151	9.0%	2,432	6.1%
Manufacturing	420	24.5%	11,963	30.0%
Wholesale trade	45	2.7%	1,236	3.1%
Retail trade	189	11.2%	4,605	11.6%
Transportation and warehousing, and utilities	69	4.1%	1,545	3.9%
Information	28	1.7%	876	2.2%
Finance, insurance, real estate, and rental and leasing	65	3.9%	1,757	4.4%
Professional, scientific, management, administrative, and waste management services	109	6.5%	2,024	5.1%
Educational, health, and social services	334	19.8%	7,164	18.0%
Arts, entertainment, recreation, accommodation, and food service	95	5.6%	2,596	6.5%
Other services (except public administration)	63	3.7%	1,435	3.6%
Public administration	45	2.7%	1,070	2.7%
<b>Total</b>	<b>1,686</b>	<b>100%</b>	<b>39,832</b>	<b>100%</b>

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

\*Percentages may not add up to 100%, due to rounding.

The manufacturing sector supplied the most jobs (24.5 percent) and educational, health and social services provided the second most jobs (19.8 percent) in the Town of Ixonia. The greatest percentage of employment for the county was also in the manufacturing sector (30.0 percent),

followed by the educational, health, and social services (18.0 percent). The agricultural, forestry, fishing and hunting, and mining sector provided 2.8 percent of the employment by industry in the County. However, in the Town of Ixonia the agricultural, forestry, fishing and hunting, and mining sector claimed 4.3 percent.

### **Employment by Occupation**

The previous section, Employment by Industry, described employment by the type of business or industry, or sector, of commerce. What people do, or what their occupation is within those sectors, can also reveal factors that influence incomes and overall employment. Table 6-3 displays the number and percent of employed persons by occupation in the Town of Ixonia and Jefferson County for 2000.

**Table 6-3: Employment by Occupation  
Town of Ixonia and Jefferson County, 2000**

<b>Occupation</b>	<b>Town of Ixonia</b>		<b>Jefferson County</b>	
	<b>Number</b>	<b>Percent of Total</b>	<b>Number</b>	<b>Percent of Total</b>
Management, professional, and related occupations	533	31.6%	10,394	26.1%
Service occupations	188	11.2%	5,564	14.0%
Sales and office occupations	429	25.4%	9,313	23.4%
Farming, fishing, and forestry occupations	16	0.9%	386	1.0%
Construction, extraction, and maintenance occupations	207	12.3%	3,668	9.2%
Production, transportation, and material moving occupations	313	18.6%	10,507	26.4%
Total	1,686	100%	39,832	100%

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

\*Percentages may not add up to 100%, due to rounding.

The Sales and office occupations accounted for 25.4 percent of the employment of the residents in the Town of Ixonia. The occupation with the greatest percentage of employment in Jefferson County was in production, transportation, and material moving occupations, containing 26.4 percent of total employment. In the Town of Ixonia, management, professional, and related occupations contained 31.6 percent of the employment, where as the County had a lower percentage of 26.1 percent in that occupation. The County also has more than one-quarter of its residents employed in the management, professional, and related occupations.

## **Wages**

The wages that are provided by a particular industry in a particular area can offer several insights. For example, higher wages within an industry, when compared to neighboring communities, can indicate strengths in a particular economic segment. That wage can also be used to attract commuters and new residents to the area. A higher than average wage and a dependence on a particular industry can also lead to local recession if there should be a downturn within the industry. Lower than average wages can indicate a lower quality of life in the area or a lack of highly qualified labor.

Table 6-4 displays the annual average wage by industry in the Jefferson County and Wisconsin.

**Table 6-4: Annual Average Wage by Industry Division  
For Wisconsin, 2002**

	Wisconsin Annual Average Wage	1-Year %	5-Year %	
		Change		Change
All industries*	\$30,922	1.5%	20.0%	
Agriculture, Forestry and Fishing	\$22,565	0.4%	17.2%	
Construction	\$39,011	2.8%	25.3%	
Manufacturing	\$39,739	0.9%	15.2%	
Transportation, Communications, and Utilities	\$36,639	0.1%	14.3%	
Wholesale Trade	\$40,521	3.2%	46.1%	
Retail Trade	\$14,596	4.3%	20.5%	
Finance, Insurance, and Real Estate	\$40,933	5.1%	11.6%	
Services	\$28,775	4.8%	27.0%	
Total Government	\$33,785	0.5%	22.1%	

Source: Wisconsin Department of Workforce Development, Employment, Wages, and Taxes  
Due covered by Wisconsin's U.C. Law, 2002.

\*Mining excluded from table since wages were suppressed to maintain confidentiality in every county.

The construction and manufacturing industries in the State offered the highest annual average wages in 2002. The agriculture, forestry, and fishing industry along with the construction industry had an annual average wage greater than the State of Wisconsin as a whole.

## **Acres of Agricultural and Residential Land**

In 1992, there were 16,449 acres of agricultural land and 1,709 acres of residential land in the Town according to the Wisconsin Department of Revenue, Bureau of Property Tax. In 2002, there were 14,715 acres of agricultural land and 2,178 acres of residential land. The Town lost 1,734 acres of land classified as agricultural over the 10 year period, or 10.5 percent. The amount of residential land increased by 469 acres or 27.4 percent.

### **Number of Dairy Farms**

The number of dairy farms is constantly decreasing throughout the State of Wisconsin. Many dairy farmers are seeking other ways to make a living. In 2003 there were 14 active dairy farms in the Town of Ixonia, which was a 26.3 percent decrease in the number of active dairy farms since 1997. This decrease is similar to the 27.8 percent decrease of dairy farms in Jefferson County during the same time frame.

### **Environmentally Contaminated Sites for Commercial or Industrial Use**

The Environmental Protection Agency (EPA) and the Wisconsin Department of Natural Resources (WDNR) encourage the clean-up and use of environmentally contaminated sites for commercial and industrial use. The WDNR has created the Bureau for Remediation and Redevelopment Tracking System (BRRTS) which identifies environmentally contaminated sites for communities in Wisconsin. The most commonly listed types of sites are the following:

- Spills, a discharge of a hazardous substance that may adversely impact, or threaten to adversely impact, public health, welfare, or the environment. Spills are usually cleaned up quickly.
- LUST, a Leaking Underground Storage Tank that has contaminated soil and/or groundwater with petroleum. Some LUST cleanups are reviewed by the DNR and some are reviewed by the Dept. of Commerce.
- ERP, Environmental Repair Program sites are sites other than LUSTs that have contaminated soil and/or groundwater. Often, these are old historic releases to the environment.
- VPLE, Voluntary Property Liability Exemptions apply to sites in which property an owner conducts an environmental investigation and cleanup of an entire property and then receives limits on their future liability.
- Superfund, a federal program created by Congress in 1980 to finance cleanup of the nation's worst hazardous waste sites. Thirty-nine sites are currently found in Wisconsin.

The Appendix contains a list of the open sites in the Town of Ixonia. For more information review the available DNR database for sites that are located within the community (<http://www.dnr.state.wi.us/org/aw/rr/brrts/index.htm>)

## **6.4 Economic Development Trends**

Agriculture dominated the Jefferson County and Town of Ixonia economy until the mid-20<sup>th</sup> century, at which point, manufacturing became a major source of employment and income. Trade and services have begun to emerge as major economic components. These trends formed the base of the current local economy. Over the next 20 years a number of economic trends are anticipated that will affect the existing economic base:

- “ The composition of the labor force will change due to continued decreases in family size and the aging of the population.
- “ Ixonia will likely continue to depend heavily on the manufacturing sector of the economy. International and national economic trends will continue to affect the manufacturers found in Jefferson County and the Town.
- “ Increases in automation and technology in manufacturing will change the existing manufacturing base and affect the labor force.
- “ Tourism will likely increase as a factor in the economy

- " The Town of Ixonia will continue to be a desirable place to live, and transportation improvements will increase the ability of individuals to work outside the county resulting in travel time to work and an increased population.
- " The service-based sector of the economy will continue to grow, particularly health-related services, as the population ages.

## **7. Intergovernmental Cooperation**

### **7.1 Introduction**

This element identifies planning activities in and around the Town of Ixonia, and provides a description of Wisconsin's statutes associated with intergovernmental cooperation. In general terms, intergovernmental cooperation is any arrangement by which officials of two or more jurisdictions coordinate plans, policies, and programs to address and resolve issues of mutual interest. It can be as simple as communicating and sharing information, or it can involve entering into formal intergovernmental agreements and sharing resources such as equipment, buildings, staff, and revenue. It can even involve consolidating services, jurisdictions, or transferring territory. Many issues cross jurisdictional boundaries, affecting more than one community. For example, air, water, and wildlife pass over the landscape regardless of boundaries so that one jurisdiction's activity with regard to air, water, and wildlife impacts other jurisdictions downwind or downstream. Today, increased communication technologies and personal mobility mean that people, money, and resources also move across jurisdictions, as quickly and freely as air and water. Persons traveling along roadways use a network of transportation routes, moving between jurisdictions without even realizing it. Frequently, the action of one governmental unit impacts others. Increasingly, we have come to the realization that many vital issues are regional in nature. Watersheds, economic conditions, commuter patterns, housing, media markets, and effects from growth and change are all issues that spill over municipal boundaries and impact the region as a whole.

The Town of Ixonia is covered by various levels of government, and special purpose districts defined as follows:

- " 1 Town
- " 1 County
- " 1 State
- " 2 School Districts
- " 3 Extraterritorial Zoning Areas
- " 2 Sanitary Districts
- " Several Drainage Districts

The Town is adjacent to:

- " 1 Village
- " 4 Townships
- " 2 Counties
- " 1 Regional Planning Commission

The Town is also in relative close proximity to:

- " 4 Townships
- " 2 Cities

Having so many governmental units allows for very local representation and means that Jefferson County and Town residents have numerous opportunities to participate in local decision-making. However, the number of governmental units with overlapping decision-making authority presents challenges. More governmental units can make communication, coordination, and effective action more difficult, creating a greater potential for conflict. Instead of communicating ideas within one jurisdiction, communication needs to move across multiple jurisdictions and involve multiple boards, commissions, committees, executives, administrators, and citizens. Goals between communities may differ and present challenges. More governmental units may also mean unwanted and wasteful duplication in the delivery of community services. Cooperation can help avoid this.

### **Intergovernmental Cooperation Benefits**

There are many reasons intergovernmental cooperation makes sense. The following are some examples:

- “ Cost savings – Cooperation can save money by increasing efficiency and avoiding unnecessary duplication. Cooperation can enable some communities to provide their residents with services that would otherwise be too costly.
- “ Address regional issues – By communicating and coordinating their actions, and working with county, regional and state jurisdictions, local communities are able to address and resolve issues which are regional in nature.
- “ Early identification of issues – Cooperation enables jurisdictions to identify and resolve potential conflicts at an early stage, before affected interests have established rigid positions, before the political stakes have been raised, and before issues have become conflicts or crises.
- “ Reduced litigation – Communities that cooperate are able to resolve issues before they become mired in litigation. Reducing the possibility of costly litigation can save community money, as well as the disappointment and frustration of unwanted outcomes.
- “ Consistency – Cooperation can lead to consistency of the goals, objectives, plans, policies, and actions of neighboring communities and other jurisdictions.
- “ Predictability – Jurisdictions that cooperate provide greater predictability to residents, developers, businesses, and others. Lack of predictability can result in lost time, money, and opportunity.
- “ Understanding – As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another’s needs and priorities. They can better anticipate problems and work to avoid them.
- “ Trust – Cooperation can lead to positive experiences and results that build trust between jurisdictions.

” History of success – When jurisdictions cooperate successfully in one area, the success creates positive feelings and an expectation that other intergovernmental issues can be resolved as well.

” Service to citizens – The biggest beneficiaries of intergovernmental cooperation are citizens for whom government was created in the first place. They may not understand, or even care about, the intricacies of particular intergovernmental issues, but all County residents can appreciate their benefits, such as costs savings, provision of needed services, a healthy environment, and a strong economy.

## **7.2 Multi-Jurisdictional Plan Building Process**

Surrounding communities are farther along or completed their comprehensive planning process. A multi-jurisdictional plan is impossible at the time of this writing.

## **7.3 Wisconsin Intergovernmental Agreement Statutes**

### **Intergovernmental Cooperation**

Wisconsin Statute, 66.0301 permits local agreements between the state, cities, villages, towns, counties, regional planning commissions, and certain special districts, including school districts, public library systems, public inland lake protection and rehabilitation districts, sanitary districts, farm drainage districts, metropolitan sewerage districts, sewer utility districts, Indian tribes or bands, and others.

Intergovernmental agreements prepared in accordance with s. 66.0301, formerly s. 66.30, are the most common form of agreement and have been used by communities for years, often in the context of sharing public services such as police, fire, or rescue. This type of agreement can also be used to provide for revenue sharing, determine future land use within a subject area, and to set temporary municipal boundaries. However, the statute does not require planning as a component of any agreement and boundary changes have to be accomplished through the normal annexation process.

### **Boundary Agreements Pursuant to Approved Cooperative Plan**

Under 66.0307, Wisconsin Statutes, combinations of municipalities may prepare cooperative boundary plans or agreements. Each city, village, or town that intends to participate in the preparation of a cooperative plan must adopt a resolution authorizing its participation in the planning process.

Cooperative boundary plans or agreements involve decisions regarding the maintenance or change of municipal boundaries for a period of 10 years or more. The cooperative plan must include a plan for the physical development of the territory covered by the plan, a schedule for changes to the boundary, plans for the delivery of services, an evaluation of environmental features, and a description of any adverse environmental consequences that may result from the implementation of the plan. It must also address the need for safe and affordable housing. The participating communities must hold a public hearing prior to its adoption. Once adopted, the plan must be submitted to the Wisconsin Department of Commerce for State approval. Upon approval, the cooperative plan has the force and effect of a contract.



### **Creation, Organization, Powers, and Duties of a Regional Planning Commission**

Wisconsin Statute 66.0309 permits local governments to petition the governor to create a regional planning commission (RPC). If local support for a commission is unanimous, the governor may create it by executive order. The governor may also create a commission if local governments representing over 50% of the population or assessed valuation of the proposed region consent to the creation. Commission members are appointed by either local governments or the governor.

State Statutes require the RPC to perform three major functions:

- “ Make and adopt a comprehensive plan for the physical development of the region.
  - “ If requested by a local unit, report recommendations to that local unit on the location of or acquisition of land for any of the items or facilities which are included in the adopted regional comprehensive plan.
  - “ Make an annual report of its activities to the legislative bodies of the local governmental units within the region. RPC’s are also authorized to perform several other functions, however by law; they serve a strictly advisory role.
- Jefferson, Columbia, Dodge, Rock, and Sauk Counties are the only counties in the state that are not part of a Regional Planning Commission.

### **Municipal Revenue Sharing**

Wisconsin Statute, 66.0305, Municipal Revenue Sharing, gives authority to cities, villages, and towns to enter into agreements to share revenue from taxes and special charges with each other. The agreements may also address other matters, including agreements regarding services to be provided or the location of municipal boundaries.

Boundaries of the shared revenue area must be specified in the agreement and the term of the agreement must be for at least 10 years. The formula or other means for sharing revenue, the date of payment of revenues, and the means by which the agreement was made may be invalidated after the minimum 10-year period.

### **Annexation**

Wisconsin Statute, 66.021, Annexation of Territory, provides three petition methods by which annexation may occur. Annexation involves the transfer of one or more tax parcels from a town to a city or village. Cities and villages cannot annex property without the consent of landowners as required by the following petition procedures:

1. Unanimous approval - A petition is signed by all of the electors residing in the territory and the owners of all of the real property included within the petition.
2. Notice of intent to circulate petition (direct petition for annexation) - The petition must be signed by a majority of electors in the territory and the owners of one-half of the real property either in value or in land area. If no electors reside in the territory, then only the landowners need sign the petition.
3. Annexation by referendum - A petition requesting a referendum election on the question of annexation may be filed with the city or village when signed by at least 20 percent of the electors in the territory.

### **Incorporation**

Wisconsin Statutes, 66.0201, Incorporation of Villages and Cities; Purpose and Definitions, and 66.0211, Incorporation Referendum Procedure, regulate the process of creating new villages and cities from town territory. Wisconsin Statute, 66.0207, Standards to be applied by the department, identifies the criteria that have to be met prior to approval of incorporation. The incorporation process requires filing an incorporation petition with circuit court. Then, the incorporation must meet certain statutory criteria reviewed by the Municipal Boundary Review Section of the Wisconsin Department of Administration. These criteria include:

- “ Minimum standards of homogeneity and compactness, and the presence of a “well developed community center;”
- “ Minimum density and assessed valuation standards for territory beyond the core;
- “ A review of the budget and tax base in order to determine whether or not the area proposed for incorporation could support itself financially;
- “ An analysis of the adequacy of government services compared to those available from neighboring jurisdictions;
- “ An analysis of the impact incorporation of a portion of the town would have on the remainder, financially or otherwise; and
- “ An analysis of the impact the incorporation would have on the metropolitan region.

### **Extraterritorial Zoning**

Wisconsin Statute, 62.23(7a), Extraterritorial Zoning, allows a city with a population of 10,000 or more to adopt zoning in town territory, three miles beyond a city’s corporate limits. A city or village with a population less than 10,000 may adopt zoning 1.5 miles beyond its corporate limits. If the extraterritorial area of two municipalities overlaps, jurisdiction is divided between them as provided under s. 66.0105.

Under extraterritorial zoning authority, a city or village may enact an interim zoning ordinance that freezes existing zoning, or, if there is no zoning, existing uses while a plan and regulations are developed. The statute provides that the interim ordinance may be for two years. A joint extraterritorial zoning committee must be established consisting of three city or village plan commission members and three town members. The city or village plan commission works with the joint committee in preparing the plan and regulations. The joint committee must approve the plan and regulations by a majority vote before they take affect. The Cities of Watertown and Oconomowoc do utilize its extraterritorial zoning jurisdiction in a portion of the Town of Ixonia. See Map 7-1, Appendix A, for Extraterritorial Jurisdiction.

### **Extraterritorial Subdivision Review**

Wisconsin Statute, 236.10, Approvals Necessary, allows a city or village to exercise its extraterritorial plat review authority in the same geographic area as defined within the extraterritorial zoning statute. However, extraterritorial zoning requires town approval of the zoning ordinance, while extraterritorial plat approval applies automatically if the city or village

adopts a subdivision ordinance or official map. The town does not approve the subdivision ordinance for the city or village. The city or village may waive its extraterritorial plat approval authority if it does not wish to use it. The purpose of extraterritorial plat approval jurisdiction is to help cities and villages influence the development pattern of areas outside their boundaries that will likely be annexed to the city or village. Overlapping authority by incorporated municipalities is prohibited. This situation is handled by drawing a line of equal distance from the boundaries of the city and/or village so that not more than one ordinance will apply. Portions of the Town of Ixonia are subject to the plat review authority of the Cities of Watertown, Oconomowoc and the Village of Lac la Belle.

#### **7.4 Inventory of Plans for Communities in Jefferson County**

In Jefferson County, a number of communities are participating are choosing to adopt comprehensive plans that are “Smart Growth” compliant, in order to comply with the January 1, 2010 deadline. Towns that do not have a comprehensive plan as of the dead line may forfeit their zoning duties to the overlying counties.

#### **7.5 Inventory of Existing Intergovernmental Agreements**

Mutual aid agreements exist between communities throughout the all three counties to address police, fire, and ambulance services. Mutual aid agreements allow communities to share equipment and resources. Various informal and formal agreements exist between communities throughout the county to address sharing services and facilities such as parks, road maintenance, snowplowing, and library funding. The Town of Ixonia does not have boundary agreements with the nearby villages or cities.

#### **7.6 Analysis of the Town of Ixonia’s Relationship with School Districts, Local Governmental Units, Other Jurisdictions, Neighboring Counties, Region, and State Adjacent Governmental Units**

The Town of Ixonia shares borders with the Town of Lebanon to the north, Waukesha County to the east, Town of Concord to the south, and the Town of Watertown to the west. The Village of Lac La Belle is located to the northeast part of the Town.

##### **Relationship**

The Town of Ixonia’s relationship with the adjacent towns can be characterized as one of mutual respect. Towns are not incorporated and cannot annex land. Therefore, the borders between the Town of Ixonia and adjacent towns are fixed and boundary disputes are virtually nonexistent. The providing of public services such as snow plowing or road maintenance are conducted individually by each Town, however, some cooperation does exist at the borders between towns.

##### **Sitting and Building Public Facilities**

The Town of Ixonia does not currently share any public facilities with other governmental units. Likewise no plans exists to jointly site any public facility with another governmental unit.

### **Sharing Public Services**

The Town of Ixonia currently relies on the Jefferson County Sheriff's Department for police protection. The Ixonia Volunteer Fire Department provides contract fire protection to portions of the Town of Concord and Town of Watertown. The Fire Department also contributes in a mutual aid agreement with surrounding communities.

The County Highway Department maintains the County highway and state system, a public service all County citizens utilize.

### **School Districts**

An eastern portion of the Town of Ixonia is located within the Oconomowoc School District. The west is served by the Watertown School District

### **Relationship**

The Town of Ixonia's relationship with the school districts can be characterized as limited. The school districts tend to operate rather independently and interaction with the Town tends to be minimal.

### **Siting School Facilities**

The siting of new school facilities is mainly conducted by the school districts. The Town has historically had little input into the location of new school facilities. The Ixonia Elementary School (within the Oconomowoc School District) is planning for expansion based upon the number of vacant yet platted lots within the Ixonia Urban Service Area.

### **Sharing School Facilities**

There are formal agreements between the Town of Ixonia and the local elementary school for the use of the adjacent Town park tennis courts and for the use of school property to provide an area for the a Frisbee golf course operated by the Town Park and Recreation Board.

### **Region**

The Town of Ixonia is located in the south-central region of the State of Wisconsin. The Town of Ixonia is located in the very northeast corner of Jefferson County. Jefferson County and the Town of Ixonia are not part of a regional planning commission. Therefore, the Town's relationship with the region is quite limited as there is no regional entity for the Town to be involved with.

### **State**

The Town of Ixonia's relationship with the State of Wisconsin mainly involves state aids for local roads and the administering of various state mandates to Towns. The Wisconsin Department of Transportation and Ixonia are, as of this writing, cooperating and a safety audit and the future planning of the STH 16 corridor.

## **7.7 Intergovernmental Cooperation Trends**

The following intergovernmental trends are anticipated during the planning period in the Town:

- “ Intergovernmental cooperation will increase as state, county, and local governments strive to spend less money more efficiently.
- “ Comprehensive planning will help communities share information and identify opportunities for shared services and facilities.
- “ The Cities of Watertown and Oconomowoc will continue to grow, therefore annexation and other land use conflicts may occur between the Town and the City. As these cities expand so will their respective extraterritorial zoning areas grow across the Town of Ixonia.
- “ Demand for public services will increase.

## **8. Land Use**

Land use is a means of broadly classifying how land is used and how it could be used in the future. Each type of use has its own characteristics that can determine compatibility, location and preference to other land uses. Maps, especially existing land use, are used to analyze the current pattern of development, and serve as the framework for formulating how land will be used in the future. Land use regulations, private market demands, ownership patterns and resource management programs all contribute to the character of the community as it is known today.

A primary function of this land use element is to help guide future land use in a way that is compatible, desirable, and accepted by the local community. This requires the consideration of a range of ideas and opinions relative to land use, property rights, and community values. The community can effectively manage land use through sensible land use controls and policies. Because land use is a people-oriented process, personal opinions, desires, and attitudes legal and political considerations all have land use impacts.

### **8.1 Projected Supply and Demand of Land Use during the Planning Period**

Future land use demand estimates are largely dependent on population increases and should only be utilized for planning purposes in combination with other indicators of land use demand.

Projected demand for residential, commercial/industrial, and institutional land use assume that the ratio of the community's 2000 population to current land area in each use will remain the same in the future. In other words, each person will require the same amount of land for each particular land use as they do today. The projected decline in agricultural land use is based on Jefferson County trends from 1997 to 2002. Data from the 2002 Census of Agriculture indicated that farmland decreased by approximately 1.6% per year from 1997 to 2002. Projected agricultural land use acreages assume these trends will continue.

The Town is projected to face increased demands for residential, commercial/industrial, and institutional land uses. It is possible that a substantial increase in the amount of institutional land and commercial/industrial land will occur during the planning period. Demands for residential could be somewhat substantial assuming that population trends are an indicator of land use demand. Pressure for residential development will likely continue to occur in the Town of Ixonia.

## 8.2 Future Land Use Plan (Classifications)

The future land use plan is one of the primary components of the comprehensive plan that can be used as a guide for local officials when considering future development within the community. The plan is long-range and will need to be reevaluated periodically to ensure that it remains consistent with changing trends and conditions. Major components of the future land use plan include the Year 2030 Future Land Use Map (See Appendix, Map 8-3, Year 2030 Future Land Use Map) and the future land use management area classifications. Detailed below are the classifications selected by the Jefferson County.

### *Natural Resources (Dark Orange)*

These mapped areas include floodplain and wetlands as designated by the WDNR. This category could also include other significant natural resources such as selected woodlots, rock outcroppings, or archaeological sites at the discretion of the local planning commission. Agricultural activities such as crop harvesting, pasturing, and tree cutting are recognized as acceptable activities in the Conservancy classification. Development should not encroach on these areas other than for recreational purposes (open space uses) as allowed under applicable regulations.

### *Agriculture (White to Gray)*

This category represents those areas where agricultural type uses such as dairy and crop farming are the anticipated predominant land use in the area. The agriculture category could include a limited amount of residential development at various levels of density, but the predominant land use would be agricultural in nature. Housing for a farm owner or the son or daughter of the farm owner would be acceptable. A minimal amount of other land uses, such as but not limited to wind energy systems, wireless communication facilities, dog kennels, veterinary clinics, mineral extraction, farmers markets, and wildlife ponds may also occur in areas planned for agriculture. Densities will be regulated by the County Land Use Code.

### *Recreation (Dark Orange)*

This category includes existing and a future park and recreation land. Local, county, state, and federal recreation areas as well as privately owned recreation areas (golf courses, gun clubs, etc.) are included in this category. Wetlands located within a public or private recreation area will be placed in the Recreation category.

### *Residential (Orange & Light Green)*

This category represents those areas where single family residential is planned to be the predominant land use. These areas include all types of residential use other than single family residential. Multi-family structures including duplexes, attached condominiums, and group living facilities (nine or more residents) are included in this category. Where agricultural uses occur in these mapped areas, it is anticipated that the area will transition to residential in the future. Densities will be regulated by the Town's Land Division Ordinance and County Zoning Code. New subdivisions should be designed with the future connectivity to surrounding developments in mind.

*Business (Red)*

This category includes existing and future commercial land. Examples of uses found in this category include retail sales and services, eating and drinking establishments, financial institutions, professional offices, service and repair businesses, visitor accommodations, entertainment businesses, parking lots, and day care facilities.

*Industrial (Yellow)*

This category includes existing and future industrial land. Manufacturing and production facilities, resource extraction and processing, warehousing, transportation terminals, feed mills, and wholesale establishments are some of the examples of uses included in this category.

*Community (Dark Blue)*

To identify those areas which have traditionally serviced the nearby farms and residences, but were not legally incorporated into villages or cities. And to recognize that these older communities have mixed their residential, commercial and farming uses. The Community zoning district shall be utilized in Rural Hamlet and Urban Service

### **8.3 Designation of Smart Growth Areas**

A Smart Growth Area is defined as “An area that will enable the development and redevelopment of lands with existing infrastructure and municipal, state and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development at densities which have relatively low municipal, state governmental and utility costs.”

The arrangement of incorporated municipalities scattered throughout Jefferson County’s rural landscape creates the perfect situation to practice “Smart Growth” (Directing growth into areas served with adequate utility and service infrastructures.) The Jefferson County planning process and subsequently the Town of Ixonia Comprehensive Plan is based on the following six principles as identified by the American Planning Association:

#### **Principle 1: Efficient Use of Land Resources**

Smart development supports the preservation of land and natural resources. Approximately 3,754 acres or 16.4% of future land use within the Town of Ixonia, designated to preserve land and natural resources. Residential development is not allowed and environmentally sensitive areas such as recreation areas, water bodies, and wetlands are protected.

#### **Principle 2: Full Use of Urban Services**

Smart development means creating neighborhoods where more people will use existing services like private water lines and public sanitary sewers, roads, emergency services, and schools. The Jefferson County planning process has identified areas within the County’s towns to accommodate growth and development.

For the Town of Ixonia, two of these urban service areas are available. Other services will be available through the City and Oconomowoc, and the Village of Lac la Belle. The support function of Jefferson County’s cities and villages as service centers to the surrounding rural farming area supports this principle.

**Principle 3: Mix of Uses**

Compact neighborhoods or rural hamlets that contain a mix of residential, commercial, and recreation spaces within walking distance of each other promote a reduction in auto use, community identity, a variety of housing types, and a safe environment for all age groups.

Jefferson County's cities and villages contain a well-balanced mix of residential, commercial, and industrial development. A greater challenge for Jefferson County communities is the promotion of growth in an attempt to create jobs through new industry and businesses. Populations residing in adjacent rural towns are also partners in supporting a variety of mixed uses within cities and villages.

**Principle 4: Transportation Options**

A well designed transportation network promotes safety, neighborhood interconnectivity, alternative modes of transport, and less traffic congestion and air pollution.

Ixonia's rural nature does not contain the density to support a wide variety of specialized alternative modes of transportation such as public busing. However, Ixonia has a number of major highways that pass through the Town that create an effective road transportation network.

**Principle 5: Detailed, Human Scale Design**

In human-scale neighborhoods, a wide mix of housing types are clustered around one or more well-defined neighborhood centers which support jobs, commercial activity, and a range of services.

This principle was of limited importance in the Town of Ixonia planning process due to the smaller population of Ixonia and its rural and agricultural nature. However, this principle can be utilized when creating small areas of clustered residential development.

**Principle 6: Implementation**

A community's ability to adopt smart development principles will, of necessity, require intergovernmental cooperation to apply the principles. This plan has worked to avoid the duplication of services and the creation of additional layers of government by coordinating the development of its comprehensive plan and administration of various ordinances.

This plan recommends continued discussions and cooperation relative to land use planning and ordinance administration between Jefferson County and the Town of Ixonia. In addition, this plan recommends creating cooperative boundary agreements with adjacent towns, cities and villages that are near the Towns border.

**8.4 Existing and Potential Land Use Conflicts**

- ◆ Increasing pressure to convert farmland to residential and commercial/industrial use is expected.
- ◆ Future Industrial and commercial development may increase in or near the rural hamlet of unincorporated of Ixonia.



- ♦ Development along STH 16 may conflict with existing land uses along the transportation corridor.
- ♦ Intervention by the County and the State relative to local land use issues.
- ♦ The prices of land for residential and recreational uses will outpace the price of land continuing in agriculture.
- ♦ The Town will continue to experience increased traffic volumes on all local, county, and state roads which will in turn require additional local road maintenance and construction costs.

## 8.5 Land Use Goals and Objectives

The following are the goals and objectives developed by the Town of Ixonia regarding land use.

*Goal: Encourage planned growth that enhances the local economy while protecting natural resources, recreational opportunities, and the rural character of the Town.*

### Objectives:

1. Encourage an efficient development pattern that utilizes the existing road network.
2. Retain prime farmland.
3. Preserve natural environments and environmentally sensitive areas.
4. Maintain a low density of development pattern, which is characteristic throughout the majority of the Town.
5. Review the minimum lot size standards.
6. Promote the use of "Purchase of Development Rights".
7. Review density standards in the agricultural zoned areas.
8. Encourage efficient development that minimizes conflicting land uses.
9. Address impacts of large farming operations.

## 8.6 Land Use Policies and Recommendations

Policies and recommendations build on goals and objectives by providing more focused responses and actions to the goals and objectives. Policies and recommendations become the tools that the community should use to aid in making land use decisions. Policies that direct action using the words "will" or "shall" are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies that direct action using the word "should" are advisory and intended to serve as a guide.

### **Policies:**

1. New lots and building sites shall be located and designed to protect environmentally sensitive areas and working farmland.
2. Non-farm related residential structures should be located away from designated active farms and manure storage sites in order to avoid or lessen the potential for land use conflicts.
3. The Town will encourage an efficient development pattern that utilizes the existing road network through the constructive use of land use ordinances to guide growth and development in the Town.
4. All development proposals shall be consistent with the Future Land Use Map.

### **Recommendations**

Recommendations are specific actions or projects that the community should be prepared to complete. The completion of these actions and projects are consistent with the community's policies, and therefore will help fulfill the comprehensive plan goals and objectives.

1. Review lot size and road frontage requirements.
2. Evaluate the need of density standards.
3. Evaluate land splits for conformance with the land use plan.

## **8.7 Land Use Programs**

The following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

### Office of Land Information Services (OLIS), Wisconsin Department of Administration

OLIS provides staff support to the Wisconsin Land Council, and it administers the Wisconsin Land Information Program in conjunction with the Wisconsin Land Information Board. It also houses Plat Review and Municipal Boundary Review, both of which have statutory authority for approval of specific land use related requests, and the GIS Services, dedicated to the efficient use of geographic information systems. For further information about OLIS visit its web-site via the WDOA web-site at: [www.doa.state.wi.us](http://www.doa.state.wi.us).

### UW-Extension Center for Land Use Education

The Center for Land Use Education uses a team-based approach to accomplish its dual missions in campus based undergraduate and graduate education and Extension outreach teaching related to: land use planning, plan and ordinance administration, project impact and regional trends analysis, and public involvement in local land use policy development. For more information on the Center for Land Use Education visit its web-site at [www.uwsp.edu/cnr/landcenter/](http://www.uwsp.edu/cnr/landcenter/).

## **9. Implementation**

Just as the comprehensive plan does not work independently of other community documents, the implementation element does not work independently of the other elements in the plan. In fact, the implementation element is one of the best ways to demonstrate the integration of all the elements. Through implementation, the connectivity among community issues and opportunities, housing, transportation, utilities and community facilities, agricultural, natural, and cultural resources, economic development, intergovernmental cooperation, and land use is realized. Decisions should be made based on the knowledge that one decision can affect all the elements involved and there are direct and indirect effects of all actions.

The Implementation Element includes a compilation of programs and specific actions to be completed in a stated sequence. These programs and specific actions will be used to implement the goals, objectives, policies, and recommendations contained within the earlier elements of this plan.

The Implementation Element also includes a section on mechanisms to measure progress that will allow the community to determine if it is successfully implementing its comprehensive plan. In addition, this element also describes how all of the plan elements will be integrated and made consistent, as well as amendment and comprehensive plan update procedures.

### **9.1 Proposed Updates to Existing Ordinances**

The following sections detail proposed updates and recommendations to existing ordinances affecting the community. A brief description of the ordinance is provided as well as a description of its applicability to Jefferson County.

### **9.2 Regulatory Land Use Management Tools**

Regulatory tools stem from local government's responsibility and authority to protect public health, safety, and welfare. Most regulatory tools are in the form of ordinances. The following regulatory tools were reviewed and discussed as part of the comprehensive plan process:

#### **Conventional Zoning**

Under Wisconsin Statutes, counties, cities, villages, and towns with village powers are authorized to adopt zoning ordinances. Zoning is one method of implementing or carrying out the comprehensive plan. Zoning regulates the use of land, lot size, density, and the height and size of structures. A conventional zoning ordinance is probably the most commonly used land use implementation tool, especially in villages and cities. Under conventional zoning, districts (defined areas of consistent use and density) are established which typically follow parcel boundaries and legal descriptions. Each district or zoning category contains a list of permitted and conditional uses which define "rights" within the district. In Wisconsin, towns are either "under" their respective county's zoning ordinance, administer their own zoning ordinance, or do not administer zoning.

#### **Jefferson County Status**

Jefferson County has adopted a Land Use Code which contains zoning regulations for those towns that choose to adopt County zoning.

**Town of Ixonia Status/Recommendation(s)**

Status: Adopted County Zoning.

Recommendation(s): Continue to utilize County Zoning.

Timeline: N/A

**Performance Zoning**

Performance zoning is a method that permits controlled development while also being sensitive to the landscape. It tries to regulate the impacts of land uses, rather than the uses themselves, by outlining general goals for developers that they can meet in different ways. Landowners are permitted a wide variety of uses, so long as they meet certain numeric standards such as a certain density, a certain amount of open space, or certain noise, smell, or lighting level standards.

**Jefferson County Status**

The Jefferson County Land Use Code does not utilize performance based zoning.

**Town of Ixonia Status/Recommendation(s)**

Status: Adopted County Zoning.

Recommendation(s): Continue County Zoning without the use of performance zoning.

Timeline: N/A

**Overlay Zoning**

Overlay zones allow special regulations within all or a portion of a zoning district or several districts. This type of zoning can be helpful if there is one particular resource that needs to be protected a consistent way, regardless of what district it is located in.

**Jefferson County Status**

The Jefferson County Land Use Code contains 11 Overlay Zoning Districts. The Overlay Districts are as follows: Shoreland Wetland; Floodplain; Environmental Protection; Airport; Highway Setback; Planned Unit Development; Land Spreading of Petroleum Contaminated Soil; Wireless Communication Facilities; Sanitary Facilities; Wind Energy System; and Nonmetallic Mining Reclamation.

**Town of Ixonia Status/Recommendation(s)**

Status: Adopted County Zoning

Recommendation(s): Continue to use County Overlay Districts.

Timeline: N/A

**Extraterritorial Zoning**

Any city or village that has a plan commission may exercise extraterritorial zoning power in the unincorporated areas surrounding the city or village. The extraterritorial zoning power may be exercised in the unincorporated areas located within three miles of the corporate limits of a first, second, or third class city, or within one and one-half miles of a fourth class city or village. Extraterritorial zoning may be initiated by a city or village adopting a resolution and providing notice of the extraterritorial area to be zoned. The city or village may unilaterally adopt an interim zoning ordinance to preserve existing zones or uses for up to two years while a comprehensive zoning plan is being prepared. A joint committee, consisting of three city or

village plan commission members and three town members must approve of the plan and regulations by majority vote. Extraterritorial zoning is not commonly used in the State of Wisconsin.

**Jefferson County Status**

In Jefferson County, extraterritorial zoning power authority is exercised only by the Cities of Watertown and Oconomowoc in the Town of Ixonia.

**Town of Ixonia Status/Recommendation(s)**

Status: None

Recommendation(s): Discourage the use of extraterritorial zoning in the Town.

Timeline: Whenever it is proposed by an adjacent City or Village.

**Planned Unit Developments (PUDs)**

Planned unit developments (also sometimes referred to as “planned development districts”) allow developers to vary some of the standards in local zoning ordinances to provide for innovative planning approaches that may allow for better design and arrangement of open space to protect natural resources. PUDs require flexibility from both the developer and local government.

**Jefferson County Status**

There is a Planned Unit Development Overlay District within the Jefferson County Land Use Code.

**Town of Ixonia Status/Recommendation(s)**

Status: Adopted County Zoning.

Recommendation(s): Continue to use County Planned Unit Development Overlay District.

Timeline: N/A

**Land Division/Subdivision Ordinance**

Achieving the goals, objectives, and policies of the comprehensive plan will be significantly influenced by how land will be divided and developed in the future. Pursuant to Section 236 of the Wisconsin Statutes, a community, by ordinance, could review the subdivision of land within its corporate limits. A land division ordinance is a tool to control how, when, and if rural farmland, woodlands, and open spaces will be divided and developed while protecting the needs and welfare of the community. It also regulates how new lots will be made ready for future development such as providing for adequate access (required roads, driveways), wastewater treatment, and water supply.

The impact of land division regulations is more permanent than zoning (which regulates the type of development that takes place on a parcel) because once land is divided into lots and streets are laid out, development patterns are set. Local review and regulation of future divisions of land can therefore be effective tools to realize plan goals of maintaining agriculture as a strong part of the local economy, protecting natural resources, and retaining rural character.

A community can require a new land division be in conformance with its comprehensive plan as a basis of approval. The key to implementing this objective is twofold. First, the ordinance

should clearly state that consistency with the community's comprehensive plan is a criterion of approval. Secondly, the ordinance should contain a provision requiring the proponent for a land division to submit a clear and concise letter of intent as part of the land division application. The letter of intent submitted as part of the application record can be used to decide if the lot proposed to be created will adequately accommodate the future use of the property.

Development of a local land division ordinance could also incorporate "conservation design guidelines and standards" to help implement the plan goals, objectives, and policies supporting protection of the community's agricultural lands and open spaces. Conservation subdivisions are intended to be an alternative approach to the conventional lot-by-lot division of land in rural areas which spreads development evenly throughout a tract of land without regard to the natural features of the area.

The development and ultimate success of a local land division ordinance in plan implementation will require the community to address regulatory, administrative, and intergovernmental considerations. Adoption of the local land division ordinance must be consistent with State Statutes and will require local administration (e.g., application review, fee collection, public hearings, inspection, enforcement, etc.).

Many rural "unzoned" communities which do not want to pursue traditional zoning often adopt a land division ordinance as a baseline needed to manage future uses. However, communities must remember a land division ordinance only affects new development which requires a land division. New uses on existing parcels remain unregulated.

#### **Jefferson County Status**

Subdivision/land division regulations are contained in the County Land Use Code and are in effect in all unincorporated areas of the County.

#### **Town of Ixonia Status/Recommendation(s)**

Status: Ixonia has adopted its own Subdivision Ordinance. Both the County and Town subdivision regulations apply in the Town.

Recommendation(s): Continue to enforce Town Land Division Ordinance and amend as necessary to be consistent with Comprehensive Plan.

Timeline: Review and update within one year of adoption of Comprehensive Plan.

#### **Extraterritorial Plat Review**

Cities and villages that have adopted a subdivision ordinance or official map can exercise extraterritorial plat approval jurisdiction for three miles beyond the corporate limits of a first, second, or third class city and one and one-half miles beyond the limits of a fourth class city or village. Specifics relative to Extraterritorial Plat Review can be found under Wis. Stats. S.236.02 (5).

#### **Jefferson County Status**

The cities and villages in Jefferson County utilize extraterritorial plat review.

**Town of Ixonia Status/Recommendation(s)**

Status: The Cities of Watertown and Oconomowoc have the ability to review plats that are proposed in the applicable areas of the Town.

Recommendation(s): Discourage the use of extraterritorial plat review in the Town.

Timeline: N/A

**Driveway Ordinance**

Driveway ordinances are developed to establish standards for driveways that will provide for safe and adequate access from private development to public right-of-ways, and also to maintain appropriate access spacing, access-point design, and total number of access points to public roads. In addition, a driveway ordinance provides an opportunity for local review to ensure that the driveway is providing proper access for such uses as a single-family residence which is consistent with the community's comprehensive plan. The term "driveway" is generally defined to mean private driveway, road, field road, or other means of travel through any part of a private parcel of land which connects or will connect with any public roadway. The ordinance typically only impacts new driveways or driveways which serve major land use modifications. Use of a driveway or "access" ordinance to regulate land use is limited but a significant number of towns throughout the state, due to the requirement to service existing development for emergency purposes (i.e., fire, ambulance), have adopted driveway ordinances.

**Jefferson County Status**

The Jefferson County Land Use Code contains provisions that regulate the width and spacing of driveways.

**Town of Ixonia Status/Recommendation(s)**

Status: Town Staff approves and issues permits for driveways on Town Roads..

Recommendation(s): Continue to enforce Town Driveway Policy and amend as necessary to be consistent with Comprehensive Plan.

Timeline: N/A

**Cooperative Boundary Agreements**

Cooperative boundary agreements can reduce some of the conflict regarding boundary issues, including annexation, that often arise between towns and their incorporated neighbors (cities and villages). The Legislature has provided express enabling authority for these agreements. The communities involved in such agreements undertake cooperative preparation of a plan for the areas concerned. The plan for changing or maintaining boundaries, and for controlling land use and services, is sent to the Department of Administration. If the plan is approved, a contract binding the parties to it is put into effect.

**Jefferson County Status**

The only cooperative boundary agreement in effect is with the City of Watertown is with the Town of Emmet.

### **Town of Ixonia Status/Recommendation(s)**

Status: None

Recommendation(s): Consider boundary agreements with cities and villages near the border of the Town.

Timeline: N/A

### **Official Maps**

Cities, villages, and towns may adopt official maps. These maps, adopted by ordinance or resolution, may show existing and planned streets, highways, historic districts, parkways, parks, playgrounds, railroad rights of way, waterways, and public transit facilities. The map also may include a waterway only if it is included in a comprehensive surface water drainage plan. No building permit may be issued to construct or enlarge any building within the limits of these mapped areas except pursuant to conditions identified in the law.

Counties have limited official mapping powers. Counties may adopt highway-width maps showing the location and width of proposed streets or highways and the widths of any existing streets or highways which are planned to be expanded. The municipality affected by the street or highway must approve the map. Counties may also prepare plans for the future platting of lands, or for the future location of streets, highways, or parkways in the unincorporated areas of the county. These plans do not apply to the extraterritorial plat approval jurisdiction of a city or village unless the city or village consents.

Official maps are not used frequently because few communities plan anything but major thoroughfares and parks in detail in advance of the imminent development of a neighborhood.

### **Jefferson County Status**

The Jefferson County Comprehensive Plan shows the location of future roads and parks.

### **Town of Ixonia Status/Recommendation(s)**

Status: Ixonia has not adopted an official map.

Recommendation(s): Design an official map for the Town of Ixonia.

Timeline: Complete at the time of the Town's subdivision ordinance revisions.

### **Annexation**

Cities and villages have the power to annex given to them by the state. The power to extend municipal boundaries into adjacent unincorporated (town) lands allows a community to control development on its periphery.

Contrary to popular belief, annexation occurs at the request of town residents, not at the request of the incorporated municipality. Petitions for annexation are filed by the town landowners and the village or city acts upon the annexation petition.

Under Wisconsin Act 317 – Revisions to Annexation Procedures, which was enacted in April of 2004, no city or village may annex any territory if none of the city's or village's territory is in the same county as the territory to be annexed. The Act also requires cities and villages to make payments for five years to towns that lose territory due to annexations. Cities and villages will have to pay to the town from which the land is annexed the amount of the town tax for the



annexed property. The Act gives an exemption from this payment for cities and villages that have boundary agreements with the neighboring towns.

**Jefferson County Status**

Not applicable.

**Town of Ixonia Status/Recommendation(s)**

Status: The Cities of Watertown and Oconomowoc do not presently abut the Town of Ixonia, but they may extend its boundaries in the future. The Village of Lac la Belle does abut the Town of Ixonia and may consider annexation petitions in the future.

Recommendation(s): Discourage annexation of Town land by cities and villages adjacent to the Town and challenge annexations that are not consistent with any approved cooperative boundary agreement.

Timeline: N/A

**Specialized Ordinances**

Given specific issues and needs within a particular community, a number of “specialized” ordinances may be required to locally regulate public health and safety concerns, protect private property, and avoid public nuisances. The following ordinances have received increased attention due to local issues.

**Right-To-Farm Ordinance**

Right-to-farm laws are designed to accomplish one or both of the following objectives: 1) to strengthen the legal position of farmers when neighbors sue them for a private nuisance; and 2) to protect farmers from anti-nuisance ordinances and unreasonable controls on farming operations. Most laws include a number of additional protections. Right-to-farm provisions may also be included in state zoning enabling laws, and farmers with land enrolled in an agricultural district may have stronger right-to-farm protection than other farmers. A growing number of counties and towns are passing their own right-to-farm legislation to supplement the protection provided by state law.

The common law of nuisances forbids individuals from using their property in a way that causes harm to others. A private nuisance refers to an activity that interferes with an individual's reasonable use or enjoyment of his or her property. A public nuisance is an activity that threatens the public health, safety or welfare, or damages community resources, such as public roads, parks, or water supplies.

Right-to-farm laws are intended to discourage neighbors from suing farmers. They help established farmers who use good management practices prevail in private nuisance lawsuits. They document the importance of farming to the state or locality and put non-farm rural residents on notice that generally accepted agricultural practices are reasonable activities to expect in farming areas. Some of these laws also limit the ability of newcomers to change the local rules that govern farming. Local right-to-farm laws often serve an additional purpose: They provide farm families with a psychological sense of security that farming is a valued and accepted activity in their town.

### **Jefferson County Status**

The Jefferson County Land Use Code contains a right-to-farm section that is intended to protect and encourage the continued use and improvement of agricultural land.

### **Town of Ixonia Status/Recommendation(s)**

Status: Adopted County Zoning.

Recommendation(s): Adopt a Right to Farm Ordinance.

Timeline: Within two years of adoption of the Comprehensive Plan.

### **Telecommunications Ordinance**

Ordinances can be used to minimize the visual effects of towers, maximize the capacity of existing towers, and reduce impacts to adjacent properties. Local governments cannot unilaterally prohibit cell towers by ordinance, zoning, or any other means. However, local governments can enact ordinances to prohibit towers from certain specially identified areas, regulate tower height, specify minimum setbacks, require collocation strategies, and encourage landscaping and disguising techniques. An important benefit of having a telecommunications ordinance is that it provides decision-making consistency and decreases the chances of discrimination against a particular company. The ordinance provides a basis for conditional use provisions or denials. The Telecommunications Act of 1996 requires all denials to be in writing and supported by sufficient evidence. Telecommunication ordinances seek to balance business and industry needs with community character, aesthetics, and resident needs.

### **Jefferson County Status**

The Wireless Communication Facilities Overlay District within the County Land Use Code regulates telecommunication towers.

### **Town of Ixonia Status/Recommendation(s)**

Status: Ixonia has adopted the County's Wireless Communication Facilities Overlay District.

Recommendation(s): Continue to use the County Wireless Communication Facilities Overlay District.

Timeline: N/A

### **Nuisance Ordinance**

A nuisance can generally be defined as an action, or lack thereof, which creates or permits a situation that annoys, injures, or endangers the peace, welfare, order, health, or safety of the public in their persons or property. Nuisance ordinances can be defined in many ways, depending on what issues are present in the community. Possible nuisances include noxious weeds, storage of vehicles, odors, noise, signs, obstruction of streets, animals, fireworks, and any number of related type nuisances. Concisely defining nuisances as well as enforcement, abatement, and recovery of costs for abatement are very important in the creation of a nuisance ordinance. A nuisance ordinance provides landowners and residents with a mechanism for identifying and preventing non-compliant situations. Authority for a town to engage an action to recover damages or abate a public nuisance is granted under Chapter 823 of the Wis. Stats. Although a town may pursue action through the State Department of Justice to prosecute the action, most Wisconsin municipalities pursue developing a local public nuisance ordinance because the statute does not specifically address all potential nuisance situations.

Further, there are some practical but nevertheless important reasons for developing a local ordinance. They include:

- 1) the ability to set a minimum and a maximum forfeiture amount;
- 2) the ability to decide a protocol for providing notice and the time to cure or abate the nuisance; and
- 3) the ordinance can state that the unpaid bill for the cost of abating the nuisance can be placed on the tax bill as a special charge. Most public nuisance ordinances cover five (5) broad areas. They include:

- ◆ Noxious weeds
- ◆ Environmental health
- ◆ Morality (sexually oriented businesses)
- ◆ Public safety and peace
- ◆ Junk vehicle or equipment

### **Jefferson County Status**

The County Land Use Code contains a section on operational compatibility standards and also regulates junk vehicles.

### **Town of Ixonia Status/Recommendation(s)**

Status: Town of Ixonia has adopted multiple nuisance ordinances.

Recommendation(s): Consider amendments to the Town's ordinances and the County's Land Use Code that would strengthen the existing regulations.

Timeline: Within two years of adoption of the Comprehensive Plan.

### **Sign Ordinances**

A sign ordinance restricts the type, size, and location of signs within a community. It also often restricts the types of materials that can be used to construct signs. These ordinances can regulate signage to achieve a number of community values such as improved property values, public safety, and glare control. Counties, towns, cities, and villages may all adopt sign ordinances and billboard regulations.

### **Jefferson County Status**

Signs are regulated through the Jefferson County Land Use Code.

### **Town of Ixonia Status/Recommendation(s)**

Status: Adopted County Zoning.

Recommendation(s): Continue County Zoning.

Timeline: N/A

### **Historic Preservation Ordinances**

The objectives of a comprehensive plan which note the need to preserve important historic structures and sites can be implemented through the adoption of a historic preservation ordinance. These ordinances are meant to protect historic buildings and districts. Counties, towns, cities and villages have express authority to enact historic preservation ordinances. In addition, the Wisconsin Legislature has determined that historic preservation is such an important objective that all cities, and villages that contain any property listed on either the national register of historic places or the state register of historic places must enact an historic

preservation ordinance to regulate historic or archeological landmarks and historic districts in an effort to preserve those landmarks.

**Jefferson County Status**

Jefferson County has not adopted an historic preservation ordinance.

**Town of Ixonia Status/Recommendation(s)**

Status: Ixonia has not adopted a historic preservation ordinance.

Recommendation(s): No recommendation.

Timeline: N/A

**Design Review**

Design review involves the review and regulation of the design of buildings and their sites. Design review standards are often included as part of zoning and subdivision ordinances. They seek to protect communities from multi-family, commercial, industrial, and institutional development which would detract from the appearance of the community and reduce property values. Such an ordinance is especially recommended for communities with buildings of historic or architectural importance and where tourism is a major economic activity.

**Jefferson County Status**

Design review standards are included as part of the County Land Use Code.

**Town of Ixonia Status/Recommendation(s)**

Status: Adopted County Zoning and Town of Ixonia utilizes a Site Plan Review Application policy.

Recommendation(s): Continue County Zoning and Town Site Plan Review Ordinance.

Timeline: N/A

**Other Ordinances**

The Wisconsin Towns Association also recommends that all towns, villages, and cities should strongly consider adopting the following “basic” ordinances. Most of these ordinances are considered nuisance type ordinances. They include:

1. An ordinance to regulate specific operations (e.g., nude dancing).
2. An ordinance to regulate mobile homes and mobile home parks.
3. An ordinance on town and city/village board/council meeting procedures and town board and village/city administration of the community.
4. An ordinance regulating billboards.
5. An ordinance regulating events and large assemblages.
6. An ordinance to regulate fire control in fire regulation and reimbursement for fire costs.
7. An ordinance to regulate vehicle road weight limits, truck routes and other road uses.

8. An ordinance to regulate use of roadways by snowmobiles, ATVs, and horses.
9. An ordinance to regulate dogs running at large.
10. An ordinance to regulate unlicensed motor vehicles.
11. An ordinance to regulate land spreading of certain wastes.

#### **Jefferson County Status**

The Jefferson County Land Use Code regulates billboards, mobile home parks, meeting procedures, large events, and land spreading of petroleum contaminated soils.

#### **Town of Ixonia Status/Recommendation(s)**

Status: Ixonia has adopted County Zoning.

Recommendation(s): No recommendation.

Timeline: N/A

#### **Intergovernmental Agreements**

Any municipality may contract with other municipalities to receive or furnish services or jointly exercise power or duties required or authorized by law. The term “municipality” is defined to include the state, counties, cities, villages, towns, school districts, sanitary districts, public library systems, regional planning commissions, and other governmental and quasi-governmental entities. The requirements and procedures set forth for intergovernmental agreements are minimal. Such arrangements can prove useful in the implementation of a plan by facilitating efficient provision of public facilities and services. In Jefferson County, intergovernmental agreements have been used to execute cooperation between communities for services such as fire and emergency rescue.

#### **Jefferson County Status**

Mutual aid agreements exist between communities throughout the county to address police, fire, and ambulance service. Other informal and formal agreements exist between communities to address sharing services and facilities such as parks, road maintenance, snowplowing, and library funding.

#### **Town of Ixonia Status/Recommendation(s)**

Status: Emergency medical services are provided through agreements with the Town of Ixonia Volunteer Fire Department. Police services are provided by the Jefferson County Sheriff's Department

Recommendation(s): Continue use local emergency medical services and rely on Jefferson County for police services.

Timeline: Review agreements annually.

#### **Building and Housing Codes**

Cities, villages, towns, and counties may enact building and sanitary codes. Building codes are sets of regulations that set standards for the construction of buildings in a community. Building codes ensure that new and altered construction will be safe. These codes must conform to the

state building, plumbing, and electrical codes. Housing codes define standards for how a dwelling unit is to be used and maintained after it is built. To enforce the codes, inspections are required by the local municipality. This code is concerned with keeping housing from falling into dilapidation and thus keeping neighborhoods from falling into blight.

**Jefferson County Status**

The County has not adopted a building code or housing code.

**Town of Ixonia Status/Recommendation(s)**

Status: Ixonia is required by State statute to enforce the uniform dwelling code.

Recommendation(s): Continue enforcing the uniform dwelling code.

Timeline: N/A

### **9.3 Non-Regulatory Land Use Management Tools**

There are several non-regulatory options available to local municipalities to influence local land use. The following tools were considered as part of the planning process.

**Acquisition Tools**

Land Acquisition Communities and non-profit conservation organizations can acquire land for conservation purposes simply by purchasing it outright. This is recommended when public access to the property is required.

**Jefferson County Status**

The County has purchased land for park and recreational purposes in the past.

**Town of Ixonia Status/Recommendation(s)**

Status: The Town has not purchased land for conservation purposes in the past.

Recommendation(s): No recommendation.

Timeline: N/A

**Conservation Easements**

Conservation easements limit land to specific uses and thus protect it from development. These voluntary legal agreements are created between private landowners (grantors) and qualified land trusts, conservation organizations, or government agencies (grantees). Conservation easements may be purchased but are frequently donated by conservation-minded landowners. Grantors can receive federal tax benefits as a result of donating easements. Grantees are responsible for monitoring the land and enforcing the terms of the easements. Easements can be tailored to the unique characteristics of the property and the interests of the landowner. Easements may apply to entire parcels of land or to specific parts of a property. The easement is recorded with the deed to the property to limit the future uses of the land as specified in the easement. Land protected by conservation easements remains on the tax roll and is privately owned and managed.

**Jefferson County Status**

The County has not purchased or accepted conservation easements in the past.

**Town of Ixonia Status/Recommendation(s)**

Status: None

Recommendation(s): No recommendation.

Timeline: N/A

**Purchase of Development Rights (PDR)**

The purchase of development rights is a land conservation tool that communities can use to protect important natural resources such as farmland, hillsides, and wetlands. Under a PDR program, a unit of government (city, village, town, county, or state) or a nonprofit conservation organization (such as a land trust) purchases a conservation easement that limits the use of the land to accomplish a certain purpose, including protecting the land from development. The rights purchased are recorded in a conservation easement. PDR programs are voluntary and participants retain ownership of their land. They can sell or transfer their property at any time; but, because of the easement, the land is permanently protected from certain types of development.

**Jefferson County Status**

No purchase of development rights program exists in Jefferson County.

**Town of Ixonia Status/Recommendation(s)**

Status: No purchase of development rights program.

Recommendation(s): Evaluate the adoption of a Purchase of Development Rights (PDR) Program.

Timeline: Within two years of Plan adoption.

**Fiscal Tools**

**Capital Improvements Program (CIP)**

The capital improvements program is a way of implementing issues related to capital facilities specified in a plan. Capital improvements are those projects which require the expenditure of public funds for the acquisition, construction, or replacement of various public buildings such as police and fire halls, schools, and city/village/town halls; roads and highways; water and sewer facilities; and parks and open space.

A capital improvements program is a listing of proposed public projects according to a schedule of priorities, usually over a five year programming period. A CIP allows local communities to plan for capital expenditures and minimize unplanned expenses. Sources of funding for capital improvements include impact fees, subdivision requirements, special assessments, and revenue or general obligation bonding.

The usefulness of the CIP depends upon the community properly budgeting for expenditures as part of the community's annual capital improvements budget.

**Jefferson County Status**

The County adopts a five year capital improvement program annually.

**Town of Ixonia Status/Recommendation(s)**

Status: Ixonia does not prepare a capital improvement program.

Recommendation(s): No recommendation.

Timeline: N/A

**Impact Fees**

Cities, villages, towns, and counties may impose impact fees. Impact fees are financial contributions imposed on developers by a local government as a condition of development approval.

Impact fees are one response to the growing funding gap in infrastructure dollars between revenues and needs. Impact fees help shift a portion of the capital cost burden of new development to developers in an effort to make new development responsible for serving itself rather than raising taxes on existing development. Local governments can use impact fees to finance highways and other transportation facilities, sewage treatment facilities, storm and surface water handling facilities, water facilities, parks and other recreational facilities, solid waste and recycling facilities, fire and police facilities, emergency medical facilities, and libraries. Impact fees cannot be used to fund school facilities. Furthermore, counties cannot use impact fees to fund highways and other transportation related facilities.

**Jefferson County Status**

The County does not collect a park and recreation fee for each new residential lot or new housing unit created.

**Town of Ixonia Status/Recommendation(s)**

Status: Ixonia does collect an impact fee for highway, fire department and parks, which is levied against all new construction permits.

Recommendation(s): Adopt a new enforceable ordinance.

Timeline: Within two years of plan adoption.

**Tax Increment Financing Districts (TID)**

Wisconsin towns recently gained a new tool to help promote rural development in Wisconsin with passage of new legislation in 2004. This new legislation provides towns the authority to use the tax incremental financing authority that cities and village have been using for years, to provide infrastructure for tourism, agriculture, and forestry projects in towns.

The new law will give an optional tool to help site projects in towns across the state when special infrastructure needs such as all weather roads, power lines, or improved rail connections are needed to create new or expanded tourism, agricultural, and forestry projects. An example of the type of project this tool could be used for is to provide a town highway that could carry heavy truck traffic to such a facility as an ethanol production plant or large livestock facility. A new or improved town highway could be constructed to allow the new facility to be located in more remote areas of the state, thus reducing potential land use conflicts with neighbors, yet avoiding placing the burden of the new improvement on the remainder of the town taxpayers.

This new legislation gives towns' similar authority for tax incremental financing as cities and villages, but is limited to the type of rural development in tourism, agriculture, and forestry that



does not compete with cities and villages. According to the Wisconsin Towns Association, this bill helps promote rural development as a part of the “Grow Wisconsin” efforts of the current Administration and the Assembly Republican “Agriculture Renewal” initiative.

**Jefferson County Status**

Not applicable.

**Town of Ixonia Status/Recommendation(s)**

Status: Ixonia has not established a Tax Increment Financing District.

Recommendation(s): No recommendation.

Timeline: N/A

## **9.4 Integration and Consistency of Comprehensive Plan Elements**

Comprehensive planning legislation requires that the Implementation element describe how each of the nine elements of the comprehensive plan will be integrated and made consistent with the other elements of the plan. The planning process that was used to create the Town of Ixonia Year 2030 Comprehensive Plan required all elements of the plan to be produced in a simultaneous manner. No elements were created independently from the other elements of the plan, therefore eliminating the threat of inconsistency. There are no known inconsistencies within the plan or individual elements or between goals, objectives, policies, and recommendations.

Over time, the threat of inconsistency between the plan and existing conditions will increase, therefore requiring amendments and/or updates to be made. Over time, additional plans regarding specific features within the community may also be developed (i.e., outdoor recreation plan, farmland preservation plan, and downtown development plan). The process used to develop any further detailed plans should be consistent with this Town of Ixonia Year 2030 Comprehensive Plan.

## **9.5 Mechanisms to Measure Comprehensive Plan Progress**

Comprehensive planning legislation requires that the implementation element provide a mechanism to measure community progress toward achieving all aspects of the comprehensive plan. One acceptable method to do this is to evaluate two primary components. The two components, policies and recommendations, are listed within each identified plan element (usually the last sections within each element).

To measure the effectiveness of an adopted policy, the community must determine if the policy has met the intended purpose. For example, the Town has listed a policy under Section 3, The Transportation element, which states, “Dead end roads and cul-de-sacs should be avoided whenever possible.” To determine whether the policy is achieving the community’s intention a “measure” must be established. In the case of this policy, the measure is simply how many dead-end roads or cul-de-sacs have been constructed since the plan’s adoption. Each listed policy within each element should be reviewed periodically to determine the plan’s effectiveness. Likewise, recommendations listed within each element can be measured. For recommendations, the ability to “measure” progress toward achievement is very straight forward in that the recommendations have either been implemented or they have not.

To ensure the plan is achieving intended results, periodic reviews should be conducted by the Plan Commission and results reported to the governing body and the public.

## **9.6 Comprehensive Plan Amendments**

The Town of Ixonia should regularly evaluate its progress toward achieving the goals, objectives, policies, and recommendations within the comprehensive plan. It may be determined that amendments are needed to maintain the effectiveness and consistency established within the plan. Amendments are minor changes to the overall plan and should be done after careful evaluation to maintain the plan as a tool upon which decisions are based. This plan should only be amended a maximum of two times per year in order to prevent an excessive number of changes to the plan. An excessive number of changes or amendments to the plan may lead to undesirable development in the Town.

According to comprehensive planning legislation, the same process that was used to initially adopt the plan shall also be used when amendments are made. The Town should be aware that as more compliant plans are developed the amendment procedure may be clarified or changed and should therefore be monitored.

## **9.7 Comprehensive Plan Updates**

Comprehensive planning statutes require that the comprehensive plan be updated at least once every 10 years. An update requires revisiting the entire planning document. Unlike an amendment, an update often includes a substantial re-write of the text, an updating of the inventory and tables, and substantial changes to maps, if necessary. The plan update process should be planned for in a similar manner as was allowed for the initial creation of this plan, including similar time and funding allotments. State statutes should also be monitored for any changes and new or removed language.

## **9.8 Implementation Goals and Objectives**

The following are the goals and objectives developed by the Town of Ixonia regarding implementation.

**Goal: Promote consistency between plan recommendations, ordinances, and other land use regulations.**

### **Objectives**

1. Develop an “action plan” as part of the implementation element to assist the Plan Commission, Town Board, and other jurisdictions with the administration of the comprehensive plan.
2. Encourage citizen participation in order to increase local input in the decision making process.

3. Update the Comprehensive Plan on a regular schedule to ensure that the plan remains a useful tool for growth and development decisions.
4. Provide for annual reviews of the Comprehensive Plan for consistency with the goals, objectives, policies, maps and recommendations.

## **9.9 Implementation Policies and Recommendations**

Policies and recommendations build on goals and objectives by providing more focused responses and actions to the goals and objectives. Policies and recommendations become the tools that the community should use to aid in making land use decisions. Policies that direct action using the words “will” or “shall” are advised to be mandatory and regulatory aspects of the implementation of the comprehensive plan. In contrast, those policies that direct action using the word “should” are advisory and intended to serve as a guide.

### **Policies**

1. All proposed developments shall be reviewed for consistency with the Town of Ixonia Comprehensive Plan.
2. Comprehensive Plan amendments should be considered at a maximum of only two public hearings held each calendar year.
3. Land use controls, such as the Town’s land division ordinance, shall be consistent with the policies and recommendations of the comprehensive plan.
4. The Plan Commission shall have the responsibility to make recommendations to the Town Board regarding land use and development proposals.
5. The Town Board and Plan Commission shall enforce plan goals, objectives, policies, recommendations, and programs.
6. A periodic review of the comprehensive plan will be done by the Plan Commission with public involvement to evaluate the plan in an unbiased manner.

### **Recommendations**

Recommendations are specific actions or projects that the community should be prepared to complete. The completion of these actions and projects are consistent with the community’s policies, and therefore will help fulfill the comprehensive plan goals and objectives.

1. Develop a “flowchart” of zoning and land division procedures to assist the Plan Commission, Town Board, and citizens with zoning and land division requirements.
2. Update the Town’s Land Division Ordinance to ensure it complies with the Town’s Comprehensive Plan.
3. Petition the County to update the Town’s zoning map, to be consistent with the Town’s Comprehensive Plan.

### **9.10 Implementation Programs**

The following programs are currently utilized by the community or are available for use by the community to implement the goals, objectives, policies, and recommendations identified.

Wisconsin Department of Natural Resources (WDNR), Plan Implementation Tools

The WDNR offers a listing of implementation tools through its web-site including zoning and model ordinances, resource-based planning tools, and planning related grants and funding.

## **Appendix A**

### **Population**

Table\_1\_2

<b>TABLE 1-2: PROJECTED POPULATION GROWTH (2000-2025)</b>								
	Census	Census	Census	Projection	Projection	Projection	Projection	Projection
	1980	1990	2000	2005	2010	2015	2020	2025
<b>T. Concord</b>	1,805	1,884	2,023	2,077	2,128	2,176	2,227	2,280
T. Farmington	1,528	1,404	1,498	1,513	1,535	1,554	1,576	1,599
T. Ixonia	2,905	2,789	2,902	3,054	3,201	3,344	3,490	3,637
T. Jefferson	1,204	1,130	1,212	1,239	1,263	1,286	1,312	1,335
T. Oconomowoc	7,340	7,323	7,451	7,442	7,400	7,370	7,354	7,404
T. Ottawa	2,795	2,988	3,758	3,920	4,057	4,191	4,327	4,497
T. Sullivan	1,646	1,924	2,124	2,272	2,416	2,556	2,698	2,841
T. Summit	1,057	1,009	1,042	1,062	1,084	1,107	1,128	1,144
T. Watertown	1,921	1,840	1,876	1,891	1,904	1,915	1,929	1,945
V. Sullivan	434	449	688	738	786	833	880	928
C. Oconomowoc	9,909	10,993	12,382	12,835	13,190	13,542	13,902	14,375
Jefferson Co.	66,152	67,783	75,767	79,030	82,161	85,178	88,302	91,464
Wisconsin	4705642	4891769	5363715	5563896	5751470	5931386	6110878	6274867
<i>Source: U.S. Bureau of the Census, WI Dept of Administration</i>								

**Appendix B**  
**Local Road and Utility Information**

**Town Of Ixonia (012)**

American St		0.21																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ABT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	AEN		ENV YR	PVT		SW
					Type	WD	YR		L	R	L	R	Type	WD	L	CNT	YR	L	W									H	V		R	YR	
CTH F	Termini (0.11)	0.11 (581)	N	2	70	40	2007	3	1	1	000	000				000000		A	66	45	5		4	000	NON		00			2008	9	2007	
CTH F (0.11)	Termini	0.10 (528)	N	2	70	24	2007	3			00	00				000000		A	66	45	5		4	000	NON		00			2008	9	2007	

=Autumn Ridge Ct		0.05																																
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADE			ROW		TC	RC	SC	O	E/A	NHS	TH	AC	ALN	INV	PVT				
					Type	WD	VR		LT	RT	LT	RT	Type	WD	L	CNT	VR	T	W										YR	R	VR	SV		
Woody Ln	Termini	0.05 (276)	N	2	70	36	2007	3	1	1	000	000				000000		A	66	45	5			4	000	NON		00			2008	10	2007	



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>Bartlan Ct		0.04																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	AEN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	
Bartlan Dr	Termini	0.04 (211)	N	2	70	30	1980	4	0	0	102	102			E	000020		A	66	45	5		4	000	NON		00			2008	6	2007	

=>Bartlan Ct		0.23																																	
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	(AV	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW			TC	RC	SC	O	U/A	NHS	H	AC	AEN		INV YR	PVT			SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W	H									V	R		YR			
Bartlan Ct	Termini	0.23 (1214)	N	2	40	20	2006	4	0	0	000	000			E	000035		E	66	45	5		4	000	NON		00			2007	9	2005			

=>Bellevue Ave		0.52																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									F	V		R	YR	
Lac La Belle Rd	Hillcrest St	0.28 (1478)	N	2	70	20	2009	3	0	0	102	102			E	000100		A	50	97	5		4	057	NON		00			2010	10	2009	
Hillcrest St	Ski Slide Rd	0.24 (1267)	N	2	70	20	2009	3	0	0	102	102			E	000100		A	50	97	5		4	057	NON		00			2010	10	2009	

=>Birch Rd			0.15																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	AEN		INV YR	PVT		SW	
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR		
Linden Rd	Industrial Dr	0.15 (793)	N	2	70	24	2009	3	0	0	202	202					000000		E	66	45	5		4	000	NON		00			2010	10	2009	

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Bluebird Ct		0.07																																					
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT			SW					
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	F	W									H	V		R	YR							
Hunter Ln	Termini	0.06 (292)	N	2	70	36	2005	3	1	1	000	000				000000		E	66	45	5		4	000	NON		00			2008	10	2007							

Branch Rd		2.16																																					
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SV						
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR							
Ski Slide Rd	Genz Rd	1.42 (7504)	N	2	57	21	1991	4	0	0	105	105			A	000035		A	66	45	5		4	000	NON		00			2008	6	2007							
Genz Rd	Ski Slide Rd	0.74 (3907)	N	2	57	21	1991	4	0	0	105	105			A	000035		A	66	45	5		4	000	NON		00			2008	6	2007							

Cardiff Ln (1)		0.22																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
Marietta Ave	Swansea Dr E	0.18 (950)	N	2	65	20	1984	4	0	0	203	203			E	000075		A	66	45	5		4	000	NON		00			2008	6	2007	
Swansea Dr E	Swansea Dr	0.04 (211)	N	2	65	20	1984	4	0	0	203	203			E	000075		A	66	45	5		4	000	NON		00			2008	6	2007	

=>Cardinal Pass			0.24																																
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT		ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SV			
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I									W	H		V	R		YR		
Snowy Owl Ln	Audubon Park Dr	0.16 (845)	N	2	70	32	2003	3	1	1	000	000				000000		A	66	45	5		4	000	NON		00			2009	10	2007	0		
Audubon Park Dr	Termini	0.09 (475)	N	2	70	32	2003	3	1	1	000	000				000000		A	66	45	5		4	000	NON		00			2008	10	2007	0		

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Cedar Dr			0.10																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT			SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	T	W									H	V		R	YR	SW	
CTH P	Termini	0.10 (528)	N	2	70	24	1997	4	0	0	204	204			E	000020		A	66	45	5		4	000	NON		00			2008	9	2007		

Hillendale Dr		0.27																																
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		GBT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT			SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	T	W									H	V		R	YR	YR	
Green Tree Ln	Hillendale Dr	0.27 (1426)	N	2	65	18	2008	4	0	0	202	202			E	000035		A	50	97	5		4	057	NON		00			2009	10	2008		

⇒ Cottage Ave		0.31																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	T	W									H	V		R	YR	
Industrial Rd (0.07)	Winter Ln (0.08)	0.01 (52)	N	2	65	22	1997	4	0	0	202	202			E	000035		A	66	97	5		4	057	NON		00			2008	5	2007	
Industrial Rd (0.08)	Winter Ln	0.12 (634)	N	2	70	20	1977	4	0	0	104	104			E	000070		A	60	97	5		4	057	NON		00			2008	5	2007	
Winter Ln	Vista Dr	0.18 (950)	N	2	70	22	1977	4	0	0	104	104			E	000070		A	60	97	5		4	057	NON		00			2008	5	2007	

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E-CTH CW		S-03																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	QW	L	SURFACE				CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	Q	UA	NHS	H	AC	ALN		INV YR	PNT		SW
					Type	WD	YR	P	LT	RT	LT	RT	Type	WD	P	UNT	YR	I	W									H	V		R	YR	
Turke Ln (0.15)	Hustisford Rd	0.30 (1584)	N	2	65	22	1998	4	0	0	203	203			A	000980		A	66	30	4		3	000	NON		00			2010			
Hustisford Rd	CTH CW (0.16)	0.16 (845)	N	2	65	22	1998	4	0	0	203	203			T	002000	2004	A	66	30	4		3	000	NON		00			2010			
CTH SC	Hope Cir	0.33 (1718)	N	2	65	24	1998	4	0	0	203	203			A	000980		A	66	30	4		3	000	NON		00			2008	6	2007	
Hope Cir	Summer Hill Ct (0.40)	0.40 (2136)	N	2	65	24	1998	4	0	0	203	203			A	000980		A	66	30	4		3	000	NON		00			2010	6	2007	
CTH CW	Dewey Rd	0.23 (1214)	N	2	65	24	1998	4	0	0	203	203			A	000980		A	120	30	4		3	000	NON		00			2008	6	2007	
Dewey Rd	North Rd	0.29 (1531)	N	2	65	24	1998	4	0	0	203	203			A	000980		A	120	30	4		3	000	NON		00			2008	6	2007	
North Rd	Willow View Dr	0.26 (1373)	N	2	65	24	1998	4	0	0	203	203			A	000980		A	120	30	4		3	000	NON		00			2008	6	2007	
Willow View Dr	Wiley Rd	0.25 (1320)	N	2	65	24	1998	4	0	0	203	203			T	001400	2004	A	120	30	4		3	000	NON		00			2008	6	2007	
Wiley Rd	Green Valley Rd	0.26 (1373)	N	2	65	24	1998	4	0	0	203	203			A	000980		A	120	30	4		3	000	NON		00			2008	6	2007	
Green Valley Rd	Gopher Hill Rd	1.00 (5280)	N	2	65	24	1998	4	0	0	203	203			A	000980		A	120	30	4		3	000	NON		00			2008	6	2007	
Gopher Hill Rd	Water Dr	0.10 (528)	N	2	65	24	1998	4	0	0	203	203			A	000980		A	120	30	4		3	000	NON		00			2008	6	2007	
Water Dr	N River Rd (0.25)	0.25 (1320)	N	2	65	24	1998	4	0	0	203	203			A	000980		A	120	30	4		3	000	NON		00			2008	6	2007	
Water Dr (0.25)	N River Rd	0.15 (792)	N	2	65	24	1998	4	0	0	202	202			A	000980		A	66	30	4		3	000	NON		00			2008	6	2007	

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					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	
N River Rd	Ski Slide Rd	0.35 (1848)	N	2	65	24	1998	4	0	0	202	202			A	000980		A	66	30	4		3	000	NON		00		2008	6	2007		
Ski Slide Rd	Bartlan Ct	0.63 (3326)	N	2	65	22	1998	4	0	0	206	206			A	000980		A	50	30	4		3	000	NON		00		2008	6	2007		
Bartlan Ct	CTH CW	0.07 (370)	N	2	65	22	1998	4	0	0	206	206			A	000980		A	50	30	4		3	000	NON		00		2008	6	2007		

=>CTH E		3.08																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		TC	RC	SC	O	U/A	NHS	H	AC	AEN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	
Northside Dr	Aliceton Dr	1.44 (7603)	N	2	70	20	1999	4	0	0	203	203			A	001120		A	66	30	4		3	000	NON		00			2008	6	2007	
Aliceton Dr	CTH P	1.08 (5702)	N	2	70	20	1999	4	0	0	203	203			A	001120		A	66	30	4		3	000	NON		00			2008	6	2007	
CTH P	Pipersville Rd	0.22 (1162)	N	2	70	24	1999	4	0	0	302	302			E	000700		A	66	30	4		3	000	NON		00			2008	6	2007	
Pipersville Rd	CTH P	0.34 (1795)	N	2	70	40	1999	4	0	0	000	000			E	000700		A	66	30	4		3	000	NON		00			2008	6	2007	

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SDTH P		2-76																																
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	1	SURFACE			P	CURB			SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	T/A	NHS	H	AC	ALN		INV YR	PVT		SY
					Type	WD	YR		L	R	L	R	Type	WD	T	CNT	YR	L	W	H									V	R		YR		
North Side Dr	Private	0.05 (264)	N	2	70	26	2004	4	0	0	208	208			A	001460		A	110	30	4		3	000	NON		00			2008	8	2007		
Private	Rockvale Rd	1.11 (5861)	N	2	70	26	2004	4	0	0	208	208			A	001460		A	110	30	4		3	000	NON		00			2008	8	2007		
Rockvale Rd	Woody Ln	0.49 (2587)	N	2	70	26	2004	4	0	0	208	208			T	003600	2004	A	110	30	4		3	000	NON		00			2008	8	2007		
Woody Ln	Waterlilly Dr	0.08 (423)	N	2	70	26	2004	4	0	0	208	208			A	001460		A	110	30	4		3	000	NON		00			2008	8	2007		
Waterlilly Dr	Industrial Dr	0.23 (1214)	N	2	70	26	2004	4	0	0	208	208			A	001460		A	110	30	4		3	000	NON		00			2008	8	2007		
Industrial Dr	CTH P (0.30)	0.30 (1584)	N	2	70	26	2004	4	0	0	208	208			A	001460		A	110	30	4		3	000	NON		00			2008	8	2007		
Industrial Dr (0.30)	CTH P	0.12 (634)	N	2	70	26	2004	4	0	0	208	208			A	001460		A	66	30	4		3	000	NON		00			2008	8	2007		
CTH P	Marietta Ave	0.17 (898)	N	2	70	26	2004	4	0	0	208	208			A	001460		A	66	30	4		3	000	NON		00			2008	8	2007		
Marietta Ave	Jolly Ct	0.08 (422)	N	2	65	24	1987	4	0	0	205	205			A	000900		A	66	30	4		3	000	NON		00			2008	8	2007		
Jolly Ct	Lewis Ln	0.05 (264)	N	2	65	24	1987	4	0	0	205	205			A	000900		A	66	30	4		3	000	NON		00			2008	8	2007		
Lewis Ln	Glenview Ave	0.12 (634)	N	2	65	24	1987	4	0	0	205	205			A	000900		A	66	30	4		3	000	NON		00			2008	8	2007		
Glenview Ave	American St	0.04 (211)	N	2	65	24	1987	4	0	0	205	205			A	000900		A	66	30	4		3	000	NON		00			2008	8	2007		



**STATE OF WISCONSIN  
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**Town Of Ixonia (012)**

AT RD/ST OFFSET MILES		TO ROAD NAME OFFSET MILES		LENGTH MILES (FEET)		OW	L	SURFACE			CURB			SHOULDER		MEDIAN		ADT			ROW		PC	RC	SC	O	U/A	NHS	H	AC	ALN		INV	PVT			SW
Type	WD	YR	P	LT	RT	ET	RT	Type	WD	YR	P	LT	RT	Type	WD	YR	P	LT	RT	YR	F	W	PC	RC	SC	O	U/A	NHS	H	AC	H	V	YR	R	YR	SW	
Northside Dr		Aliceton Dr	0.99 (5227)	N	2	70	24	2006	4	0	0	204	204			A	000210		A	66	45	4		3	000	NON		00			2008	9	2007				
Pipersville Rd		CTH E (0.28)	0.28 (1478)	N	2	70	24	2006	4	0	0	204	204			A	000140		A	66	45	4		3	000	NON		00			2008	9	2007				
CTH E		Hustisford Rd	0.22 (1162)	N	2	65	22	1997	4	0	0	206	206			A	000410		A	66	45	4		3	000	NON		00			2008	5	2007				
Hustisford Rd		Rockvale Rd	0.38 (2006)	N	2	65	22	1997	4	0	0	206	206			A	000410		A	66	45	4		3	000	NON		00			2008	5	2007				
Rockvale Rd		Woody Ln (0.24)	0.24 (1267)	N	2	65	22	1997	4	0	0	206	206			T	000950	2004	A	66	45	4		3	000	NON		00			2008	5	2007				
Rockvale Rd (0.24)		Woody Ln	1.21 (6403)	N	2	65	20	1995	4	0	0	203	203			T	000950	2004	A	66	45	4		3	000	NON		00			2008	6	2007				
Woody Ln		Pritchard Farm Rd	0.24 (1250)	N	2	65	20	1995	4	0	0	203	203				000000		A	66	45	4		3	000	NON		00			2008	6	2007				
Pritchard Farm Rd		Oak Dr	0.17 (901)	N	2	65	20	1995	4	0	0	203	203				000000		A	66	45	4		3	000	NON		00			2008	6	2007				
Oak Dr		Cedar Dr	0.19 (1003)	N	2	65	20	1995	4	0	0	203	203			A	000410		A	66	45	4		3	000	NON		00			2008	6	2007				
Cedar Dr		Industrial Dr	0.14 (739)	N	2	65	20	1995	4	0	0	203	203			A	000410		A	66	45	4		3	000	NON		00			2008	6	2007				
Industrial Dr		Maple St (0.12)	0.12 (633)	N	2	65	20	1995	4	0	0	203	203			A	000410		A	66	45	4		3	000	NON		00			2008	6	2007				
Industrial Dr (0.12)		Maple St	0.06 (317)	N	2	65	22	1996	4	0	0	102	102			E	000125		A	66	45	4		3	000	NON		00			2008	6	2007				
Maple St		CTH F	0.14 (739)	N	2	65	22	1996	4	0	0	102	102			E	000125		A	66	45	4		3	000	NON		00			2008	6	2007				

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CTH SE		2.66																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	
STH 16	Leiger Ln	0.20 (1056)	N	2	65	20	1979	4	0	0	202	202			A	000450		A	50	45	4		3	000	NON		00			2008	3	2007	
Leiger Ln	Gary Ln	0.75 (3960)	N	2	65	20	1979	4	0	0	202	202			T	000800	2004	A	50	45	4		3	000	NON		00			2008	3	2007	
Gary Ln	Gopher Hill Rd	0.50 (2640)	N	2	65	20	1979	4	0	0	202	202			A	000450		A	50	45	4		3	000	NON		00			2008	3	2007	
Gopher Hill Rd	Fox Rd	0.52 (2746)	N	2	65	20	1979	4	0	0	202	202			A	000450		A	50	45	4		3	000	NON		00			2008	3	2007	
Fox Rd	Hazelwood Dr	0.33 (1742)	N	2	65	20	1979	4	0	0	202	202			A	000450		A	50	45	4		3	000	NON		00			2008	3	2007	
Hazelwood Dr	CTH CW	0.36 (1901)	N	2	65	20	1979	4	0	0	202	202			A	000450		A	50	45	4		3	000	NON		00			2008	3	2007	

=> Dead End Rd		1.00																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	L	CNT	YR	T	W									H	V		R	YR	
Termini	Ehrke Ln	0.50 (2640)	N	2	35	14	1970	4	0	0	101	101			E	000005		A	66	45	5		4	000	NON		00			2008	5	2007	
Ehrke Ln	Rockvale Rd	0.50 (2640)	N	2	70	20	1981	4	0	0	101	101			E	000015		A	66	45	5		4	000	NON		00			2008	5	2007	

=> Deer Creek Off		0.27																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	
Preserve Park Dr	Preserve Park Dr	0.27 (1421)	N	2	70	36	2007	3	1	1	00	00				000000		A	66	45	5		4	000	NON		00			2008	10	2007	



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=>Dewey Rd		0.17																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	
CTH CW	Dewey Rd	0.17 (898)	N	2	65	22	1986	4	0	0	204	204			E	000015		A	66	45	5		4	000	NON		00			2008	10	2007	

=>Division St		0.11																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURE		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	
Cottage Ave (0.13)	Vista Dr	0.07 (370)	N	2	65	22	1997	4	0	0	202	202			E	000035		A	66	97	5		4	057	NON		00			2008	6	2007	
Vista Dr	Lac La Belle Rd (0.04)	0.04 (211)	N	2	65	22	1997	4	0	0	202	202			E	000035		A	66	97	5		4	057	NON		00			2010	6	2007	

=>Elmke Ln		0.26																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	
Dead End Rd	Termini	0.26 (1373)	N	2	55	16	1970	4	0	0	103	103			E	000015		E	50	45	5		4	000	NON		00			2008	5	2007	

=>Evergreen Rd			0.31																														
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LJ	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	
Lincoln Rd (0.76)	N River Rd	0.31 (1637)	N	2	70	19	1975	4	0	0	102	102			E	000150		E	66	45	5		4	000	NON		00			2010	4	2007	

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=>Fallen Leaf Ct		0.08																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
Woody Ln	Termini	0.06 (298)	N	2	70	36	2007	3	1	1	00	00				000000		A	66	45	5		4	000	NON		00			2008	10	2007	

=>Fieldcrest Ct		0.11																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
Preserve Park Dr	Termini	0.09 (500)	N	2	70	30	2005	3	1	1	000	000				000000		A	66	45	5		4	000	NON		00			2008	10	2007	

=>Forest Dr		0.14																														
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT		ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I									W	H		V	R	
Woody Ln	Termini	0.08 (428)	N	2	70	36	2007	3	1	1	00	00			000000		A	66	45	5		4	000	NON		00			2008	10	2007	
Termini	Woody Ln	0.05 (239)	N	2	70	36	2007	3	1	1	00	00			000000		A	66	45	5		4	000	NON		00			2008	10	2007	

=>Fox Rd		2.24																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									R	V		R	YR	
Gopher Hill Rd	CTH SC	2.24 (11827)	N	2	70	18	1970	4	0	0	102	102			E	000035		E	50	45	5		4	000	NON		00			2008	4	2007	

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-> Gary Ln		0.35																																
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT			SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	SW	
CTH SC	Termini	0.35 (1848)	N	2	35	16	1979	4	0	0	102	102			E	000005		A	33	45	5		4	000	NON		00			2008	4	2007		

-> Genz Rd		0.71																																
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		TC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT			SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	SW	
Branch Rd	Termini	0.71 (3749)	N	2	57	20	1970	4	0	0	101	101			E	000015		E	50	45	5		4	000	NON		00			2008	5	2007		

-> Glenview Ave		0.07																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
CTH F	Termini	0.07 (370)	N	2	65	20	1979	4	0	0	104	104			E	000035		A	50	45	5		4	000	NON		00			2008	6	2007	

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FROM ROAD NAME OFFSET MILES		TO ROAD NAME OFFSET MILES		LENGTH MILES (FEET)		OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
				Type	WD			YR	LT	RT		LT	RT	Type	WD	I	CNT	YR	I	W	H	V									R	YR				
CTH CW	River Valley Rd	1.03 (5438)	N	2	65	20	1993	4	0	0	102	102			E	000150		A	66	45	5		4	000	NON		00			2008	5	2007				
River Valley Rd	Green Valley Rd	0.26 (1373)	N	2	65	20	1993	4	0	0	102	102			E	000150		A	66	45	5		4	000	NON		00			2008	5	2007				
Green Valley Rd	Ridge Ln	0.08 (422)	N	2	65	20	1993	4	0	0	102	102			E	000150		A	66	45	5		4	000	NON		00			2008	5	2007				
Ridge Ln	North Rd	0.68 (3590)	N	2	65	20	1993	4	0	0	102	102			E	000150		A	66	45	5		4	000	NON		00			2008	5	2007				
North Rd	Triangle Rd	0.32 (1690)	N	2	65	20	1993	4	0	0	102	102			E	000150		A	66	45	5		4	000	NON		00			2008	6	2007				
Triangle Rd	Fox Rd	0.20 (1056)	N	2	65	20	1993	4	0	0	102	102			E	000150		A	66	45	5		4	000	NON		00			2008	6	2007				
Fox Rd	Highview Rd	0.26 (1373)	N	2	65	20	1993	4	0	0	102	102			E	000150		A	66	45	5		4	000	NON		00			2008	6	2007				
Highview Rd	CTH SC	1.00 (5280)	N	2	65	20	1993	4	0	0	102	102			E	000150		A	66	45	5		4	000	NON		00			2008	6	2007				
CTH SC	Hustisford Rd	0.74 (3907)	N	2	70	20	1998	4	0	0	101	101			E	000075		A	50	45	5		4	000	NON		00			2008	6	2007				
Hustisford Rd	Ash Rd (0.44)	0.44 (2323)	N	2	70	20	1998	4	0	0	101	101			E	000075		A	50	45	5		4	000	NON		00			2008	6	2007				

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=>Green Valley Rd		0.22																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ABT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	SW
Hillendale Dr	Circle Dr	0.15 (792)	N	2	65	18	2008	4	0	0	202	202			E	000120		A	66	97	5		4	057	NON		00			2009	10	2008	
Circle Dr	Hillendale Dr	0.15 (792)	N	2	65	18	2008	4	0	0	202	202			E	000120		A	66	97	5		4	057	NON		00			2009	10	2008	
Hillendale Dr	Lakeview Rd	0.04 (211)	N	2	65	18	2008	4	0	0	202	202			E	000120		A	66	97	5		4	057	NON		00			2009	10	2008	
Lakeview Rd	Oosty Ave	0.08 (422)	N	2	65	18	2008	4	0	0	202	202			E	000120		A	66	97	5		4	057	NON		00			2009	10	2008	

=>Green Valley Rd		1.13																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ABT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	
Gopher Hill Rd	CTH CW	1.13 (5966)	N	2	40	18	2006	4	0	0	201	201			E	000040		A	66	45	5		4	000	NON		00			2007	6	2005	

=>Hawthorne Dr		0.28																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ABT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	
STH 16	Termini	0.28 (1478)	N	2	70	20	1995	4	0	0	202	202			E	000035		A	66	45	5		4	000	NON		00			2008	6	2007	

=>Hazelwood Dr		0.07																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ABT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	
Termini	CTH SC	0.07 (370)	N	2	35	18	1981	4	0	0	202	202			E	000005		A	66	45	5		4	000	NON		00			2008	5	2007	



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=>Highview Rd		1.58																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	
Marietta Ave	Gopher Hill Rd	1.58 (8342)	N	2	65	20	1988	4	0	0	104	104			E	000035		E	66	45	5		4	000	NON		00			2008	6	2007	

=>Hillcrest St		0.15																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	
Vista Dr	Bellevue Ave	0.07 (370)	N	2	65	20	1996	4	0	0	102	102			E	000015		E	66	97	5		4	057	NON		00			2008	6	2007	
Bellevue Ave	Madison Ave (2)	0.08 (422)	N	2	70	20	1975	4	0	0	102	102			E	000015		E	50	97	5		4	057	NON		00			2008	5	2007	

=>Hillendale Dr		0.63																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	
Lac La Belle Rd	Lakeview Rd	0.05 (264)	N	2	40	20	2006	4	0	0	000	000			E	000075		E	66	97	5		4	057	NON		00			2007	7	2005	
Lakeview Rd	Green Tree Ln	0.04 (211)	N	2	40	20	2006	4	0	0	000	000			E	000075		E	66	97	5		4	057	NON		00			2007	7	2005	
Green Tree Ln	Green Tree Ln	0.32 (1690)	N	2	40	20	2006	4	0	0	000	000			E	000075		E	66	97	5		4	057	NON		00			2007	7	2005	
Green Tree Ln	Circle Dr	0.13 (686)	N	2	40	20	2006	4	0	0	000	000			E	000075		E	66	97	5		4	057	NON		00			2007	7	2005	
Circle Dr	Ski Slide Rd	0.09 (475)	N	2	40	20	2006	4	0	0	000	000			E	000075		E	66	97	5		4	057	NON		00			2007	7	2005	

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=> Hill Rd		0.78																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									II	V		R	YR	
River Valley Rd	North Rd	0.78 (4118)	N	2	57	22	1970	4	0	0	103	103			E	000035		E	66	45	5		4	000	NON		00			2008	5	2007	

=>Hilltop Ln		0.20																																
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT			SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									II	V		R	YR		
Termini	STH 16	0.20 (1056)	N	1	35	10	1975	4	0	0	104	104			E	000015		E	50	45	5		4	000	NON		00			2008	4	2007		

=>Hunter Ln		0.37																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT		ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW	
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I									W	II		V	R		YR
Marietta Ave	Bluebird Ct	0.25 (1325)	N	2	70	36	2005	3	1	1	000	000				000000		E	66	45	5		4	000	NON		00			2008	10	2007	
Bluebird Ct	River Valley Rd	0.13 (693)	N	2	70	36	2005	3	1	1	000	000				000000		E	66	45	5		4	000	NON		00			2008	10	2007	

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Hustisford Rd		0.83																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	L	CNT	YR	T	W									H	V		R	YR	
CTH P	River Rd	0.63 (3326)	N	2	40	22	2006	4	0	0	201	201			E	000125		E	66	45	5		4	000	NON		00			2007	9	2005	
River Rd	Majesta Ct	0.81 (4277)	N	2	40	22	2006	4	0	0	201	201			E	000125		E	66	45	5		4	000	NON		00			2007	9	2005	
Majesta Ct	STH 16	0.19 (1003)	N	2	40	22	2006	4	0	0	201	201			E	000125		E	66	45	5		4	000	NON		00			2007	9	2005	
STH 16	Gopher Hill Rd	1.02 (5386)	N	2	70	20	1970	4	0	0	101	101			E	000035		E	66	45	5		4	000	NON		00			2008	4	2007	
Gopher Hill Rd	CTH CW	1.18 (6230)	N	2	40	18	2006	4	0	0	201	201			E	000035		E	66	45	5		4	000	NON		00			2007	9	2005	

Industrial Dr		0.80																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	T	W									H	V		R	YR	
CTH F	Maple St	0.13 (686)	N	2	40	24	2006	4	0	0	201	201			E	000005		A	66	45	5		4	000	NON		00			2007	8	2005	
Maple St	Birch Rd	0.04 (201)	N	2	40	24	2006	4	0	0	201	201			E	000005		A	66	45	5		4	000	NON		00			2007	8	2005	
Birch Rd	Unknown	0.17 (908)	N	2	40	24	2006	4	0	0	201	201			E	000005		A	66	45	5		4	000	NON		00			2007	8	2005	
Unknown	Oak Dr	0.17 (897)	N	2	40	24	2006	4	0	0	201	201			E	000005		A	66	45	5		4	000	NON		00			2007	8	2005	
Oak Dr	CTH P	0.27 (1426)	N	2	40	24	2006	4	0	0	201	201			E	000005		A	66	45	5		4	000	NON		00			2007	8	2005	



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=>Jolly Ct		0.08																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	T	W									H	V		R	YR	
CTH F	Termini	0.08 (422)	N	2	40	20	2006	4	0	0	000	000			E	000035		E	50	45	5		4	000	NON		00			2007	9	2005	

=>Lac La Belle Rd		0.26																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PYT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	T	W									H	V		R	YR	
Lac La Belle Dr	Lac La Belle Dr	0.11 (581)	N	2	70	20	1977	4	0	0	103	103			E	000100		E	50	92	5		4	057	NON		00			2008	7	2007	
Lac La Belle Dr	Lac La Belle Rd (0.15)	0.15 (792)	N	2	70	20	1977	4	0	0	103	103			E	000100		E	50	92	5		4	057	NON		00			2010	7	2007	

=>Lakeview Rd		0.45																																
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PYT			SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	T	W									H	V		R	YR	SW	
Hillendale Dr	Green Tree Ln	0.45 (2376)	N	2	65	18	2008	4	0	0	202	202			E	000050		A	50	97	5		4	057	NON		00			2009	10	2008		

=>Lang Rd		0.52																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALK		INV YR	PYT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	T	W									H	V		R	YR	
Lang Rd	Ski Slide Rd	0.52 (2746)	N	2	57	18	1970	4	0	0	102	102			E	000075		E	50	97	5		4	057	NON		00			2008	9	2007	

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=>Lasalle Cir		0.34																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	Q	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	T	W									H	V		R	YR	
Oosty Ave	Oosty Ave	0.34 (1795)	N	2	40	20	2004	4	0	0	205	205			E	000035		A	66	97	5		4	057	NON		00			2005	8	2001	

=>Leider Ln		0.32																																
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENG/TH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MIDIAN		ADT			ROW		FC	RC	SC	Q	U/A	NHS	H	AC	ALN		INV YR	PVE			SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	VR	T	W									H	V		R	YR	SW	
CTH SC	Termini	0.32 (1690)	N	2	70	24	1992	4	0	0	101	101			E	000030		A	66	45	5		4	000	NON		00			2008	5	2007		

=>Lewis Ln		0.32																																
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	Q	U/A	NHS	H	AC	ALN		INV YR	PVT			SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	T	W									H	V		R	YR	SW	
CTH F	Marietta Ave	0.32 (1690)	N	2	70	32	2007	3	1	1	000	000			E	000020		E	66	45	5		4	000	NON		00			2008	9	2007		

=>Linden Rd		0.19																														
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT		ROW		FC	RC	SC	Q	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	T	W								H	V	YR	R	YR	
Tamarack Ct	Birch Rd	0.10 (553)	N	2	70	24	2009	3	0	0	202	202			000000		A	66	45	5		4	000	NON		00			2010	10	2009	
Birch Rd	Termini	0.08 (415)	N	2	70	24	2009	3	0	0	202	202			000000		A	66	45	5		4	000	NON		00			2010	10	2009	

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-> Madison Ave (1)		0.02																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	SW
STH 16	Madison Ave (2)	0.02 (106)	N	2	60	20	1977	4	0	0	104	104			E	000075		A	66	97	5		4	057	NON		00			2008	2	2007	

=> Madison Ave (2)		1.11																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
Termini	Ski Slide Rd (0.11)	0.11 (598)	N	2	65	20	2006	4	0	0	104	104				000000		A	66	45	5		4	000	NON		00			2008			
Termini (0.11)	Ski Slide Rd	0.52 (2743)	N	2	65	20	1994	4	0	0	104	104			E	000035		A	66	45	5		4	000	NON		00			2008	2	2007	
Ski Slide Rd	Hillcrest St	0.27 (1426)	N	2	70	20	2009	3	0	0	202	202			E	000075		A	66	97	5		4	057	NON		00			2010	10	2009	
Hillcrest St	Madison Ave (1)	0.17 (898)	N	2	70	20	2009	3	0	0	202	202			E	000075		A	66	97	5		4	057	NON		00			2010	10	2009	
Madison Ave (1)	Termini	0.03 (158)	N	2	70	20	2009	3	0	0	202	202			E	000005		E	66	97	5		4	057	NON		00			2010	10	2009	

->Majesta Ct		0.06																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PYT		
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	VR	I	W									H	V		R	YR	SW
Hustisford Rd	Termini	0.06 (317)	N	2	40	20	2006	4	0	0	000	000			E	000020		A	66	45	5		4	000	NON		00			2007	7	2005	

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=> Maple Ridge Rd		0.49																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		ENV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
Rockvale Rd	Vicksburg Way	0.08 (422)	N	2	70	28	2002	0	1	1	00	00			E	000025	2003	A	66	97	5		4	057	NON		00			2008	8	2007	
Vicksburg Way	Thompson Cir	0.21 (1109)	N	2	70	28	2002	0	1	1	00	00			E	000025	2003	A	66	97	5		4	057	NON		00			2008	8	2007	
Thompson Cir	Termini	0.20 (1056)	N	2	70	28	2002	0	1	1	00	00			E	000025	2003	A	66	97	5		4	057	NON		00			2008	8	2007	

=>Maple St		0.45																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		TC	RC	SC	O	U/A	NHS	H	AC	ALN		ENV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
Industrial Dr	CTH P	0.45 (2376)	N	2	70	24	2009	3	0	0	202	202			E	000075		A	66	45	5		4	000	NON		00			2010	10	2009	

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=>Manitowish Ave		1.69																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT		ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW	
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I									W	H		V	R		YR
River Valley Rd	Hunter Ln	0.23 (1218)	N	2	65	20	1987	4	0	0	203	203			E	000075		A	66	45	5		4	000	NON		00			2008	3	2007	
Hunter Ln	Lewis Ln	0.08 (419)	N	2	65	20	1987	4	0	0	203	203			E	000075		A	66	45	5		4	000	NON		00			2008	3	2007	
Lewis Ln	CTH F (0.14)	0.14 (739)	N	2	65	20	1987	4	0	0	203	203			E	000075		A	66	45	5		4	000	NON		00			2008	5	2007	
Lewis Ln (0.14)	CTH F	0.06 (317)	N	2	65	34	1987	4			000	203			E	000075		A	66	45	5		4	000	NON		00			2008	5	2007	
CTH F	North St	0.27 (1426)	N	2	40	35	2004	3	1	1	000	000			E	000700		E	66	45	5		4	000	NON		00			2005	9	2003	
North St	Park St	0.08 (422)	N	2	40	35	2004	3	1	1	000	000			E	000700		E	66	45	5		4	000	NON		00			2005	9	2003	
Park St	Cardiff Ln (1)	0.22 (1162)	N	2	40	35	2004	3	1	1	000	000			E	000700		A	66	45	5		4	000	NON		00			2005	9	2003	
Cardiff Ln (1)	Swansea Dr	0.20 (1056)	N	2	40	35	2004	3	1	1	000	000			E	000150		A	66	45	5		4	000	NON		00			2005	9	2003	
Swansea Dr	Highview Rd	0.41 (2165)	N	2	40	24	2004	4	0	0	205	205			E	000150		A	66	45	5		4	000	NON		00			2005	9	2003	

=>Marsh Rd		0.13																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
CTH CW	Termini	0.13 (686)	N	1	35	14	1970	4	0	0	103	103			E	000005		E	50	45	5		4	000	NON		00			2008	5	2007	



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=>McMahon Rd		0.47																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	
Mc Mahon Rd (1.03)	Ski Slide Rd	0.47 (2482)	N	2	70	22	2000	4	0	0	103	103			E	000035		E	66	45	5		4	000	NON		00			2010	4	2007	

=>Meadowswet Pass		0.14																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURE		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V	YR	R	YR	
Preserve Park Dr	Winding Ridge Trl	0.06 (322)	N	2	70	36	2007	3	1	1	000	000				000000		A	66	45	5		4	000	NON		00			2008	10	2007	
Winding Ridge Trl	Termini	0.04 (185)	N	2	70	36	2007	3	1	1	000	000				000000		A	66	45	5		4	000	NON		00			2008	10	2007	

=>North Ave		0.06																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURE		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V	YR	R	YR	
Termini	North St	0.06 (317)	N	2	57	30	1976	4	0	0	101	101			E	000010		A	66	45	5		4	000	NON		00			2008	9	2007	

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=>North Rd			232																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PYT		SW	
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR		
North St	Hill Rd	0.60 (3168)	N	2	65	20	1996	4	0	0	102	102			E	000275		A	66	45	5		4	000	NON		00			2008	8	2007		
Hill Rd	Triangle Rd	0.26 (1373)	N	2	70	22	1998	4	0	0	202	202			E	000350		E	66	45	5		4	000	NON		00			2008	8	2007		
Triangle Rd	Gopher Hill Rd	0.74 (3907)	N	2	70	22	1998	4	0	0	202	202			E	000350		E	66	45	5		4	000	NON		00			2008	8	2007		
Gopher Hill Rd	Woodchuck Ln	0.27 (1426)	N	2	70	22	1998	4	0	0	202	202			E	000350		E	66	45	5		4	000	NON		00			2008	8	2007		
Woodchuck Ln	CTH CW	1.05 (5544)	N	2	70	22	1998	4	0	0	202	202			E	000350		E	66	45	5		4	000	NON		00			2008	7	2007		

=>North Side Dr		0.05																																
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT			SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	SW	
CTH F	Northside Dr	0.05 (264)	N	2	70	22	1986	4	0	0	202	202			E	000035		E	66	45	5		4	000	NON		00			2008	4	2007		

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North Side Dr		0.65																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		PC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	L	W									H	V		R	YR	SW
North Side Dr	Woody Lane Dr	0.66 (3485)	N	2	70	20	1992	4	0	0	101	101			E	000035		A	66	45	5		4	000	NON		00			2008	3	2007	
Woody Lane Dr	CTH E (0.18)	0.18 (950)	N	2	70	20	1992	4	0	0	101	101			E	000035		A	66	45	5		4	000	NON		00			2009	3	2007	
CTH E	Hillside Dr	0.46 (2429)	N	2	57	20	1970	4	0	0	102	102			E	000035		E	66	45	5		4	000	NON		00			2008	3	2007	
Hillside Dr	CTH P (0.35)	0.35 (1848)	N	2	70	20	1972	4	0	0	102	102			E	000035		E	50	45	5		4	000	NON		00			2009	3	2007	

=>North St		0.40																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	L	W									H	V		R	YR	
Marietta Ave	North Ave	0.07 (370)	N	2	70	28	2005	3	1	1	000	000			E	000350		A	66	45	5		4	000	NON		00			2008	9	2007	
North Ave	Park St	0.06 (317)	N	2	70	28	2005	3	1	1	000	000			E	000350		A	66	45	5		4	000	NON		00			2008	9	2007	
Park St	Parkview Dr (1)	0.01 (53)	N	2	70	28	2005	3	1	1	000	000			E	000350		A	66	45	5		4	000	NON		00			2008	9	2007	
Parkview Dr (1)	North Rd (0.04)	0.04 (211)	N	2	70	28	2005	3	1	1	000	000			E	000350		A	66	45	5		4	000	NON		00			2008	9	2007	
Parkview Dr (1) (0.04)	North Rd	0.22 (1162)	N	2	70	28	2005	3	1	1	000	000			E	000400		A	66	45	5		4	000	NON		00			2008	9	2007	



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=> Oak Dr		0.70																																
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW			FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W	H									V	R		YR		
Cardiff Ln (1)	CTH P	0.09 (475)	N	2	70	24	2003	4	0	0	204	204			E	000020		A	66	45	5		4	000	NON		00			2008	9	2007		
CTH P	Industrial Dr (0.48)	0.48 (2534)	N	2	40	24	2006	4	0	0	201	201			E	000020		A	66	45	5		4	000	NON		00			2007	9	2005		
CTH P (0.48)	Industrial Dr (0.68)	0.20 (1056)	N	2	40	24	2006	4	0	0	201	201				000000		A	66	45	5		4	000	NON		00			2007	6	2005		
CTH P (0.68)	Industrial Dr	0.06 (317)	N	2	40	24	2006	4	0	0	201	201			E	000020		A	66	45	5		4	000	NON		00			2007	8	2005		

=> Old Hi Way Ln		0.04																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
Rock River Rd	Termini	0.04 (211)	N	2	57	18	2002				00	00			E	000005		A	66	45	5		4	000	NON		00			2008	6	2007	

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=> Oosty Ave		0.51																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	UA	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
Lac La Belle Dr	Lasalle Cir	0.12 (634)	N	2	70	20	2009	3	0	0	202	202			E	000075		E	50	97	5		4	057	NON		00			2010	10	2009	
Lasalle Cir	Lasalle Cir	0.10 (528)	N	2	70	20	2009	3	0	0	202	202			E	000075		E	50	97	5		4	057	NON		00			2010	10	2009	
Lasalle Cir	Green Tree Ln	0.07 (370)	N	2	70	20	2009	3	0	0	202	202			E	000075		E	50	97	5		4	057	NON		00			2010	10	2009	
Green Tree Ln	Oosty Ct	0.11 (581)	N	2	70	20	2009	3	0	0	202	202			E	000075		E	50	97	5		4	057	NON		00			2010	10	2009	
Oosty Ct	Ski Slide Rd	0.11 (581)	N	2	70	20	2009	3	0	0	202	202			E	000075		E	50	97	5		4	057	NON		00			2010	10	2009	

=>Oosty Ct		0.06																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
Termini	Oosty Ave	0.06 (317)	N	2	70	20	1975	4	0	0	101	101			E	000015		A	50	97	5		4	057	NON		00			2008	4	2007	

=> Overland Dr		0.54																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	UA	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
STH 16 (0.68)	River Rd	0.54 (2851)	N	2	70	22	1970	4	0	0	104	104			E	000035		E	66	45	5		4	000	NON		00			2008	2	2007	

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=>Park Roadway			0.04																																
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN			INV YR	PVT			SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	T	W									H	V	R		YR	SW		
Woody Ln	Termini	0.04 (226)	N	2	70	36	2007	3	1	1	00	00				000000		A	66	45	5		4	000	NON		00			2008	10	2007			

=>Park St		0.18																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PST		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	VR	T	W									II	V		R	YR	
Marietta Ave	North St	0.18 (950)	N	2	65	32	1990	4	0	0	000	000			E	000075		A	66	45	5		4	000	NON		00			2008	6	2007	

=>Parkview Dr (1)		0.08																																
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		ENV YR	PVT			SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	T	W									H	V		R	YR	SW	
North St	Parkview Dr (2)	0.08 (422)	N	2	70	20	1971	4	0	0	104	104			E	000060		A	66	45	5		4	000	NON		00			2008	3	2007		

=>Parkview Dr (2)		0.25																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURE		SHOULDER		MEDIAN		ADT		ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW	
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	T									W	H		V	R		YR
Termini	Parkview Dr (1)	0.09 (475)	N	2	70	20	2009	3	0	0	102	102			E	000025		A	66	45	5		4	000	NON		00			2010	10	2009	
Parkview Dr (1)	Termini	0.16 (845)	N	2	70	20	2009	3	0	0	102	102			E	000060		A	66	45	5		4	000	NON		00			2010	10	2009	

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From		To																																
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE				CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PYT			SW
					Type	WD	YR	P	LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									F	V		R	YR	SW	
Ski Slide Rd	Termini	0.24 (1267)	N	1	35	12	1970	4	0	0	102	102			E	000005		E	33	45	5		4	000	NON		00			2008	4	2007		

Pipersville Rd		0.53																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PYT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
CTH P	CTH E	0.53 (2798)	N	2	40	20	2004	4	0	0	205	205			E	000150		A	66	45	5		4	000	NON		00			2005	8	2003	

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AT RD/ST OFFSET MILES		TO ROAD NAME OFFSET MILES		LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN H	ALN V	ENV YR	PVT		SW
Type	WD	YR	LT	RT	Type	WD	YR	LT	RT	Type	WD	LT	RT	LT	RT	LT	RT	LT	RT	LT	W	PC	RC	SC	O	U/A	NHS	H	AC	ALN H	ALN V	ENV YR	R	YR	SW
Termini	Waterlilly Dr	0.02 (128)	N	2	70	36	2007			1	1	00	00					000000		A	66	45	5		4	000	NON		00			2008	10	2007	
Waterlilly Dr	Meadowsweet Pass	0.14 (724)	N	2	70	36	2007			1	1	00	00					000000		A	66	45	5		4	000	NON		00			2008	10	2007	
Meadowsweet Pass	Fieldcress Ct	0.07 (370)	N	2	70	36	2007			1	1	00	00					000000		A	66	45	5		4	000	NON		00			2008	10	2007	
Fieldcress Ct	Winterberry Ln (0.03)	0.03 (158)	N	2	70	36	2007			1	1	00	00					000000		A	66	45	5		4	000	NON		00			2008	10	2007	
Fieldcress Ct (0.03)	Winterberry Ln	0.04 (215)	N	2	70	30	2007	3		1	1	000	000					000000		A	66	45	5		4	000	NON		00			2008	10	2007	
Winterberry Ln	Unknown (0.03)	0.03 (141)	N	2	70	36	2007	3		1	1	000	000					000000		A	66	45	5		4	000	NON		00			2008	10	2007	
Winterberry Ln (0.03)	Unknown	0.01 (64)	N	2	70	36	2007					00	00					000000		A	66	45	5		4	000	NON		00			2008	10	2007	
Unknown	Deer Creek Cir	0.03 (173)	N	2	70	36	2007					00	00					000000		A	66	45	5		4	000	NON		00			2008	10	2007	
Deer Creek Cir	Deer Creek Cir	0.07 (362)	N	2	70	36	2007					00	00					000000		A	66	45	5		4	000	NON		00			2008	10	2007	
Deer Creek Cir	Termini	0.05 (242)	N	2	70	36	2007					00	00					000000		A	66	45	5		4	000	NON		00			2008	10	2007	

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=>Pritchard Park Rd		0.31																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PYT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
CTH P	Stoney Brook Ct	0.05 (263)	N	2	70	36	2007	3	1	1	00	00				000000		A	66	45	5		4	000	NON		00			2008	10	2007	
Stoney Brook Ct	Valley View Ct	0.08 (439)	N	2	70	36	2007	3	1	1	00	00				000000		A	66	45	5		4	000	NON		00			2008	10	2007	
Valley View Ct	Termini	0.14 (738)	N	2	70	36	2007	3	1	1	00	00				000000		A	66	45	5		4	000	NON		00			2008	10	2007	

=>Pritchard Ln		0.27																																
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN			INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V	R		YR		
Hill Rd	Termini	0.27 (1426)	N	1	35	14	1970	4	0	0	102	102			E	000010		A	33	45	5		4	000	NON		00			2008	4	2007		

=>Ridge Ln		0.35																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
Termini	Gopher Hill Rd	0.35 (1848)	N	2	70	16	1999	4	0	0	102	102			E	000015		A	50	45	5		4	000	NON		00			2008	4	2007	

=>River Rd		0.71																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PYT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
Termini	Hustisford Rd	0.28 (1478)	N	2	65	18	2002	4	0	0	102	102			E	000015		A	66	45	5		4	000	NON		00			2008	4	2007	
Hustisford Rd	Overland Dr	0.43 (2270)	N	2	40	20	2004	4	0	0	205	205			E	000015		A	66	45	5		4	000	NON		00			2005	4	2003	



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FROM ROAD NAME OFFSET MILES		TO ROAD NAME OFFSET MILES		LENGTH MILES (FEET)		OW		L		SURFACE			CURB		SHOULDER		MEDIAN		ADT			ROW		FC		RC		SC		O		U/A		NHS		H		AC		ALN		INV		PVT		SW	
										Type	WD	YR	P	LT	RT	LT	RT	Type	WD	L	CNT	YR	L	W	FC	RC	SC	O	U/A	NHS	H	AC	II	V	YR	R	YR	SW									
Evergreen Rd		CTH CW		1.23 (6494)		N		2		55	18	1970	4	0	0	101	101			E	000035		E	50	45	5		4	000	NON		00			2008	4	2007										

FROM ROAD NAME OFFSET MILES		TO ROAD NAME OFFSET MILES		LENGTH MILES (FEET)		OW		L		SURFACE			CURB		SHOULDER		MEDIAN		ADT			ROW		FC		RC		SC		O		U/A		NHS		H		AC		ALN		INV		PVT		SW	
										Type	WD	YR	P	LT	RT	LT	RT	Type	WD	L	CNT	YR	L	W	FC	RC	SC	O	U/A	NHS	H	AC	II	V	YR	R	YR	SW									
CTH E		Termini (0.07)		0.07 (370)		N		2		30	20	1981	4	0	0	101	101			E	000001		A	66	45	5		4	000	NON		00			2008	4	2007										
CTH E (0.07)		Termini		0.04 (211)		N		2		70	24	1981	4	0	0	306	306			E	000010		A	66	45	5		4	000	NON		00			2008	6	2007										

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River Valley Rd		3103																																		
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CERB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ATN		INV YR	PVI		SW			
					Type	WD	YR		LT	RT	LT	RT	Type	WD	L	CNT	YR	L	W									H	V		R	YR				
Gopher Hill Rd	Rock River Rd	0.78 (4118)	N	2	57	18	1970	4	0	0	101	101			A	000240		A	66	45	5		4	000	NON		00			2008	5	2007				
Rock River Rd	Hill Rd	0.52 (2746)	N	2	70	20	1996	4	0	0	101	101			A	000240		A	66	45	5		4	000	NON		00			2008	5	2007				
Hill Rd	Audubon Park Dr (0.67)	0.67 (3537)	N	2	57	18	2007	4	0	0	101	101			A	000240		A	66	45	5		4	000	NON		00			2008	4	2007				
Hill Rd (0.67)	Audubon Park Dr	0.03 (140)	N	2	65	24	2007	4	0	0	202	202			A	000240		A	66	45	5		4	000	NON		00			2008	4	2007				
Audubon Park Dr	Snowy Owl Ln	0.16 (825)	N	2	70	20	2009	4	0	0	202	202			T	000260	2004	A	66	45	5		4	000	NON		00			2010	10	2009				
Snowy Owl Ln	STH 16	0.23 (1200)	N	2	70	20	2009	4	0	0	202	202			A	000240		A	66	45	5		4	000	NON		00			2010	10	2009				
STH 16	Marietta Ave	0.04 (211)	N	2	70	20	2009	4	0	0	202	202			E	000075		A	66	45	5		4	000	NON		00			2010	10	2009				
Marietta Ave	Hunter Ln	0.17 (907)	N	2	70	20	2009	4	0	0	202	202			E	000015		A	66	45	5		4	000	NON		00			2010	10	2009				
Hunter Ln	Termini (0.44)	0.44 (2314)	N	2	70	20	2009	4	0	0	202	202			E	000015		A	66	45	5		4	000	NON		00			2010	10	2009				



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Rock River Rd		1.89																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
Old Hi Way Ln	River Valley Rd (0.31)	0.31 (1637)	N	2	57	18	1979	4	0	0	202	202			T	000000		A	66	40	5		4	000	NON		00			2009	4	2007	
Old Hi Way Ln (0.31)	River Valley Rd (0.89)	0.58 (3062)	N	2	57	18	1979	4	0	0	101	101			T	000000		A	50	40	5		4	000	NON		00			2009	4	2007	
Old Hi Way Ln (0.89)	River Valley Rd (1.79)	0.90 (4752)	N	2	57	18	1979	4	0	0	101	101			T	000000		E	50	45	5		4	000	NON		00			2009	4	2007	
Old Hi Way Ln (1.79)	River Valley Rd	0.10 (528)	N	2	70	18	2008	4	0	0	101	101			T	000000		E	50	45	5		4	000	NON		00			2009	10	2008	

Rockville Rd		5.75																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
CTH P	Dead End Rd	0.85 (4488)	N	2	65	22	1994	4	0	0	104	104			E	000150		A	66	45	5		4	000	NON		00			2008	7	2007	
Dead End Rd	CTH F (0.77)	0.77 (4066)	N	2	65	22	1994	4	0	0	104	104			E	000150		A	66	45	5		4	000	NON		00			2008	7	2007	
Dead End Rd (0.77)	CTH F	1.40 (7392)	N	2	65	22	1999	4	0	0	101	101			E	000150		A	66	45	5		4	000	NON		00			2008	7	2007	
CTH F	Ski Slide Rd	2.23 (11774)	N	2	65	20	2000	4	0	0	202	202			E	000075		A	66	45	5		4	000	NON		00			2008	7	2007	
Ski Slide Rd	Maple Ridge Rd	0.15 (800)	N	2	65	20	2000	4	0	0	202	202			E	000150		A	66	97	5		4	057	NON		00			2008	6	2007	
Maple Ridge Rd	Winter Ln	0.21 (1101)	N	2	65	20	2000	4	0	0	202	202			E	000150		A	66	97	5		4	057	NON		00			2008	6	2007	
Winter Ln	Frontier Rd (0.14)	0.14 (739)	N	2	65	20	2000	4	0	0	202	202			E	000150		A	66	97	5		4	057	NON		00			2010	6	2007	

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=>Rolling Ln		0.24																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	AEN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
Termini	Ski Slide Rd	0.24 (1267)	N	1	35	14	1970	4	0	0	102	102			E	000020		A	33	45	5		4	000	NON		00			2008	4	2007	

=>Shady Ln		0.33																																
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	AEN		INV YR	PVT			SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	SW	
CTH CW	Termini	0.33 (1742)	N	2	65	20	1997	4	0	0	103	103			E	000055		A	66	45	5		4	000	NON		00			2008	5	2007		

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AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V	YR	R	YR	
Oosty Ave (0.29)	Branch Rd	0.42 (2194)	N	2	70	22	2006	4	0	0	101	101				000000		A	66	97	5		4	057	NON		00			2010	9	2007	
Branch Rd	Lang Rd (0.08)	0.08 (417)	N	2	70	20	2006	4	0	0	101	101				000000		A	66	97	5		4	057	NON		00			2008	9	2007	
Branch Rd (0.08)	Lang Rd	0.35 (1826)	N	2	65	20	1989	4	0	0	101	101			E	000150		A	66	97	5		4	057	NON		00			2008	9	2007	
Lang Rd	McMahon Rd	1.01 (5333)	N	2	65	20	1989	4	0	0	101	101			E	000150		A	66	45	5		4	000	NON		00			2008	5	2007	
McMahon Rd	Branch Rd	0.34 (1795)	N	2	65	20	1989	4	0	0	101	101			E	000150		A	66	45	5		4	000	NON		00			2008	5	2007	
Branch Rd	CTH CW	0.72 (3802)	N	2	65	20	1989	4	0	0	101	101			E	000150		A	66	45	5		4	000	NON		00			2008	5	2007	

-> Snowy Owl Ln		0.19																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V	YR	R	YR	
River Valley Rd	Cardinal Pass	0.05 (264)	N	2	70	32	2003	2	1	1	000	000				000000		A	66	45	5		4	000	NON		00			2009	9	2007	0
Cardinal Pass	Whippoorwill Rd	0.05 (264)	N	2	70	32	2003	2	1	1	000	000				000000		A	66	45	5		4	000	NON		00			2009	10	2007	0
Whippoorwill Rd	Audubon Park Dr	0.09 (475)	N	2	70	32	2003	2	1	1	000	000				000000		A	66	45	5		4	000	NON		00			2009	10	2007	0

-> Storey Brook Ct		0.12																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V	YR	R	YR	
Pritchard Farm Rd	Termini	0.10 (508)	N	2	70	36	2007	3	1	1	00	00				000000		A	66	45	5		4	000	NON		00			2008	10	2007	

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=>Sunset Ln		0.25																															
AT RD/ST OFFSET MILES	TO ROAD-NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
Termini	STH 16	0.17 (898)	N	1	35	10	1970				00	00			E	000005		E	33	45	5		4	000	NON	00			2008	4	2007		
STH 16	Termini	0.08 (435)	N	1	35	10	1970				00	00			E	000005		E	33	45	5		4	000	NON	00			2008	4	2007		

=>Sun valley			0.42																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	QW	L	SURFACE			CURE			SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT			SW
					Type	WD	YR	P	LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	SW	
Termini	CTH CW	0.42 (2218)	N	2	70	16	1979	4	0	0	102	102			E	000010		E	50	45	5		4	000	NON		00			2008	7	2007		

=>Swansea Dr			0.06																														
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SV
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
Marietta Ave	Cardiff Ln (1)	0.06 (317)	N	2	70	20	1975	4	0	0	103	103			E	000015		E	66	45	5		4	000	NON		00			2008	5	2007	

=>Swansea Dr E		0.34																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
Cardiff Ln (1)	Cardiff Ln (1) (0.16)	0.16 (845)	N	2	70	20	1987	4	0	0	203	203			E	000050		A	66	45	5		4	000	NON		00			2008	5	2007	
Cardiff Ln (1) (0.16)	Cardiff Ln (1)	0.18 (950)	N	2	70	22	1979	4	0	0	203	203			E	000050		A	66	45	5		4	000	NON		00			2008	5	2007	

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=> Tamarack Ct			0.16																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW	
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR		
Woody Ln	Linden Rd	0.16 (842)	N	2	70	24	2009	3				202	202				000000		A	66	45	5		4	000	NON		00			2010	10	2009	

=> T-Bar Ln (1)		0.09																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
T-Bar Ln (2)	Termini	0.09 (475)	N	2	60	18	2002	4	0	0	202	202			E	000005		E	66	45	5		4	000	NON	00			2008	7	2007		

=> T-Bar Ln (2)		0.14																														
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT		ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	TR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I									W	H		V	R	
STH 16	T-Bar Ln (1)	0.04 (211)	N	2	70	20	2002	4	0	0	202	202			E	000015		E	66	45	5		4	000	NON	00			2008	7	2007	
T-Bar Ln (1)	Termini	0.10 (528)	N	2	70	20	2002	4	0	0	202	202			E	000015		E	66	45	5		4	000	NON	00			2008	7	2007	

=>Thompson Cir		0.26																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	
Termini	Maple Ridge Rd	0.10 (528)	N	2	70	24	2007	3	1	1	000	000			E	000010	2003	A	66	97	5		4	057	NON		00			2008	10	2007	
Maple Ridge Rd	Termini	0.14 (739)	N	2	70	24	2007	3	1	1	000	000				000000		A	66	97	5		4	057	NON		00			2008	10	2007	



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=> Timber Ridge Dr		0.07																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT		ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW	
					Type	WD	YR		LT	RT	LT	RT	Type	WD	F	CNT	YR	T									W	H		V	R		YR
Woody Ln	Termini	0.05 (269)	N	2	70	36	2007	3	1	1	00	00				000000		A	66	45	5		4	000	NON		00			2008	10	2007	

=> Triangle Rd			0.81																														
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT		ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW	
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T									W	H		V	R		YR
North Rd	Gopher Hill Rd	0.81 (4277)	N	2	70	20	2009	3	0	0	202	202			E	000075		A	66	45	5		4	000	NON		00			2010	10	2009	

=> Valley View Ct		0.11																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	ROW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT		ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW	
					Type	WD	YR		LT	RT	LT	RT	Type	WD	F	CNT	YR	T									W	H		V	R		YR
Pritchard Farm Rd	Termini	0.09 (451)	N	2	70	36	2007	3	1	1	00	00				000000		A	66	45	5		4	000	NON		00			2008	10	2007	

=>Vicksburg Way		0.23																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT		ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW	
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T									W	H		V	R		YR
Maple Ridge Rd	Termini	0.24 (1267)	N	2	70	28	2007	3	1	1	00	00			E	000010	2003	A	66	97	5		4	057	NON		00			2008	10	2007	

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Waterlily Dr		0.18																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURE		SHOULDER		MEDIAN		ADT			ROW		TC	RC	SC	Q	U/A	NHS	H	AC	ALN		INV YR	PVT		SM
					Type	WD	YR		LT	RT	Type	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	
Preserve Park Dr	Winding Ridge Trl	0.10 (516)	N	2	70	36	2007	3	1	1	00	00				000000		A	66	45	5		4	000	NON		00			2008	10	2007	
Winding Ridge Trl	CTH F	0.08 (424)	N	2	70	36	2007	3	1	1	00	00				000000		A	66	45	5		4	000	NON		00			2008	10	2007	



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=>Whippoorwill Rd		0.40																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	
Snowy Owl Ln	Audubon Park Dr	0.13 (686)	N	2	70	26	2003	3	1	1	000	000				000000		A	66	45	5		4	000	NON		00			2009	10	2007	0

=>Wiley Rd		0.40																															
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENG TH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	
CTH CW	Wiley Rd	0.40 (2112)	N	2	65	18	1994	4	0	0	103	103			E	000035		A	66	45	5		4	000	NON		00			2008	5	2007	

=>Willow View Dr			0.38																														
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	T	W									H	V		R	YR	
CTH CW	Termini	0.38 (2006)	N	2	35	20	1979	4	0	0	102	102			E	000005		A	50	45	5		4	000	NON		00			2008	4	2007	

=>Winding Ridge Trl		0.19																														
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT		ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT		SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	T	CNT	YR	I									W	H		V	R	
Meadowsweet Pass	Waterlilly Dr	0.11 (575)	N	2	70	36	2007	3	1	1	00	00			000000		A	66	45	5		4	000	NON		00			2008	10	2007	
Waterlilly Dr	Termini	0.05 (256)	N	2	70	36	2007	3	1	1	000	000			000000		A	66	45	5		4	000	NON		00			2008	10	2007	

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**Town Of Ixonia (012)**

=>Winterberry Ln		0.15																																
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT			SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	SW	
CTH F	Preserve Park Dr	0.15 (770)	N	2	70	30	2005	3	1	1	000	000				000000		A	66	45	5		4	000	NON		00			2008	10	2007		

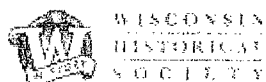
=>Winter Ln		0.33																																
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	QW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN		INV YR	PVT			SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V		R	YR	R	
Rockvale Rd	Cottage Ave	0.25 (1320)	N	2	70	20	1975	4	0	0	102	102			E	000035		E	60	97	5		4	057	NON		00			2008	4	2007		
Cottage Ave	Vista Dr	0.08 (422)	N	2	70	20	1975	4	0	0	102	102			E	000035		E	60	97	5		4	057	NON		00			2008	4	2007		

=>Woodchuck Ln		0.13																																	
AT RD/ST OFFSET MILES	TO ROAD NAME OFFSET MILES	LENGTH MILES (FEET)	OW	L	SURFACE			P	CURB		SHOULDER		MEDIAN		ADT			ROW		FC	RC	SC	O	U/A	NHS	H	AC	ALN			INV YR	PVT			SW
					Type	WD	YR		LT	RT	LT	RT	Type	WD	I	CNT	YR	I	W									H	V	R		YR	SW		
Termini	North Rd	0.13 (686)	N	2	35	16	1980	4	0	0	101	101			E	000010		A	50	45	5		4	000	NON		00			2008	4	2007			

**Town Of Ixonia (012)**

**Last Updated Date : 11/13/2009 12:18:25 AM**

**Appendix C**  
**Wisconsin Architecture & History Inventory**



## Wisconsin Architecture & History Inventory

Page 1 of 9 (84 Records Found)

You searched for: JEFFERSON ->IXONIA (Civil)

[Refine Search](#)

Click on the AHI number to view the record detail

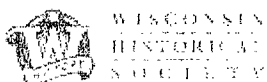
Ahi#	Image	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name
6688		JEFFERSON		0816E-05	IXONIA		S SIDE OF COUNTY HIGHWAY CW, 2/3 M E OF COUNTY HIGHWAY ST	
6689		JEFFERSON		0816E-07	IXONIA		E SIDE OF HUSTISFORD RD, .3 M N OF STATE HIGHWAY 16	
6690		JEFFERSON		0816E-08	IXONIA		S SIDE OF GOPHER HILL RD, .1 M ? OF COUNTY HIGHWAY ST	ST. PAUL'S CHURCH
6691		JEFFERSON		0816E-10	IXONIA		E SIDE OF GREEN VALLEY RD, .2 M N OF GOPHER HILL RD	THS SILO
6692		JEFFERSON		0816E-11	IXONIA		N SIDE OF GOPHER HILL RD, .5 M S OF COUNTY HIGHWAY CW	EVANGELISCH LUTHERISCHE KRUEZ-KIRCHE
6693		JEFFERSON		0816E-12	IXONIA		W SIDE OF SKI JUMP RD, .25 M S OF COUNTY HIGHWAY CW	August Wagner House
6694		JEFFERSON		0816E-21	IXONIA		N SIDE OF MARIETTA RD, .25 M SE OF STATE HIGHWAY 16	
6695		JEFFERSON		0816E-22	IXONIA	IXONIA	E SIDE OF NORTH ST, .1 M N OF MARIETTA RD	
6696		JEFFERSON		0816E-22	IXONIA		NE CNR OF JOLLY CT AND STATE HIGHWAY 135	

6698		JEFFERSON		0816E-23	IXONIA		W SIDE OF ROCK RIVER RD, .5 M N OF STATE HIGHWAY 16	
Ahi#:	Image	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name

Records 1 through 10 of 84

[1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#)[Next 10 Records ->>](#)[Need help searching?](#)[Start a New Search](#)

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## Wisconsin Architecture & History Inventory

Page 2 of 9 (84 Records Found)

You searched for: JEFFERSON ->IXONIA (Civil)

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Click on the AHI number to view the record detail

Ahi#	Image	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name
6700		JEFFERSON		0816E-27	IXONIA		NW CNR OF ROCKVALE RD AND STATE HIGHWAY 135	
6701		JEFFERSON		0816E-28	IXONIA		S SIDE OF ROCKVALE RD, 1 M W OF STATE HIGHWAY 135	DISTRICT SCHOOL #8
6702		JEFFERSON		0816E-33	IXONIA		N SIDE OF NORTH LINE RD, OPP WOODY LN	
42988		JEFFERSON		0816E-24	IXONIA		N8190 SKI SLIDE RD	
42989		JEFFERSON		0816E-24	IXONIA		N8190 SKI SLIDE RD	
42992		JEFFERSON		0816E-24	IXONIA		N8302 SKI SLIDE RD	
42996		JEFFERSON		0816E-24	IXONIA		N8302 SKI SLIDE RD	
43000		JEFFERSON		0816E-25	IXONIA		W541 STATE HIGHWAY 16	
43003		JEFFERSON		0816E-26	IXONIA		W541 STATE HIGHWAY 16	
43006		JEFFERSON		0816E-25	IXONIA		W386 STATE HIGHWAY 16	
Ahi#:	Image	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name

Records 11 through 20 of 84

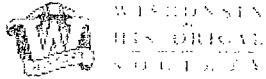
1 2 3 4 5 6 7 8 9

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## Wisconsin Architecture & History Inventory

Page 3 of 9 (84 Records Found)

You searched for: JEFFERSON ->IXONIA (Civil)

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Click on the AHI number to view the record detail

Ahi#	Image	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name
117612		JEFFERSON		0816E-29	IXONIA		1 MILE SE OF PIPERSVILLE	
117613		JEFFERSON		0816E-21	IXONIA		3/4 MILE W OF IXONIA	Bethel Cemetery
117614		JEFFERSON		0816E-29	IXONIA		1 MILE SE OF PIPERSVILLE	
117615		JEFFERSON		0816E-29	IXONIA		1 MILE SE OF PIPERSVILLE	
118617		JEFFERSON		0916E-13	IXONIA		N8530 SKI SLIDE RD	Devils Hollow Ski Jump
122318		JEFFERSON		0816E-28	IXONIA		W1690 ROCKVALE RD	
122319		JEFFERSON		0816E-28	IXONIA		W1690 ROCKVALE RD	
122321		JEFFERSON		0816E-28	IXONIA		W1690 ROCKVALE RD	
122322		JEFFERSON		0816E-28	IXONIA		W1690 ROCKVALE RD	Ferd Rohloff Farm
122323		JEFFERSON		0816E-28	IXONIA		W1690 ROCKVALE RD	Ferd Rohloff Farm
Ahi#:	Image	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name

Records 21 through 30 of 84

1 2 3 4 5 6 7 8 9

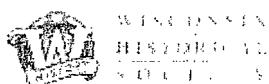
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## Wisconsin Architecture & History Inventory

Page 4 of 9 (84 Records Found)

You searched for: JEFFERSON -> IXONIA (Civil)

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Ahi#	Image	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name
122324		JEFFERSON		0816E-28	IXONIA		W1690 ROCKVALE RD	Ferd Rohloff Farm
122325		JEFFERSON		0816E-28	IXONIA		W1690 ROCKVALE RD	
122326		JEFFERSON		0816E-28	IXONIA		W1580 ROCKVALE RD	M. Ludwig Farm
122327		JEFFERSON		0816E-28	IXONIA		W1580 ROCKVALE RD	
122328		JEFFERSON		0816E-28	IXONIA		W1634 ROCKVALE RD	
122329		JEFFERSON		0816E-28	IXONIA		W1634 ROCKVALE RD	
122331		JEFFERSON		0816E-28	IXONIA		W1634 ROCKVALE RD	
122332		JEFFERSON		0816E-28	IXONIA		W1634 ROCKVALE RD	
122333		JEFFERSON		0816E-28	IXONIA		W1634 ROCKVALE RD	
122334		JEFFERSON		0816E-28	IXONIA		W1634 ROCKVALE RD	
Ahi#:	Image	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name

Records 31 through 40 of 84

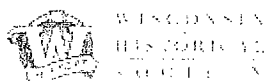
1 2 3 4 5 6 7 8 9

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## Wisconsin Architecture & History Inventory

Page 5 of 9 (84 Records Found)

You searched for: JEFFERSON ->IXONIA (Civil)

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Click on the AHI number to view the record detail

Ahi#	Image	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name
122335		JEFFERSON		0816E-28	IXONIA		W1649 ROCKVALE RD	Fred Maas House
122336		JEFFERSON		0816E-32	IXONIA		DEAD END LN	
122538		JEFFERSON		0816E-09	IXONIA		W1541 GOPHER HILL RD	Fred Huebner House
122540		JEFFERSON		0816E-09	IXONIA		W1541 GOPHER HILL RD	
122541		JEFFERSON		0816E-09	IXONIA		N8950 TRIANGLE RD	L. Huebner Farm
122542		JEFFERSON		0816E-09	IXONIA		N8950 TRIANGLE RD	L. Huebner Farm
122543		JEFFERSON		0816E-09	IXONIA		N8950 TRIANGLE RD	L. Huebner Farm
122544		JEFFERSON		0816E-09	IXONIA		N8950 TRIANGLE RD	
122554		JEFFERSON		0816E-11	IXONIA		N8934 RIVER VALLEY RD	Herman Danes Farm
122555		JEFFERSON		0816E-11	IXONIA		N8934 RIVER VALLY RD	Herman Dames Farm
Ahi#:	Image	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name

Records 41 through 50 of 84

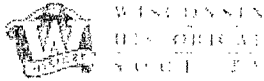
1 2 3 4 5 6 7 8 9

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Page 6 of 9 (84 Records Found)

You searched for: JEFFERSON ->IXONIA (Civil)

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Ahi#	Image	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name
122556		JEFFERSON		0816E-11	IXONIA		N8934 RIVER VALLEY RD	Herman Dames Farm
122557		JEFFERSON		0816E-11	IXONIA		N8934 RIVER VALLEY RD	Herman Dames Farm
122558		JEFFERSON		0816E-11	IXONIA	Ixonia	W799 GOPHER HILL RD	Carl Gauerke Farm
122559		JEFFERSON		0816E-12	IXONIA	Ixonia	W415 COUNTY HIGHWAY W	
122560		JEFFERSON		0816E-12	IXONIA	Ixonia	W415 COUNTY HIGHWAY W	
122561		JEFFERSON		0816E-12	IXONIA	Ixonia	W415 COUNTY HIGHWAY W	
122563		JEFFERSON		0816E-12	IXONIA	Ixonia	W415 COUNTY HIGHWAY W	
122564		JEFFERSON		0816E-12	IXONIA	Ixonia	W 415 COUNTY HIGHWAY W	
122565		JEFFERSON		0816E-12	IXONIA		W415 COUNTY HIGHWAY W	
122566		JEFFERSON		0816E-12	IXONIA	Ixonia	W415 COUNTY HIGHWAY W	
Ahi#:	Image	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name

Records 51 through 60 of 84

1 2 3 4 5 6 7 8 9

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Page 7 of 9 (84 Records Found)

You searched for: JEFFERSON ->IXONIA (Civil)

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Ahi#	Image	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name
122567		JEFFERSON		0816E-12	IXONIA		W415 COUNTY HIGHWAY W	
122568		JEFFERSON		0816E-12	IXONIA		W415 COUNTY HIGHWAY W	
122569		JEFFERSON		0816E-12	IXONIA	Ixonia	W415 COUNTY HIGHWAY W	
122573		JEFFERSON		0816E-12	IXONIA	Ixonia	W415 COUNTY HIGHWAY W	
122574		JEFFERSON		0816E-01	IXONIA		W318 COUNTY HIGHWAY CW	Ole Nelson Farm
122575		JEFFERSON		0816E-01	IXONIA		W318 COUNTY HIGHWAY CW	Ole Nelson Farm
122576		JEFFERSON		0816E-01	IXONIA		W318 COUNTY HIGHWAY CW	Ole Nelson Farm
122577		JEFFERSON		0816E-01	IXONIA		W318 COUNTY HIGHWAY CW	Ole Nelson Farm
122578		JEFFERSON		0816E-01	IXONIA		W318 COUNTY HIGHWAY CW	Ole Nelson Farm
124087		JEFFERSON		0816E-10	IXONIA		N8960 RIDGE LN	
Ahi#:	Image	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name

Records 61 through 70 of 84

1 2 3 4 5 6 7 8 9

<<- Previous 10 Records

Next 10 Records ->>

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Page 8 of 9 (84 Records Found)

You searched for: JEFFERSON ->IXONIA (Civil)

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Click on the AHI number to view the record detail

Ahi#	Image	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name
124088		JEFFERSON		0816E-10	IXONIA		N8960 RIDGE LN	O.W. Schroeder Farm
124098		JEFFERSON		0816E-10	IXONIA		N8960 RIDGE LN	O.W. Schroeder Farm
124099		JEFFERSON		0816E-10	IXONIA		N8960 RIDGE LN	O.W. Schroeder Farm
124101		JEFFERSON		0816E-10	IXONIA		N8960 RIDGE LN	O.W. Schroeder Farm
124102		JEFFERSON		0816E-12	IXONIA		N9163 SKI SLIDE RD	August Wagner Farm
124103		JEFFERSON		0816E-12	IXONIA		N9163 SKI SLIDE RD	August Wagner Farm
124104		JEFFERSON		0816E-12	IXONIA		N9163 SKI SLIDE RD	August Wagner Farm
124105		JEFFERSON		0816E-12	IXONIA		N9163 SKI SLIDE RD	August Wagner Farm
124118		JEFFERSON		0816E-12	IXONIA		N9163 SKI SLIDE RD	August Wagner Farm
124119		JEFFERSON		0816E-12	IXONIA		N9163 SKI SLIDE RD	August Wagner Farm
Ahi#:	Image	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name

Records 71 through 80 of 84

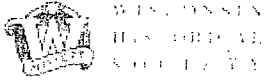
1 2 3 4 5 6 7 8 9

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You searched for: JEFFERSON ->IXONIA (Civil)

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Click on the AHI number to view the record detail

Ahi#	Image	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name
124120		JEFFERSON		0816E-12	IXONIA		N9163 SKI SLIDE RD	August Wagner Farm
124121		JEFFERSON		0816E-12	IXONIA		N9163 SKI SLIDE RD	August Wagner Farm
124122		JEFFERSON		0816E-12	IXONIA		N9163 SKI SLIDE RD	August Wagner Farm
124133		JEFFERSON		0816E-12	IXONIA		N9163 SKI SLIDE RD	August Wagner Farm
Ahi#:	Image	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name

Records 81 through 84 of 84

End of Records

1 2 3 4 5 6 7 8 9

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County: <b>JEFFERSON</b>	Record #: <b>6688</b>	Location: <b>S SIDE OF COUNTY HIGHWAY CW, 2/3 M E OF COUNTY HIGHWAY ST</b>	
City or Village:	Town, Range, Section: <b>0816E-05</b>	Quarter Sections: <b>NE NE</b>	
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community:		District:	
Current Name:		NR Multiple Property Name:	
Survey Map: <b>USGS IXONIA</b>	Historic Name:	Wall Material: <b>Cream Brick</b>	
Map Code: <b>T26/34</b>	Construction Date:	Structural System:	
Survey Date: <b>1984</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Greek Revival</b>		Cultural Affiliation:	
Resource Type: <b>house</b>		Demolished Date:	
<a href="#">View Additional Comments</a>			

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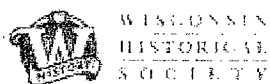
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County: <b>JEFFERSON</b>	Record #: <b>6689</b>	Location: <b>E SIDE OF HUSTISFORD RD, .3 M N OF STATE HIGHWAY 16</b>	
City or Village:	Town, Range, Section: <b>0816E-07</b>	Quarter Sections: <b>SE NW</b>	
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community:		District:	
Current Name:		NR Multiple Property Name:	
Survey Map: <b>USGS Watertown 7.5'</b>		Historic Name:	Wall Material: <b>Clapboard</b>
Map Code: <b>T26/30</b>		Construction Date:	Structural System:
Survey Date: <b>1984</b>		Designer Name:	Other Buildings on Site?:
Style or Form: <b>Gabled Ell</b>		Cultural Affiliation:	
Resource Type: <b>house</b>		Demolished Date:	
<a href="#">View Additional Comments</a>			

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County: <b>JEFFERSON</b>	Record #: <b>6690</b>	Location: <b>S SIDE OF GOPHER HILL RD, .1 M ? OF COUNTY HIGHWAY ST</b>	
City or Village:	Town, Range, Section: <b>0816E-08</b>	Quarter Sections: <b>SW NE</b>	
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community:		District:	
Current Name:	NR Multiple Property Name:		
Survey Map: <b>USGS Watertown 7.5'</b>	Historic Name: <b>ST. PAUL'S CHURCH</b>	Wall Material: <b>Brick</b>	
Map Code: <b>T26/35</b>	Construction Date:	Structural System:	
Survey Date: <b>1984</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Neogothic Revival</b>		Cultural Affiliation:	
Resource Type: <b>church</b>		Demolished Date:	
<a href="#">View Additional Comments</a>			

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County: <b>JEFFERSON</b>	Record #: <b>6691</b>	Location: <b>E SIDE OF GREEN VALLEY RD, .2 M N OF GOPHER HILL RD</b>	
City or Village:	Town, Range, Section: <b>0816E-10</b>	Quarter Sections: <b>NE SW</b>	
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community:		District:	
Current Name:	NR Multiple Property Name:		
Survey Map: <b>USGS IXONIA</b>	Historic Name: <b>THS SILO</b>	Wall Material: <b>Fieldstone</b>	
Map Code: <b>T 27/3</b>	Construction Date: <b>1918</b>	Structural System:	
Survey Date: <b>1984</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Astylistic Utilitarian Building</b>		Cultural Affiliation:	
Resource Type: <b>silo</b>		Demolished Date:	
<a href="#">View Additional Comments</a>			

**Do you have additional information about this property or think something is incorrect?**

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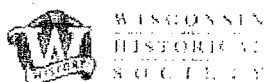
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County: <b>JEFFERSON</b>	Record #: <b>6692</b>	Location: <b>N SIDE OF GOPHER HILL RD, .5 M S OF COUNTY HIGHWAY CW</b>	
City or Village:	Town, Range, Section: <b>0816E-11</b>	Quarter Sections: <b>NW SW</b>	
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community:		District:	
Current Name: <b>CROSS LUTHERAN CHURCH</b>	NR Multiple Property Name:		
Survey Map: <b>USGS IXONIA</b>	Historic Name: <b>EVANGELISCH LUTHERISCHE KRUEZ-KIRCHE</b>	Wall Material: <b>Clapboard</b>	
Map Code: <b>T 27/2</b>	Construction Date: <b>1892</b>	Structural System:	
Survey Date: <b>1984</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Gothic Revival</b>		Cultural Affiliation:	
Resource Type: <b>church</b>		Demolished Date:	
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County: <b>JEFFERSON</b>	Record #: <b>6693</b>	Location: <b>W SIDE OF SKI JUMP RD, .25 M S OF COUNTY HIGHWAY CW</b>	
City or Village:	Town, Range, Section: <b>0816E-12</b>	Quarter Sections: <b>NW SE</b>	
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community:		District:	
Current Name: <b>Dennis A. Lauersdorf House</b>		NR Multiple Property Name:	
Survey Map: <b>USGS IXONIA</b>	Historic Name: <b>August Wagner House</b>	Wall Material: <b>Cream Brick</b>	
Map Code: <b>T26/33</b>	Construction Date: <b>1885c</b>	Structural System:	
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Side Gabled</b>		Cultural Affiliation:	
Resource Type: <b>house</b>		Demolished Date:	
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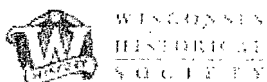
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County: <b>JEFFERSON</b>	Record #: <b>6694</b>	Location: <b>N SIDE OF MARIETTA RD, .25 M SE OF STATE HIGHWAY 16</b>	
City or Village:	Town, Range, Section: <b>0816E-21</b>	Quarter Sections: <b>NE NW</b>	
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community:		District:	
Current Name:		NR Multiple Property Name:	
Survey Map: <b>USGS IXONIA</b>	Historic Name:	Wall Material: <b>Cream Brick</b>	
Map Code: <b>T26/23</b>	Construction Date:	Structural System:	
Survey Date: <b>1984</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Gabled Ell</b>		Cultural Affiliation:	
Resource Type: <b>house</b>		Demolished Date:	
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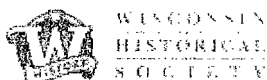
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County: <b>JEFFERSON</b>	Record #: <b>6695</b>	Location: <b>E SIDE OF NORTH ST, .1 M N OF MARIETTA RD</b>	
City or Village:	Town, Range, Section: <b>0816E-22</b>	Quarter Sections: <b>NW SW</b>	
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community: <b>IXONIA</b>			District:
Current Name: <b>IXONIA TOWN HALL</b>		NR Multiple Property Name:	
Survey Map: <b>USGS IXONIA</b>	Historic Name:	Wall Material: <b>Brick</b>	
Map Code: <b>T26/27</b>	Construction Date:	Structural System:	
Survey Date: <b>1984</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Front Gabled</b>		Cultural Affiliation:	
Resource Type: <b>town hall</b>		Demolished Date:	
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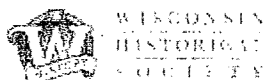
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County: <b>JEFFERSON</b>	Record #: <b>6696</b>	Location: <b>NE CNR OF JOLLY CT AND STATE HIGHWAY 135</b>	
City or Village:	Town, Range, Section: <b>0816E-22</b>	Quarter Sections: <b>NW SE</b>	
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community:			District:
Current Name:		NR Multiple Property Name:	
Survey Map: <b>USGS IXONIA</b>	Historic Name:	Wall Material: <b>Cream Brick</b>	
Map Code: <b>T 27/7</b>	Construction Date:	Structural System:	
Survey Date: <b>1984</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Gabled Ell</b>		Cultural Affiliation:	
Resource Type: <b>house</b>		Demolished Date:	
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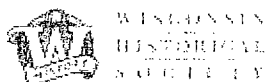
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County: <b>JEFFERSON</b>	Record #: <b>6698</b>	Location: <b>W SIDE OF ROCK RIVER RD, .5 M N OF STATE HIGHWAY 16</b>	
City or Village:	Town, Range, Section: <b>0816E-23</b>	Quarter Sections: <b>SW NE</b>	
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community:		District:	
Current Name:		NR Multiple Property Name:	
Survey Map: <b>USGS IXONIA</b>	Historic Name:	Wall Material: <b>Brick</b>	
Map Code: <b>T 27/4</b>	Construction Date:	Structural System:	
Survey Date: <b>1974</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Gabled Ell</b>		Cultural Affiliation:	
Resource Type: <b>house</b>		Demolished Date:	
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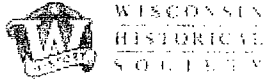
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County: <b>JEFFERSON</b>	Record #: <b>6700</b>	Location: <b>NW CNR OF ROCKVALE RD AND STATE HIGHWAY 135</b>	
City or Village:	Town, Range, Section: <b>0816E-27</b>	Quarter Sections: <b>SW SW</b>	
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community:		District:	
Current Name: <b>ST. JOHN'S CHURCH</b>		NR Multiple Property Name:	
Survey Map: <b>USGS OCONOMOWOC WEST</b>	Historic Name:	Wall Material: <b>Brick</b>	
Map Code: <b>T26/25</b>	Construction Date:	Structural System:	
Survey Date: <b>1974</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Gothic Revival</b>		Cultural Affiliation:	
Resource Type: <b>church</b>		Demolished Date:	
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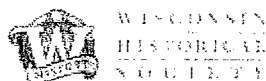
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County: <b>JEFFERSON</b>	Record #: <b>6701</b>	Location: <b>S SIDE OF ROCKVALE RD, 1 M W OF STATE HIGHWAY 135</b>	
City or Village:	Town, Range, Section: <b>0816E-28</b>	Quarter Sections: <b>SE SW</b>	
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community:		District:	
Current Name:		NR Multiple Property Name:	
Survey Map: <b>USGS OCONOMOWOC</b>	Historic Name: <b>DISTRICT SCHOOL #8</b>	Wall Material: <b>Brick</b>	
Map Code: <b>T26/26</b>	Construction Date: <b>1897c</b>	Structural System:	
Survey Date: <b>1974</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Front Gabled</b>		Cultural Affiliation:	
Resource Type: <b>one to six room school</b>		Demolished Date:	
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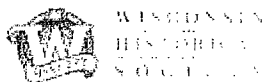
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County: <b>JEFFERSON</b>	Record #: <b>6702</b>	Location: <b>N SIDE OF NORTH LINE RD, OPP WOODY LN</b>	
City or Village:	Town, Range, Section: <b>0816E-33</b>	Quarter Sections: <b>SE SE</b>	
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community:		District:	
Current Name:	NR Multiple Property Name:		
Survey Map: <b>USGS OCONOMOWOC WEST</b>	Historic Name:	Wall Material: <b>Cream Brick</b>	
Map Code: <b>T 27/5</b>	Construction Date:	Structural System:	
Survey Date: <b>1974</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Other Vernacular</b>		Cultural Affiliation:	
Resource Type: <b>house</b>		Demolished Date:	
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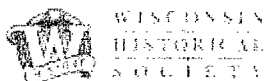
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County: <b>JEFFERSON</b>	Record #: <b>42988</b>	Location: <b>N8190 SKI SLIDE RD</b>
City or Village:	Town, Range, Section: <b>0816E-24</b>	Quarter Sections: <b>SE SW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name: <b>R. HEINECKE HOUSE</b>	NR Multiple Property Name:	
Survey Map: <b>USGS IXONIA</b>	Historic Name:	Wall Material: <b>Aluminum/Vinyl Siding</b>
Map Code: <b>81/9</b>	Construction Date: <b>1872c</b>	Structural System: <b>Balloon Frame</b>
Survey Date: <b>1993</b>	Designer Name:	Other Buildings on Site?: <b>Y</b>
Style or Form: <b>Gabled Ell</b>	Cultural Affiliation:	
Resource Type: <b>house</b>	Demolished Date:	
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County: <b>JEFFERSON</b>		Record #: <b>42989</b>	Location: <b>N8190 SKI SLIDE RD</b>
City or Village:	Town, Range, Section: <b>0816E-24</b>		Quarter Sections: <b>SE SW</b>
Civil Town: <b>IXONIA</b>		National Register Date:	State Register Date:
Unincorporated Community:			District:
Current Name: <b>R. HEINECKE HOUSE</b>		NR Multiple Property Name:	
Survey Map: <b>USGS IXONIA</b>	Historic Name:	Wall Material: <b>Board and Batten</b>	
Map Code: <b>81/9</b>	Construction Date:	Structural System:	
Survey Date: <b>1993</b>	Designer Name:	Other Buildings on Site?: <b>Y</b>	
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>bank barn</b>			Demolished Date:

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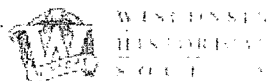
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County: <b>JEFFERSON</b>	Record #: <b>42992</b>	Location: <b>N8302 SKI SLIDE RD</b>
City or Village:	Town, Range, Section: <b>0816E-24</b>	Quarter Sections: <b>NE SW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name: <b>LLOYD SCHAEFER HOUSE</b>	NR Multiple Property Name:	
Survey Map: <b>USGS IXONIA</b>	Historic Name:	Wall Material: <b>Clapboard</b>
Map Code: <b>81/1</b>	Construction Date: <b>1872c</b>	Structural System: <b>Balloon Frame</b>
Survey Date: <b>1993</b>	Designer Name:	Other Buildings on Site?: <b>Y</b>
Style or Form: <b>Gabled Ell</b>	Cultural Affiliation:	
Resource Type: <b>house</b>	Demolished Date:	
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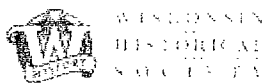
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County: <b>JEFFERSON</b>	Record #: <b>42996</b>	Location: <b>N8302 SKI SLIDE RD</b>
City or Village:	Town, Range, Section: <b>0816E-24</b>	Quarter Sections: <b>NE SW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name: <b>LLOYD SCHAEFER HOUSE</b>	NR Multiple Property Name:	
Survey Map: <b>USGS IXONIA</b>	Historic Name:	Wall Material: <b>Board and Batten</b>
Map Code: <b>81/1</b>	Construction Date:	Structural System:
Survey Date: <b>1993</b>	Designer Name:	Other Buildings on Site?: <b>Y</b>
Style or Form: <b>Astylistic Utilitarian Building</b>		Cultural Affiliation:
Resource Type: <b>bank barn</b>		Demolished Date:

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County: <b>JEFFERSON</b>	Record #: <b>43000</b>	Location: <b>W541 STATE HIGHWAY 16</b>
City or Village:	Town, Range, Section: <b>0816E-25</b>	Quarter Sections: <b>NE NE</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: <b>SCHELLIN HOUSE</b>	NR Multiple Property Name:	
Survey Map: <b>USGS IXONIA</b>	Historic Name:	Wall Material: <b>Board and Batten</b>
Map Code: <b>81/20</b>	Construction Date:	Structural System:
Survey Date: <b>2007</b>	Designer Name:	Other Buildings on Site?: <b>Y</b>
Style or Form: <b>Astylistic Utilitarian Building</b>		Cultural Affiliation:
Resource Type: <b>bank barn</b>		Demolished Date:
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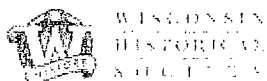
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County: <b>JEFFERSON</b>	Record #: <b>43003</b>	Location: <b>W541 STATE HIGHWAY 16</b>
City or Village:	Town, Range, Section: <b>0816E-26</b>	Quarter Sections: <b>NW NE</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name: <b>SCHELLIN HOUSE</b>	NR Multiple Property Name:	
Survey Map: <b>USGS IXONIA</b>	Historic Name:	Wall Material: <b>Aluminum/Vinyl Siding</b>
Map Code: <b>81/20</b>	Construction Date: <b>1872c</b>	Structural System:
Survey Date: <b>1995</b>	Designer Name:	Other Buildings on Site?: <b>Y</b>
Style or Form: <b>Gabled Ell</b>	Cultural Affiliation:	
Resource Type: <b>house</b>	Demolished Date:	
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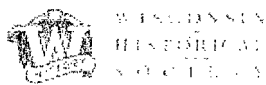
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County: <b>JEFFERSON</b>	Record #: <b>43006</b>	Location: <b>W386 STATE HIGHWAY 16</b>
City or Village:	Town, Range, Section: <b>0816E-25</b>	Quarter Sections: <b>NW NE</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name: <b>SYLVIA NICHOLSON HOUSE</b>	NR Multiple Property Name:	
Survey Map: <b>USGS IXONIA</b>	Historic Name:	Wall Material: <b>Brick</b>
Map Code: <b>81/14</b>	Construction Date: <b>1899c</b>	Structural System:
Survey Date: <b>2007</b>	Designer Name:	Other Buildings on Site?: <b>N</b>
Style or Form: <b>Gabled Ell</b>	Cultural Affiliation:	
Resource Type: <b>house</b>	Demolished Date:	
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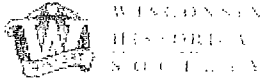
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County: <b>JEFFERSON</b>	Record #: <b>117612</b>	Location: <b>1 MILE SE OF PIPERSVILLE</b>
City or Village:	Town, Range, Section: <b>0816E-29</b>	Quarter Sections: <b>NE NE</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name:	NR Multiple Property Name:	
Survey Map: <b>Ixonía</b>	Historic Name:	Wall Material: <b>Brick</b>
Map Code: <b>97-11</b>	Construction Date: <b>1880c</b>	Structural System: <b>Brick</b>
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?: <b>Y</b>
Style or Form: <b>Queen Anne</b>	Cultural Affiliation:	
Resource Type: <b>house</b>	Demolished Date:	

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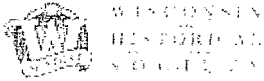
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County: <b>JEFFERSON</b>	Record #: <b>117613</b>	Location: <b>3/4 MILE W OF IXONIA</b>
City or Village:	Town, Range, Section: <b>0816E-21</b>	Quarter Sections: <b>NW SE</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name: <b>Bethel Cemetery</b>	NR Multiple Property Name:	
Survey Map: <b>Ixonias</b>	Historic Name: <b>Bethel Cemetery</b>	Wall Material:
Map Code: <b>97-16</b>	Construction Date: <b>1880c</b>	Structural System:
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?: <b>N</b>
Style or Form: <b>NA (unknown or not a building)</b>	Cultural Affiliation:	
Resource Type: <b>cemetery</b>	Demolished Date:	

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County: <b>JEFFERSON</b>	Record #: <b>117614</b>	Location: <b>1 MILE SE OF PIPERSVILLE</b>
City or Village:	Town, Range, Section: <b>0816E-29</b>	Quarter Sections: <b>NE NE</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name:	NR Multiple Property Name:	
Survey Map: <b>Ixonias</b>	Historic Name:	Wall Material: <b>Board</b>
Map Code: <b>97-12</b>	Construction Date: <b>1890c</b>	Structural System: <b>Timber Frame</b>
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?: <b>Y</b>
Style or Form: <b>Astylistic Utilitarian Building</b>		Cultural Affiliation:
Resource Type: <b>bank barn</b>		Demolished Date:

**Do you have additional information about this property or think something is incorrect?**

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## Wisconsin Architecture & History Inventory

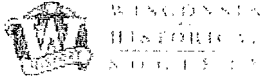
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County: <b>JEFFERSON</b>	Record #: <b>117615</b>	Location: <b>1 MILE SE OF PIPERSVILLE</b>
City or Village:	Town, Range, Section: <b>0816E-29</b>	Quarter Sections: <b>NE NE</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name:	NR Multiple Property Name:	
Survey Map: <b>Ixonía</b>	Historic Name:	Wall Material: <b>Board</b>
Map Code: <b>97-15</b>	Construction Date: <b>1900c</b>	Structural System: <b>Balloon Frame</b>
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?: <b>Y</b>
Style or Form: <b>Astylistic Utilitarian Building</b>		Cultural Affiliation:
Resource Type: <b>corn crib</b>		Demolished Date:

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## Wisconsin Architecture & History Inventory

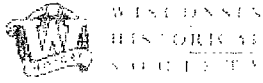
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County: <b>JEFFERSON</b>	Record #: <b>118617</b>	Location: <b>N8530 SKI SLIDE RD</b>
City or Village:	Town, Range, Section: <b>0916E-13</b>	Quarter Sections:
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name: <b>Devils Hollow Ski Jump</b>	NR Multiple Property Name:	
Survey Map: <b>none</b>	Historic Name: <b>Devils Hollow Ski Jump</b>	Wall Material: <b>Other</b>
Map Code: <b>00</b>	Construction Date: <b>1926</b>	Structural System:
Survey Date: <b>2000</b>	Designer Name:	Other Buildings on Site?: <b>N</b>
Style or Form: <b>NA (unknown or not a building)</b>		Cultural Affiliation:
Resource Type: <b>other</b>		Demolished Date:
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## Wisconsin Architecture & History Inventory

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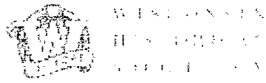
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County: <b>JEFFERSON</b>	Record #: <b>122318</b>	Location: <b>W1690 ROCKVALE RD</b>
City or Village:	Town, Range, Section: <b>0816E-28</b>	Quarter Sections: <b>NW SW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name:	NR Multiple Property Name:	
Survey Map: <b>USGS Oconomowoc</b>	Historic Name:	Wall Material: <b>Brick</b>
Map Code: <b>153/20</b>	Construction Date: <b>1960c</b>	Structural System:
Survey Date: <b>2002</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Contemporary</b>	Cultural Affiliation:	
Resource Type: <b>house</b>	Demolished Date:	
<a href="#">View Additional Comments</a>		

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## Wisconsin Architecture & History Inventory

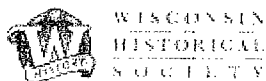
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County: <b>JEFFERSON</b>	Record #: <b>122319</b>	Location: <b>W1690 ROCKVALE RD</b>
City or Village:	Town, Range, Section: <b>0816E-28</b>	Quarter Sections: <b>NW SW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name:	NR Multiple Property Name:	
Survey Map: <b>USGS Oconomowoc</b>	Historic Name:	Wall Material: <b>Aluminum/Vinyl Siding</b>
Map Code: <b>154/7</b>	Construction Date: <b>1960c</b>	Structural System:
Survey Date: <b>2002</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>		Cultural Affiliation:
Resource Type: <b>garage</b>		Demolished Date:
<a href="#">View Additional Comments</a>		

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## Wisconsin Architecture & History Inventory

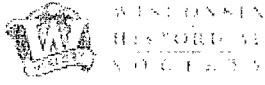
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County: <b>JEFFERSON</b>	Record #: <b>122321</b>	Location: <b>W1690 ROCKVALE RD</b>
City or Village:	Town, Range, Section: <b>0816E-28</b>	Quarter Sections: <b>NW SW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name:	NR Multiple Property Name:	
Survey Map: <b>USGS Oconomowoc</b>	Historic Name:	Wall Material: <b>Metal</b>
Map Code: <b>154/7</b>	Construction Date: <b>1900c</b>	Structural System:
Survey Date: <b>2002</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>	Cultural Affiliation:	
Resource Type: <b>windmill</b>	Demolished Date:	
<a href="#">View Additional Comments</a>		

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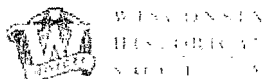
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County: <b>JEFFERSON</b>		Record #: <b>122322</b>	Location: <b>W1690 ROCKVALE RD</b>
City or Village:	Town, Range, Section: <b>0816E-28</b>		Quarter Sections: <b>NW SW</b>
Civil Town: <b>IXONIA</b>	National Register Date:		State Register Date:
Unincorporated Community:			District:
Current Name:		NR Multiple Property Name:	
Survey Map: <b>USGS Oconomowoc</b>	Historic Name: <b>Ferd Rohloff Farm</b>	Wall Material: <b>Stone - Unspecified</b>	
Map Code: <b>154/7</b>	Construction Date: <b>1880c</b>	Structural System:	
Survey Date: <b>2002</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>smokehouse</b>			Demolished Date:
<a href="#">View Additional Comments</a>			

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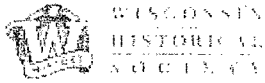
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County: <b>JEFFERSON</b>	Record #: <b>122323</b>	Location: <b>W1690 ROCKVALE RD</b>
City or Village:	Town, Range, Section: <b>0816E-28</b>	Quarter Sections: <b>NW SW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name:	NR Multiple Property Name:	
Survey Map: <b>USGS Oconomowoc</b>	Historic Name: <b>Ferd Rohloff Farm</b>	Wall Material: <b>Wood</b>
Map Code: <b>154/7</b>	Construction Date: <b>1880c</b>	Structural System:
Survey Date: <b>2002</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>		Cultural Affiliation:
Resource Type: <b>bank barn</b>		Demolished Date:
<a href="#">View Additional Comments</a>		

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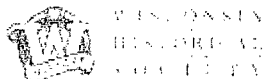
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County: <b>JEFFERSON</b>	Record #: <b>122324</b>	Location: <b>W1690 ROCKVALE RD</b>
City or Village:	Town, Range, Section: <b>0816E-28</b>	Quarter Sections: <b>NW SW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name:	NR Multiple Property Name:	
Survey Map: <b>USGS Oconomowoc</b>	Historic Name: <b>Ferd Rohloff Farm</b>	Wall Material: <b>Wood</b>
Map Code: <b>154/7</b>	Construction Date: <b>1900c</b>	Structural System:
Survey Date: <b>2002</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>		Cultural Affiliation:
Resource Type: <b>barn</b>		Demolished Date:
<a href="#">View Additional Comments</a>		

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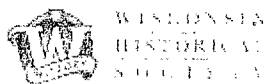
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County: <b>JEFFERSON</b>	Record #: <b>122325</b>	Location: <b>W1690 ROCKVALE RD</b>
City or Village:	Town, Range, Section: <b>0816E-28</b>	Quarter Sections: <b>NW SW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name:	NR Multiple Property Name:	
Survey Map: <b>USGS Oconomowoc</b>	Historic Name:	Wall Material: <b>Wood</b>
Map Code: <b>154/7</b>	Construction Date: <b>1920c</b>	Structural System:
Survey Date: <b>2002</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>	Cultural Affiliation:	
Resource Type: <b>small animal building</b>	Demolished Date:	
<a href="#">View Additional Comments</a>		

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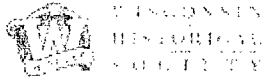
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County: <b>JEFFERSON</b>	Record #: <b>122326</b>	Location: <b>W1580 ROCKVALE RD</b>
City or Village:	Town, Range, Section: <b>0816E-28</b>	Quarter Sections: <b>SW NE</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name:	NR Multiple Property Name:	
Survey Map: <b>USGS Oconomowoc</b>	Historic Name: <b>M. Ludwig Farm</b>	Wall Material: <b>Aluminum/Vinyl Siding</b>
Map Code: <b>153/2a</b>	Construction Date: <b>1870c</b>	Structural System:
Survey Date: <b>2002</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Gabled Ell</b>	Cultural Affiliation:	
Resource Type: <b>house</b>	Demolished Date:	
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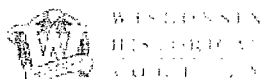
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County: <b>JEFFERSON</b>		Record #: <b>122327</b>	Location: <b>W1580 ROCKVALE RD</b>
City or Village:	Town, Range, Section: <b>0816E-28</b>		Quarter Sections: <b>SW NE</b>
Civil Town: <b>IXONIA</b>		National Register Date:	State Register Date:
Unincorporated Community:			District:
Current Name:		NR Multiple Property Name:	
Survey Map: <b>USGS Oconomowoc</b>	Historic Name:	Wall Material: <b>Composition Board</b>	
Map Code: <b>153/4a</b>	Construction Date: <b>1900c 1920c</b>	Structural System:	
Survey Date: <b>2002</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>barn</b>			Demolished Date:
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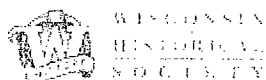
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County: <b>JEFFERSON</b>		Record #: <b>122328</b>	Location: <b>W1634 ROCKVALE RD</b>
City or Village:	Town, Range, Section: <b>0816E-28</b>		Quarter Sections: <b>SW NW</b>
Civil Town: <b>IXONIA</b>		National Register Date:	State Register Date:
Unincorporated Community:			District:
Current Name:		NR Multiple Property Name:	
Survey Map: <b>USGS Oconomowoc</b>		Historic Name:	Wall Material: <b>Asphalt</b>
Map Code: <b>153/6a</b>		Construction Date: <b>1880c</b>	Structural System:
Survey Date: <b>2002</b>		Designer Name:	Other Buildings on Site?:
Style or Form: <b>Front Gabled</b>			Cultural Affiliation:
Resource Type: <b>house</b>			Demolished Date:
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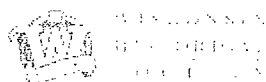
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County: <b>JEFFERSON</b>	Record #: <b>122329</b>	Location: <b>W1634 ROCKVALE RD</b>
City or Village:	Town, Range, Section: <b>0816E-28</b>	Quarter Sections: <b>SW NW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name:	NR Multiple Property Name:	
Survey Map: <b>USGS Oconomowoc</b>	Historic Name:	Wall Material: <b>Wood</b>
Map Code: <b>153/8a</b>	Construction Date: <b>1870c</b>	Structural System:
Survey Date: <b>2002</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>	Cultural Affiliation:	
Resource Type: <b>barn</b>	Demolished Date:	
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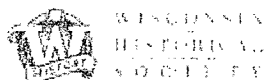
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County: <b>JEFFERSON</b>	Record #: <b>122331</b>	Location: <b>W1634 ROCKVALE RD</b>
City or Village:	Town, Range, Section: <b>0816E-28</b>	Quarter Sections: <b>SW NW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: <b>USGS Oconomowoc</b>	Historic Name:	Wall Material: <b>Drop Siding</b>
Map Code: <b>153/8a</b>	Construction Date: <b>1920c</b>	Structural System:
Survey Date: <b>2002</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>		Cultural Affiliation:
Resource Type: <b>Agricultural - outbuilding</b>		Demolished Date:
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County: <b>JEFFERSON</b>	Record #: <b>122332</b>	Location: <b>W1634 ROCKVALE RD</b>
City or Village:	Town, Range, Section: <b>0816E-28</b>	Quarter Sections: <b>SW NW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: <b>USGS Oconomowoc</b>	Historic Name:	Wall Material: <b>Composition Board</b>
Map Code: <b>153/8a</b>	Construction Date: <b>1950c</b>	Structural System: <b>W</b>
Survey Date: <b>2002</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>		Cultural Affiliation:
Resource Type: <b>Agricultural - outbuilding</b>		Demolished Date:
<a href="#">View Additional Comments</a>		

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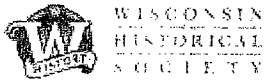
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County: <b>JEFFERSON</b>		Record #: <b>122333</b>	Location: <b>W1634 ROCKVALE RD</b>
City or Village:	Town, Range, Section: <b>0816E-28</b>		Quarter Sections: <b>SW NW</b>
Civil Town: <b>IXONIA</b>		National Register Date:	State Register Date:
Unincorporated Community:			District:
Current Name:		NR Multiple Property Name:	
Survey Map: <b>USGS Oconomowoc</b>		Historic Name:	Wall Material: <b>Wood</b>
Map Code: <b>153/8a</b>		Construction Date: <b>1940c</b>	Structural System:
Survey Date: <b>2002</b>		Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>privy</b>			Demolished Date:
<a href="#">View Additional Comments</a>			

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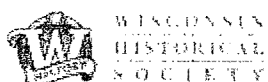
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County: <b>JEFFERSON</b>	Record #: <b>122334</b>	Location: <b>W1634 ROCKVALE RD</b>
City or Village:	Town, Range, Section: <b>0816E-28</b>	Quarter Sections: <b>SW NW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: <b>USGS Oconomowoc</b>	Historic Name:	Wall Material: <b>Asphalt</b>
Map Code: <b>153/8a</b>	Construction Date: <b>1950c</b>	Structural System:
Survey Date: <b>2002</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>		Cultural Affiliation:
Resource Type: <b>Agricultural - outbuilding</b>		Demolished Date:
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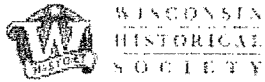
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County: <b>JEFFERSON</b>	Record #: <b>122335</b>	Location: <b>W1649 ROCKVALE RD</b>
City or Village:	Town, Range, Section: <b>0816E-28</b>	Quarter Sections: <b>SW NW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name:	NR Multiple Property Name:	
Survey Map: <b>USGS Oconomowoc</b>	Historic Name: <b>Fred Maas House</b>	Wall Material: <b>Cream Brick</b>
Map Code: <b>153/17</b>	Construction Date: <b>1870c</b>	Structural System:
Survey Date: <b>2002</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Side Gabled</b>	Cultural Affiliation:	
Resource Type: <b>house</b>	Demolished Date:	
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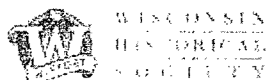
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County: <b>JEFFERSON</b>		Record #: <b>122336</b>	Location: <b>DEAD END LN</b>
City or Village:	Town, Range, Section: <b>0816E-32</b>		Quarter Sections: <b>NE NW</b>
Civil Town: <b>IXONIA</b>	National Register Date:		State Register Date:
Unincorporated Community:			District:
Current Name:		NR Multiple Property Name:	
Survey Map: <b>USGS Oconomowoc</b>	Historic Name:	Wall Material: <b>Concrete</b>	
Map Code: <b>139/8a</b>	Construction Date: <b>1920c</b>	Structural System:	
Survey Date: <b>2002</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>silo</b>			Demolished Date:
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## Wisconsin Architecture & History Inventory

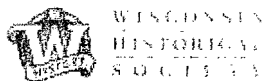
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County: <b>JEFFERSON</b>	Record #: <b>122538</b>	Location: <b>W1541 GOPHER HILL RD</b>
City or Village:	Town, Range, Section: <b>0816E-09</b>	Quarter Sections: <b>SW NE</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: <b>Gerald Wockenfuss House</b>	NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>Fred Huebner House</b>	Wall Material: <b>Aluminum/Vinyl Siding</b>
Map Code: <b>118/9</b>	Construction Date: <b>1887c</b>	Structural System:
Survey Date: <b>2000</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Gabled Ell</b>	Cultural Affiliation:	
Resource Type: <b>house</b>	Demolished Date:	
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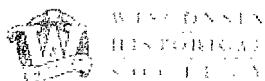
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County: <b>JEFFERSON</b>	Record #: <b>122540</b>	Location: <b>W1541 GOPHER HILL RD</b>
City or Village:	Town, Range, Section: <b>0816E-09</b>	Quarter Sections: <b>SW NE</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name:	NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name:	Wall Material: <b>Wood</b>
Map Code: <b>118/1</b>	Construction Date:	Structural System:
Survey Date: <b>2000</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>	Cultural Affiliation:	
Resource Type: <b>basement barn</b>	Demolished Date:	
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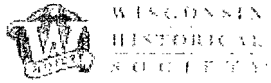
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County: <b>JEFFERSON</b>	Record #: <b>122541</b>	Location: <b>N8950 TRIANGLE RD</b>
City or Village:	Town, Range, Section: <b>0816E-09</b>	Quarter Sections: <b>SE SE</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name:	NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>L. Huebner Farm</b>	Wall Material: <b>Cream Brick</b>
Map Code: <b>117</b>	Construction Date: <b>1899c</b>	Structural System:
Survey Date: <b>2000</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Gabled Ell</b>	Cultural Affiliation:	
Resource Type: <b>house</b>	Demolished Date:	
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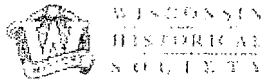
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County: <b>JEFFERSON</b>		Record #: <b>122542</b>	Location: <b>N8950 TRIANGLE RD</b>
City or Village:	Town, Range, Section: <b>0816E-09</b>		Quarter Sections: <b>SE SE</b>
Civil Town: <b>IXONIA</b>	National Register Date:		State Register Date:
Unincorporated Community:			District:
Current Name:	NR Multiple Property Name:		
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>L. Huebner Farm</b>	Wall Material: <b>Wood</b>	
Map Code: <b>117/3</b>	Construction Date:	Structural System:	
Survey Date: <b>2000</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>barn</b>			Demolished Date:
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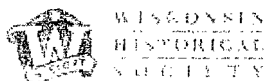
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County: <b>JEFFERSON</b>		Record #: <b>122543</b>	Location: <b>N8950 TRIANGLE RD</b>
City or Village:	Town, Range, Section: <b>0816E-09</b>		Quarter Sections: <b>SE SE</b>
Civil Town: <b>IXONIA</b>	National Register Date:		State Register Date:
Unincorporated Community:			District:
Current Name:		NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>L. Huebner Farm</b>	Wall Material: <b>Wood</b>	
Map Code: <b>117/3</b>	Construction Date:	Structural System:	
Survey Date: <b>2000</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>barn</b>			Demolished Date:
<a href="#">View Additional Comments</a>			

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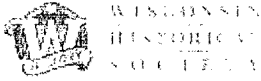
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County: <b>JEFFERSON</b>		Record #: <b>122544</b>	Location: <b>N8950 TRIANGLE RD</b>
City or Village:	Town, Range, Section: <b>0816E-09</b>		Quarter Sections: <b>SE SE</b>
Civil Town: <b>IXONIA</b>	National Register Date:		State Register Date:
Unincorporated Community:			District:
Current Name:		NR Multiple Property Name:	
Survey Map: <b>USGS Ixonía</b>	Historic Name:	Wall Material: <b>Metal</b>	
Map Code: <b>117/3</b>	Construction Date:	Structural System:	
Survey Date: <b>2000</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>silo</b>			Demolished Date:
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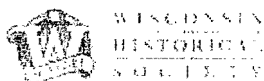
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County: <b>JEFFERSON</b>	Record #: <b>122554</b>	Location: <b>N8934 RIVER VALLEY RD</b>
City or Village:	Town, Range, Section: <b>0816E-11</b>	Quarter Sections: <b>SW SW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name: <b>Tag Line Farm</b>	NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>Herman Danes Farm</b>	Wall Material: <b>Cream Brick</b>
Map Code: <b>99/7</b>	Construction Date:	Structural System:
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Gabled Ell</b>	Cultural Affiliation:	
Resource Type: <b>house</b>	Demolished Date:	
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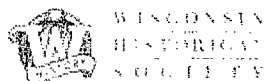
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County: <b>JEFFERSON</b>	Record #: <b>122555</b>	Location: <b>N8934 RIVER VALLY RD</b>
City or Village:	Town, Range, Section: <b>0816E-11</b>	Quarter Sections: <b>SW SW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name: <b>Tag Line Farm</b>	NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>Herman Dames Farm</b>	Wall Material: <b>Metal</b>
Map Code: <b>99/8</b>	Construction Date:	Structural System:
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>	Cultural Affiliation:	
Resource Type: <b>basement barn</b>	Demolished Date:	
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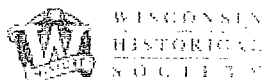
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County: <b>JEFFERSON</b>	Record #: <b>122556</b>	Location: <b>N8934 RIVER VALLEY RD</b>
City or Village:	Town, Range, Section: <b>0816E-11</b>	Quarter Sections: <b>SW SW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name: <b>Tag Line Farm</b>	NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>Herman Dames Farm</b>	Wall Material: <b>Concrete Block</b>
Map Code: <b>99/8</b>	Construction Date:	Structural System:
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>	Cultural Affiliation:	
Resource Type: <b>garage</b>	Demolished Date:	
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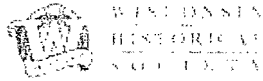
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County: <b>JEFFERSON</b>	Record #: <b>122557</b>	Location: <b>N8934 RIVER VALLEY RD</b>
City or Village:	Town, Range, Section: <b>0816E-11</b>	Quarter Sections: <b>SW SW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name: <b>Tag Line Farm</b>	NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>Herman Dames Farm</b>	Wall Material: <b>Metal</b>
Map Code: <b>99/8</b>	Construction Date:	Structural System:
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>		Cultural Affiliation:
Resource Type: <b>granary</b>		Demolished Date:
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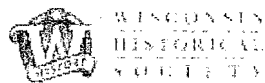
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County: <b>JEFFERSON</b>	Record #: <b>122558</b>	Location: <b>W799 GOPHER HILL RD</b>
City or Village:	Town, Range, Section: <b>0816E-11</b>	Quarter Sections: <b>SW NE</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community: <b>Ixonia</b>		District:
Current Name: <b>Janet Gerbig House</b>	NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>Carl Gauerke Farm</b>	Wall Material: <b>Cream Brick</b>
Map Code: <b>98/20</b>	Construction Date: <b>1855c</b>	Structural System:
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Gabled Ell</b>	Cultural Affiliation:	
Resource Type: <b>house</b>	Demolished Date:	
<a href="#">View Additional Comments</a>		

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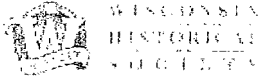
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County: <b>JEFFERSON</b>	Record #: <b>122559</b>	Location: <b>W415 COUNTY HIGHWAY W</b>
City or Village:	Town, Range, Section: <b>0816E-12</b>	Quarter Sections: <b>NW NW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community: <b>Ixonia</b>		District:
Current Name: <b>William Blank Farm</b>	NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name:	Wall Material: <b>Cream Brick</b>
Map Code: <b>98/21</b>	Construction Date: <b>1840c</b>	Structural System: <b>Half Timber</b>
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Gabled Ell</b>	Cultural Affiliation:	
Resource Type: <b>house</b>	Demolished Date:	
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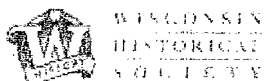
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County: <b>JEFFERSON</b>	Record #: <b>122560</b>	Location: <b>W415 COUNTY HIGHWAY W</b>	
City or Village:	Town, Range, Section: <b>0816E-12</b>	Quarter Sections: <b>NW NW</b>	
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community: <b>Ixon</b>			District:
Current Name: <b>William Blank Farm</b>	NR Multiple Property Name:		
Survey Map: <b>USGS Ixonia</b>	Historic Name:	Wall Material: <b>Wood</b>	
Map Code: <b>98/23</b>	Construction Date: <b>1840c</b>	Structural System: <b>Timber Frame</b>	
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>basement barn</b>			Demolished Date:
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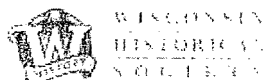
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County: <b>JEFFERSON</b>	Record #: <b>122561</b>	Location: <b>W415 COUNTY HIGHWAY W</b>
City or Village:	Town, Range, Section: <b>0816E-12</b>	Quarter Sections: <b>NW NW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community: <b>Ixonía</b>		District:
Current Name: <b>William Blank Farm</b>	NR Multiple Property Name:	
Survey Map: <b>USGS Ixonía</b>	Historic Name:	Wall Material:
Map Code: <b>98/21</b>	Construction Date: <b>1840c</b>	Structural System:
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>		Cultural Affiliation:
Resource Type: <b>privy</b>		Demolished Date:
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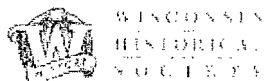
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County: <b>JEFFERSON</b>	Record #: <b>122563</b>	Location: <b>W415 COUNTY HIGHWAY W</b>
City or Village:	Town, Range, Section: <b>0816E-12</b>	Quarter Sections: <b>NW NW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community: <b>Ixonia</b>		District:
Current Name: <b>William Blank Farm</b>	NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name:	Wall Material: <b>Board and Batten</b>
Map Code: <b>98/23</b>	Construction Date: <b>1885</b>	Structural System: <b>Timber Frame</b>
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>		Cultural Affiliation:
Resource Type: <b>basement barn</b>		Demolished Date:
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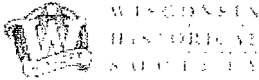
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County: <b>JEFFERSON</b>	Record #: <b>122564</b>	Location: <b>W 415 COUNTY HIGHWAY W</b>	
City or Village:	Town, Range, Section: <b>0816E-12</b>	Quarter Sections: <b>NW NW</b>	
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community: <b>Ixonia</b>			District:
Current Name: <b>William Blank Farm</b>		NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name:	Wall Material: <b>Drop Siding</b>	
Map Code: <b>98/23</b>	Construction Date:	Structural System:	
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>Agricultural - outbuilding</b>			Demolished Date:
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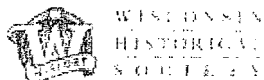
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County: <b>JEFFERSON</b>	Record #: <b>122565</b>	Location: <b>W415 COUNTY HIGHWAY W</b>
City or Village:	Town, Range, Section: <b>0816E-12</b>	Quarter Sections: <b>NW NW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name: <b>William Blank Farm</b>	NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name:	Wall Material: <b>Wood</b>
Map Code: <b>98/23</b>	Construction Date:	Structural System:
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>	Cultural Affiliation:	
Resource Type: <b>corn crib</b>	Demolished Date:	
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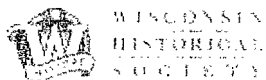
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County: <b>JEFFERSON</b>	Record #: <b>122566</b>	Location: <b>W415 COUNTY HIGHWAY W</b>	
City or Village:	Town, Range, Section: <b>0816E-12</b>	Quarter Sections: <b>NW NW</b>	
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community: <b>Ixon</b>			District:
Current Name: <b>William Blank Farm</b>		NR Multiple Property Name:	
Survey Map: <b>USGS Ixon</b>	Historic Name:	Wall Material: <b>Wood</b>	
Map Code: <b>98/23</b>	Construction Date:	Structural System:	
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>corn crib</b>			Demolished Date:
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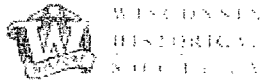
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County: <b>JEFFERSON</b>	Record #: <b>122567</b>	Location: <b>W415 COUNTY HIGHWAY W</b>
City or Village:	Town, Range, Section: <b>0816E-12</b>	Quarter Sections: <b>NW NW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name: <b>William Blank Farm</b>	NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name:	Wall Material: <b>Board and Batten</b>
Map Code: <b>98/23</b>	Construction Date: <b>1885</b>	Structural System:
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>	Cultural Affiliation:	
Resource Type: <b>barn</b>	Demolished Date:	
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County: <b>JEFFERSON</b>	Record #: <b>122568</b>	Location: <b>W415 COUNTY HIGHWAY W</b>
City or Village:	Town, Range, Section: <b>0816E-12</b>	Quarter Sections: <b>NW NW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:		District:
Current Name: <b>William Blank Farm</b>	NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name:	Wall Material: <b>Concrete</b>
Map Code: <b>98/23</b>	Construction Date: <b>1950c</b>	Structural System:
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>		Cultural Affiliation:
Resource Type: <b>silo</b>		Demolished Date:
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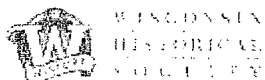
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County: <b>JEFFERSON</b>	Record #: <b>122569</b>	Location: <b>W415 COUNTY HIGHWAY W</b>	
City or Village:	Town, Range, Section: <b>0816E-12</b>	Quarter Sections: <b>NW NW</b>	
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community: <b>Ixonia</b>			District:
Current Name: <b>William Blank Farm</b>		NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name:	Wall Material: <b>Wood</b>	
Map Code: <b>98/23</b>	Construction Date:	Structural System:	
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>small animal building</b>			Demolished Date:
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County: <b>JEFFERSON</b>	Record #: <b>122573</b>	Location: <b>W415 COUNTY HIGHWAY W</b>	
City or Village:	Town, Range, Section: <b>0816E-12</b>	Quarter Sections: <b>NW NW</b>	
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community: <b>Ixon</b>			District:
Current Name: <b>William Blank Farm</b>		NR Multiple Property Name:	
Survey Map: <b>USGS Ixon</b>	Historic Name:	Wall Material: <b>Wood</b>	
Map Code: <b>98/23</b>	Construction Date:	Structural System:	
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>small animal building</b>			Demolished Date:
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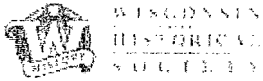
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This inventory card is merely a historical record of a property and may have inaccurate or misleading data. Inclusion in the inventory conveys no special status. Please read our [Disclaimer](#) for more details.

County: <b>JEFFERSON</b>		Record #: <b>122574</b>	Location: <b>W318 COUNTY HIGHWAY CW</b>	
City or Village:	Town, Range, Section: <b>0816E-01</b>		Quarter Sections: <b>SW SE</b>	
Civil Town: <b>IXONIA</b>		National Register Date:	State Register Date:	
Unincorporated Community:			District:	
Current Name: <b>Petersen Farm</b>		NR Multiple Property Name:		
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>Ole Nelson Farm</b>		Wall Material: <b>Clapboard</b>	
Map Code: <b>100/17</b>	Construction Date: <b>1870c</b>		Structural System:	
Survey Date: <b>1999</b>	Designer Name:		Other Buildings on Site?:	
Style or Form: <b>Gabled Ell</b>			Cultural Affiliation:	
Resource Type: <b>house</b>			Demolished Date:	
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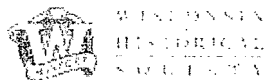
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County: <b>JEFFERSON</b>	Record #: <b>122575</b>	Location: <b>W318 COUNTY HIGHWAY CW</b>
City or Village:	Town, Range, Section: <b>0816E-01</b>	Quarter Sections: <b>SW SE</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name: <b>Peterson Farm</b>	NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>Ole Nelson Farm</b>	Wall Material: <b>Board and Batten</b>
Map Code: <b>100/21</b>	Construction Date:	Structural System:
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>		Cultural Affiliation:
Resource Type: <b>agricultural complex</b>		Demolished Date:
<a href="#">View Additional Comments</a>		

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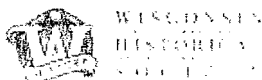
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County: <b>JEFFERSON</b>	Record #: <b>122576</b>	Location: <b>W318 COUNTY HIGHWAY CW</b>
City or Village:	Town, Range, Section: <b>0816E-01</b>	Quarter Sections: <b>SW SE</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name: <b>Peterson Farm</b>	NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>Ole Nelson Farm</b>	Wall Material: <b>Clapboard</b>
Map Code: <b>100/21</b>	Construction Date:	Structural System:
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Quonset</b>	Cultural Affiliation:	
Resource Type: <b>Agricultural - outbuilding</b>	Demolished Date:	
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County: <b>JEFFERSON</b>	Record #: <b>122577</b>	Location: <b>W318 COUNTY HIGHWAY CW</b>
City or Village:	Town, Range, Section: <b>0816E-01</b>	Quarter Sections: <b>SW SE</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name: <b>Peterson Farm</b>	NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>Ole Nelson Farm</b>	Wall Material: <b>Board and Batten</b>
Map Code: <b>100/21</b>	Construction Date:	Structural System:
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>		Cultural Affiliation:
Resource Type: <b>Agricultural - outbuilding</b>		Demolished Date:
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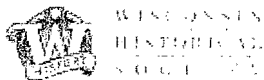
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County: <b>JEFFERSON</b>	Record #: <b>122578</b>	Location: <b>W318 COUNTY HIGHWAY CW</b>
City or Village:	Town, Range, Section: <b>0816E-01</b>	Quarter Sections: <b>SW SE</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name: <b>Peterson Farm</b>	NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>Ole Nelson Farm</b>	Wall Material: <b>Board and Batten</b>
Map Code: <b>100/21</b>	Construction Date:	Structural System:
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>		Cultural Affiliation:
Resource Type: <b>Wisconsin dairy barn</b>		Demolished Date:
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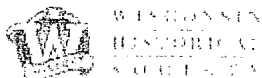
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County: <b>JEFFERSON</b>		Record #: <b>124087</b>	Location: <b>N8960 RIDGE LN</b>
City or Village:	Town, Range, Section: <b>0816E-10</b>		Quarter Sections: <b>SE SW</b>
Civil Town: <b>IXONIA</b>	National Register Date:		State Register Date:
Unincorporated Community:			District:
Current Name: <b>Renards and Maki House</b>		NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name:	Wall Material: <b>Cream Brick</b>	
Map Code: <b>99/17</b>	Construction Date: <b>1899c</b>	Structural System:	
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Gabled Ell</b>		Cultural Affiliation:	
Resource Type: <b>house</b>		Demolished Date:	
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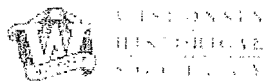
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County: <b>JEFFERSON</b>		Record #: <b>124088</b>	Location: <b>N8960 RIDGE LN</b>
City or Village:	Town, Range, Section: <b>0816E-10</b>		Quarter Sections: <b>SE NW</b>
Civil Town: <b>IXONIA</b>	National Register Date:		State Register Date:
Unincorporated Community:			District:
Current Name: <b>Renards and Maki Farm</b>		NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>O.W. Schroeder Farm</b>		Wall Material: <b>Fieldstone</b>
Map Code: <b>99/19</b>	Construction Date:		Structural System:
Survey Date: <b>1999</b>	Designer Name:		Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>barn</b>			Demolished Date:
<a href="#">View Additional Comments</a>			

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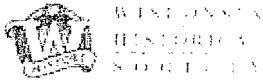
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County: <b>JEFFERSON</b>		Record #: <b>124098</b>	Location: <b>N8960 RIDGE LN</b>
City or Village:	Town, Range, Section: <b>0816E-10</b>		Quarter Sections: <b>SE SW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community:			District:
Current Name: <b>Renards and Maki Farm</b>		NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>O.W. Schroeder Farm</b>	Wall Material: <b>Drop Siding</b>	
Map Code: <b>99/19</b>	Construction Date:	Structural System:	
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>garage</b>			Demolished Date:
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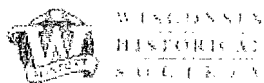
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County: <b>JEFFERSON</b>		Record #: <b>124099</b>	Location: <b>N8960 RIDGE LN</b>
City or Village:	Town, Range, Section: <b>0816E-10</b>		Quarter Sections: <b>SE SW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community:			District:
Current Name: <b>Renards and Maki Farm</b>		NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>O.W. Schroeder Farm</b>	Wall Material: <b>Concrete</b>	
Map Code: <b>99/19</b>	Construction Date:	Structural System:	
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>silo</b>			Demolished Date:
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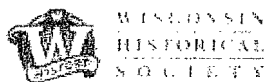
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County: <b>JEFFERSON</b>		Record #: <b>124101</b>	Location: <b>N8960 RIDGE LN</b>
City or Village:	Town, Range, Section: <b>0816E-10</b>		Quarter Sections: <b>SE SW</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community:			District:
Current Name: <b>Renards and Maki Farm</b>		NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>O.W. Schroeder Farm</b>	Wall Material: <b>Drop Siding</b>	
Map Code: <b>99/19</b>	Construction Date:	Structural System:	
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>Domestic - outbuilding</b>			Demolished Date:
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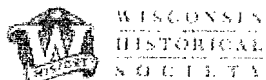
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County: <b>JEFFERSON</b>		Record #: <b>124102</b>	Location: <b>N9163 SKI SLIDE RD</b>
City or Village:	Town, Range, Section: <b>0816E-12</b>		Quarter Sections: <b>NW SE</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community:			District:
Current Name: <b>Dennis A. Lauersdorf Farm</b>		NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>August Wagner Farm</b>	Wall Material: <b>Board and Batten</b>	
Map Code: <b>100/6</b>	Construction Date:	Structural System:	
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>Agricultural - outbuilding</b>			Demolished Date:
<a href="#">View Additional Comments</a>			

**Do you have additional information about this property or think something is incorrect?**

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## Wisconsin Architecture & History Inventory

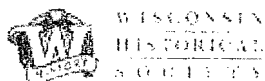
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County: <b>JEFFERSON</b>	Record #: <b>124103</b>	Location: <b>N9163 SKI SLIDE RD</b>
City or Village:	Town, Range, Section: <b>0816E-12</b>	Quarter Sections: <b>NW SE</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:
Unincorporated Community:	District:	
Current Name: <b>Dennis A. Lauersdorf Farm</b>	NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>August Wagner Farm</b>	Wall Material: <b>Concrete Block</b>
Map Code: <b>100/6</b>	Construction Date:	Structural System:
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:
Style or Form: <b>Arts and Crafts</b>	Cultural Affiliation:	
Resource Type: <b>privy</b>	Demolished Date:	
<a href="#">View Additional Comments</a>		

**Do you have additional information about this property or think something is incorrect?**

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## Wisconsin Architecture & History Inventory

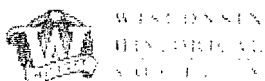
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County: <b>JEFFERSON</b>		Record #: <b>124104</b>	Location: <b>N9163 SKI SLIDE RD</b>
City or Village:	Town, Range, Section: <b>0816E-12</b>		Quarter Sections: <b>NW SE</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community:			District:
Current Name: <b>Dennis A. Lauersdorf Farm</b>		NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>August Wagner Farm</b>	Wall Material: <b>Drop Siding</b>	
Map Code: <b>100/6</b>	Construction Date:	Structural System:	
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>animal barn/stable</b>			Demolished Date:
<a href="#">View Additional Comments</a>			

**Do you have additional information about this property or think something is incorrect?**

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## Wisconsin Architecture & History Inventory

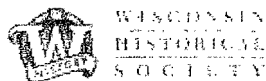
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County: <b>JEFFERSON</b>		Record #: <b>124105</b>	Location: <b>N9163 SKI SLIDE RD</b>
City or Village:	Town, Range, Section: <b>0816E-12</b>		Quarter Sections: <b>NW SE</b>
Civil Town: <b>IXONIA</b>	National Register Date:		State Register Date:
Unincorporated Community:			District:
Current Name: <b>Dennis A. Lauersdorf Farm</b>		NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>August Wagner Farm</b>		Wall Material: <b>Wood</b>
Map Code: <b>100/6</b>	Construction Date:		Structural System:
Survey Date: <b>1999</b>	Designer Name:		Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>bank barn</b>			Demolished Date:
<a href="#">View Additional Comments</a>			

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## Wisconsin Architecture & History Inventory

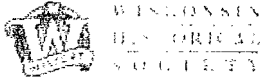
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County: <b>JEFFERSON</b>		Record #: <b>124118</b>	Location: <b>N9163 SKI SLIDE RD</b>
City or Village:	Town, Range, Section: <b>0816E-12</b>		Quarter Sections: <b>NW SE</b>
Civil Town: <b>IXONIA</b>	National Register Date:	State Register Date:	
Unincorporated Community:			District:
Current Name: <b>Dennis A. Lauersdorf Farm</b>		NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>August Wagner Farm</b>	Wall Material: <b>Board and Batten</b>	
Map Code: <b>100/6</b>	Construction Date:	Structural System:	
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>basement barn</b>			Demolished Date:
<a href="#">View Additional Comments</a>			

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## Wisconsin Architecture & History Inventory

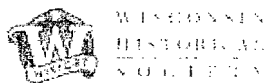
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County: <b>JEFFERSON</b>		Record #: <b>124119</b>	Location: <b>N9163 SKI SLIDE RD</b>
City or Village:	Town, Range, Section: <b>0816E-12</b>		Quarter Sections: <b>NW SE</b>
Civil Town: <b>IXONIA</b>		National Register Date:	State Register Date:
Unincorporated Community:			District:
Current Name: <b>Dennis A. Lauersdorf Farm</b>		NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>August Wagner Farm</b>		Wall Material: <b>Brick</b>
Map Code: <b>100/6</b>	Construction Date:		Structural System:
Survey Date: <b>1999</b>	Designer Name:		Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>silo</b>			Demolished Date:
<a href="#">View Additional Comments</a>			

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## Wisconsin Architecture & History Inventory

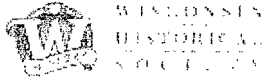
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County: <b>JEFFERSON</b>		Record #: <b>124120</b>	Location: <b>N9163 SKI SLIDE RD</b>
City or Village:	Town, Range, Section: <b>0816E-12</b>		Quarter Sections: <b>NE SE</b>
Civil Town: <b>IXONIA</b>	National Register Date:		State Register Date:
Unincorporated Community:			District:
Current Name: <b>Dennis A. Lauersdorf Farm</b>		NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>August Wagner Farm</b>	Wall Material: <b>Board and Batten</b>	
Map Code: <b>100/6</b>	Construction Date:	Structural System:	
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>barn</b>			Demolished Date:
<a href="#">View Additional Comments</a>			

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County: <b>JEFFERSON</b>		Record #: <b>124121</b>	Location: <b>N9163 SKI SLIDE RD</b>
City or Village:	Town, Range, Section: <b>0816E-12</b>		Quarter Sections: <b>NW SE</b>
Civil Town: <b>IXONIA</b>	National Register Date:		State Register Date:
Unincorporated Community:			District:
Current Name: <b>Dennis A. Lauersdorf Farm</b>		NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>August Wagner Farm</b>	Wall Material: <b>Board and Batten</b>	
Map Code: <b>100/6</b>	Construction Date:	Structural System:	
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Arts and Crafts</b>		Cultural Affiliation:	
Resource Type: <b>barn</b>		Demolished Date:	
<a href="#">View Additional Comments</a>			

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## Wisconsin Architecture & History Inventory

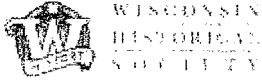
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County: <b>JEFFERSON</b>		Record #: <b>124122</b>	Location: <b>N9163 SKI SLIDE RD</b>
City or Village:	Town, Range, Section: <b>0816E-12</b>		Quarter Sections: <b>NW SE</b>
Civil Town: <b>IXONIA</b>	National Register Date:		State Register Date:
Unincorporated Community:			District:
Current Name: <b>Dennis A. Lauersdorf Farm</b>		NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>August Wagner Farm</b>		Wall Material: <b>Concrete</b>
Map Code: <b>100/6</b>	Construction Date:		Structural System:
Survey Date: <b>1999</b>	Designer Name:		Other Buildings on Site?:
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>silo</b>			Demolished Date:
<a href="#">View Additional Comments</a>			

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County: <b>JEFFERSON</b>		Record #: <b>124133</b>	Location: <b>N9163 SKI SLIDE RD</b>
City or Village:	Town, Range, Section: <b>0816E-12</b>		Quarter Sections: <b>NW SE</b>
Civil Town: <b>IXONIA</b>	National Register Date:		State Register Date:
Unincorporated Community:			District:
Current Name: <b>Dennis A. Lauersdorf Farm</b>		NR Multiple Property Name:	
Survey Map: <b>USGS Ixonia</b>	Historic Name: <b>August Wagner Farm</b>	Wall Material: <b>Board and Batten</b>	
Map Code: <b>100/6</b>	Construction Date:	Structural System:	
Survey Date: <b>1999</b>	Designer Name:	Other Buildings on Site?:	
Style or Form: <b>Astylistic Utilitarian Building</b>			Cultural Affiliation:
Resource Type: <b>bank barn</b>			Demolished Date:
<a href="#">View Additional Comments</a>			

**Do you have additional information about this property or think something is incorrect?**

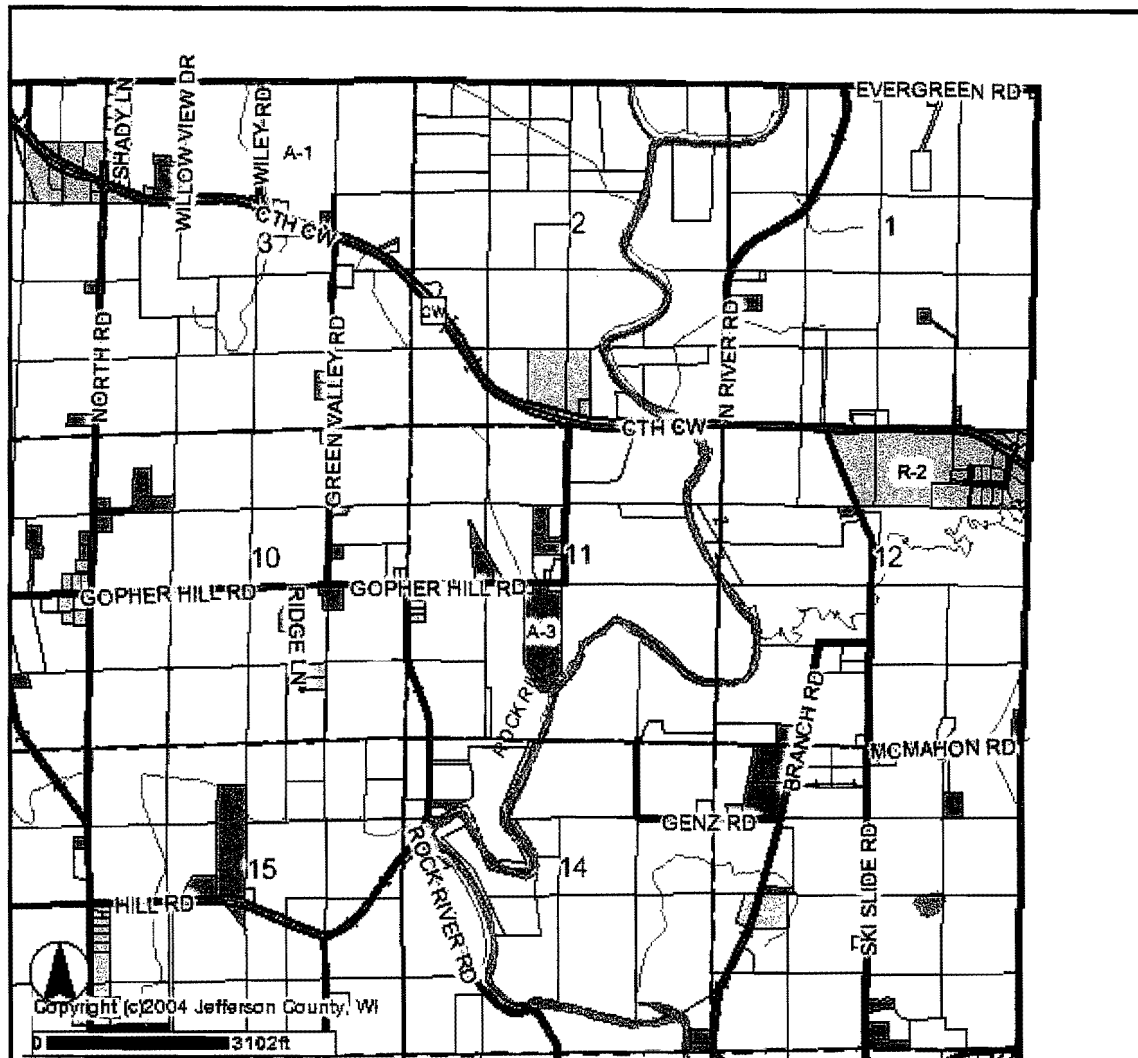
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**Appendix D**  
**Bureau for Remediation and Re-Development Tracking System**  
**(BRRTS)**

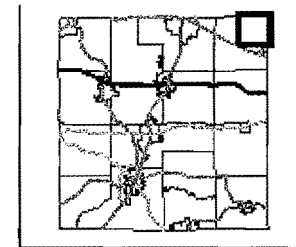
	Region	FID	Start Date	End Date	Last Action Date	Comments
ON	SOUTH CENTRAL	128086640	8/12/1993		12/3/2008	
ON	SOUTH CENTRAL	NONE	5/11/1994	12/6/2002	12/6/2002	
ON	SOUTH CENTRAL	128088730	12/30/1988	12/14/1993	12/14/1993	
ON	SOUTH CENTRAL	128058480	10/8/1987	6/3/1988	6/3/1988	
ON	SOUTH CENTRAL	128053420	5/9/1989	5/15/1995	5/15/1995	
ON	SOUTH CENTRAL	NONE	5/11/1989	4/16/2001	11/19/2001	
ON	SOUTH CENTRAL	NONE	8/7/1989	12/14/1993	12/14/1993	
ON	SOUTH CENTRAL	NONE	11/13/1991	5/20/1994	7/18/1994	
ON	SOUTH CENTRAL	128079710	3/15/1993	11/4/1999	1/26/2009	
ON	SOUTH CENTRAL	NONE	10/31/1994	2/7/1996	2/23/1996	
ON	SOUTH CENTRAL	NONE	5/31/1995	4/4/1996	4/4/1996	
ON	SOUTH CENTRAL	NONE	8/2/1995		2/16/2009	
ON	SOUTH CENTRAL	128053420	8/11/1997	5/15/2003	5/15/2003	
ON	SOUTH CENTRAL	128005350	6/29/1998	12/16/1998	12/16/1998	*** TRANSFERRED TO COMMERCE - ACTIVITY NO LONGER UNDER DNR JURISDICTION ***
ON	SOUTH CENTRAL	NONE	11/4/1999	4/21/2006	8/1/2006	
ON	SOUTH CENTRAL	NONE	4/12/2001	1/2/2003	2/24/2003	
ON	SOUTH CENTRAL	NONE	3/22/1990	3/23/1990	3/23/1990	OLD SPILL ID: 900322-01 HISTORIC SPILL. FURTHER ACTION MAY NOT BE NECESSARY. PLEASE CONTACT DNR SPILL COORDINATOR IN SC REGION FOR FILE INFORMATION.
ON	SOUTH CENTRAL	NONE	9/23/1993	12/20/1993	12/20/1993	OLD SPILL ID: 930923-05 HISTORIC SPILL. FURTHER ACTION MAY NOT BE NECESSARY. PLEASE CONTACT DNR SPILL COORDINATOR IN SC REGION FOR FILE INFORMATION.
ON	SOUTH CENTRAL	NONE	2/23/1994	2/23/1994	2/23/1994	OLD SPILL ID: 940223-02
ON	SOUTH CENTRAL	NONE	5/9/1994	12/6/2002	12/6/2002	OLD SPILL ID: 940509-01
ON	SOUTH CENTRAL	NONE	8/30/1994	9/5/1994	9/5/1994	OLD SPILL ID: 940830-01
ON	SOUTH CENTRAL	NONE	10/15/1995	12/5/1995	12/5/1995	
ON	SOUTH CENTRAL	NONE	1/30/1987	2/2/1987	2/2/1987	OLD SPILL ID: 870130-01 HISTORIC SPILL. FURTHER ACTION MAY NOT BE NECESSARY. PLEASE CONTACT DNR SPILL COORDINATOR IN SC REGION FOR FILE INFORMATION.
ON	SOUTH CENTRAL	NONE	8/5/1996	8/9/1996	8/9/1996	
ON	SOUTH CENTRAL	NONE	8/24/1998	8/25/1998	8/25/1998	
ON	SOUTH CENTRAL	NONE	10/29/1999	12/15/1999	12/15/1999	
ON	SOUTH CENTRAL	NONE	4/7/2000	4/7/2000	4/7/2000	
ON	SOUTH CENTRAL	NONE	7/2/2002	7/9/2002	7/9/2002	
ON	SOUTH CENTRAL	NONE	10/31/2002	11/19/2002	11/19/2002	
ON	SOUTH CENTRAL	NONE	5/5/2006	5/5/2006	5/5/2006	
ON	SOUTH CENTRAL	NONE	1/22/2007	1/26/2007	1/26/2007	
ON	SOUTH CENTRAL	NONE	8/17/2007	11/9/2007	10/11/2008	*** AUTO-POPULATED FROM SPILL SERTS SYSTEM. SPILL ID: 20070817SC28-1 ***
ON	SOUTH CENTRAL	NONE	8/26/2008	10/8/2008	11/23/2008	*** AUTO-POPULATED FROM SPILL SERTS SYSTEM. SPILL ID: 20080826SC28-1 ***
ON	SOUTH CENTRAL	NONE	5/31/1996	8/8/2000	8/8/2000	
ON	SOUTH CENTRAL	128053420	5/31/1996		11/2/2009	
ON	SOUTH CENTRAL	NONE	1/24/2005	1/24/2005	1/24/2005	

**Appendix E**  
**Town Zoning Maps**

# Ixonia - Zoning - NE



- A-1 Ag
- A-2 Ag Bus
- A-3 Rural Res
- B Business
- C Community
- I Industrial
- N Natural Resource
- R-1 Res Sewer
- R-2 Res Non-Sewer
- R/R Res Rec
- W Waterfront

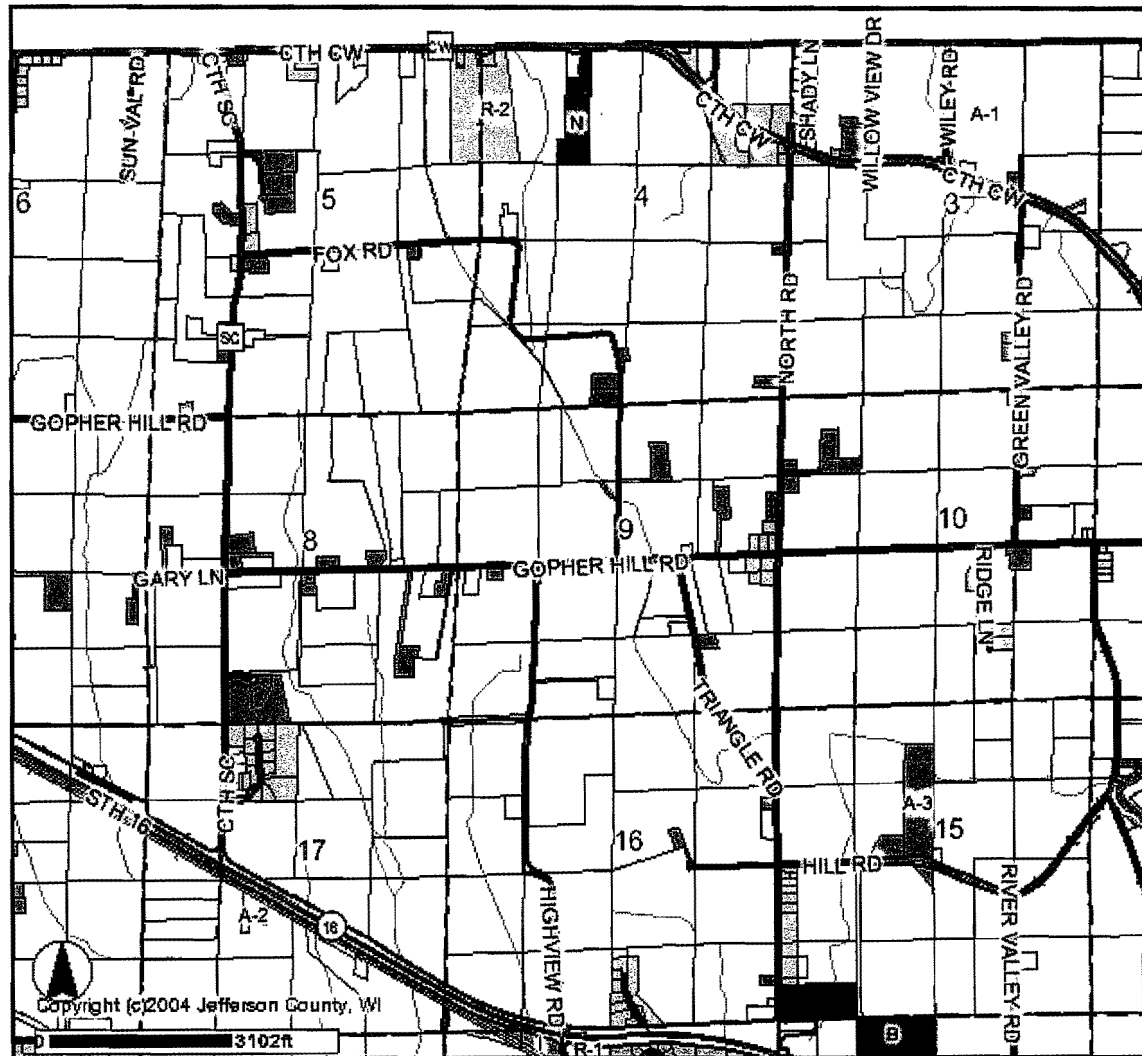


varion systems

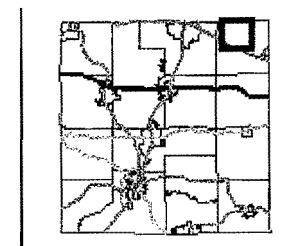
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This map is not a substitute for an actual field survey or on sight investigation. The accuracy of this map is limited by the quality of the records from which it was assembled. Other inherent inaccuracies occur during the composition process. Jefferson County makes no warranty whatsoever concerning this information.

# Ixonia - Zoning - NW



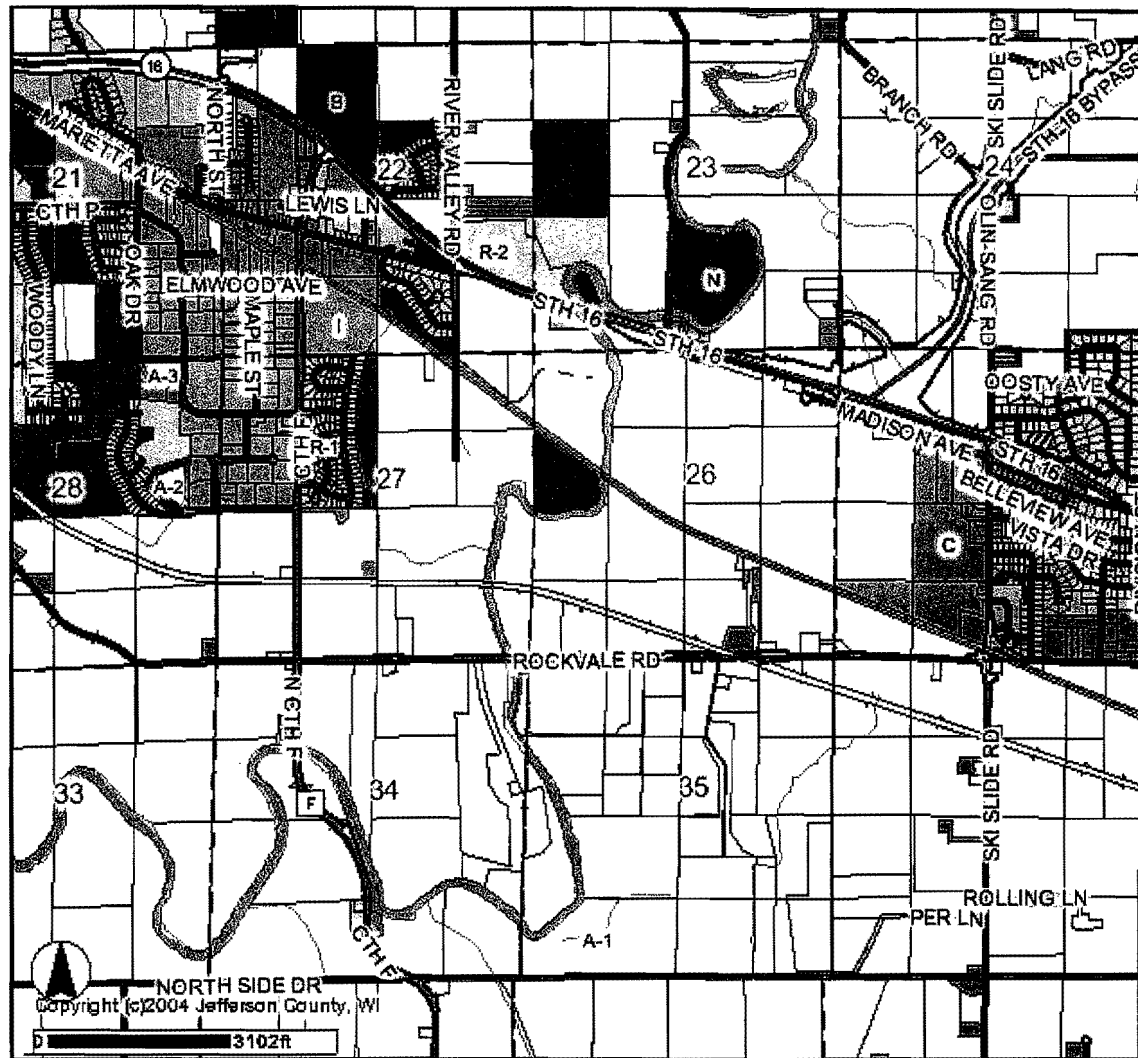
- A-1 Ag
- A-2 Ag Bus
- A-3 Rural Res
- B Business
- C Community
- I Industrial
- N Natural Resource
- R-1 Res Sewer
- R-2 Res Non-Sewer
- R/R Res Rec
- W Waterfront



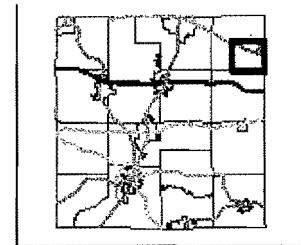
:: varion systems

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# Ixonia - Zoning - SE



- A-1 Ag
- A-2 Ag Bus
- A-3 Rural Res
- B Business
- C Community
- F Industrial
- N Natural Resource
- R-1 Res Sewer
- R-2 Res Non Sewer
- R/R Res Rec
- W Waterfront



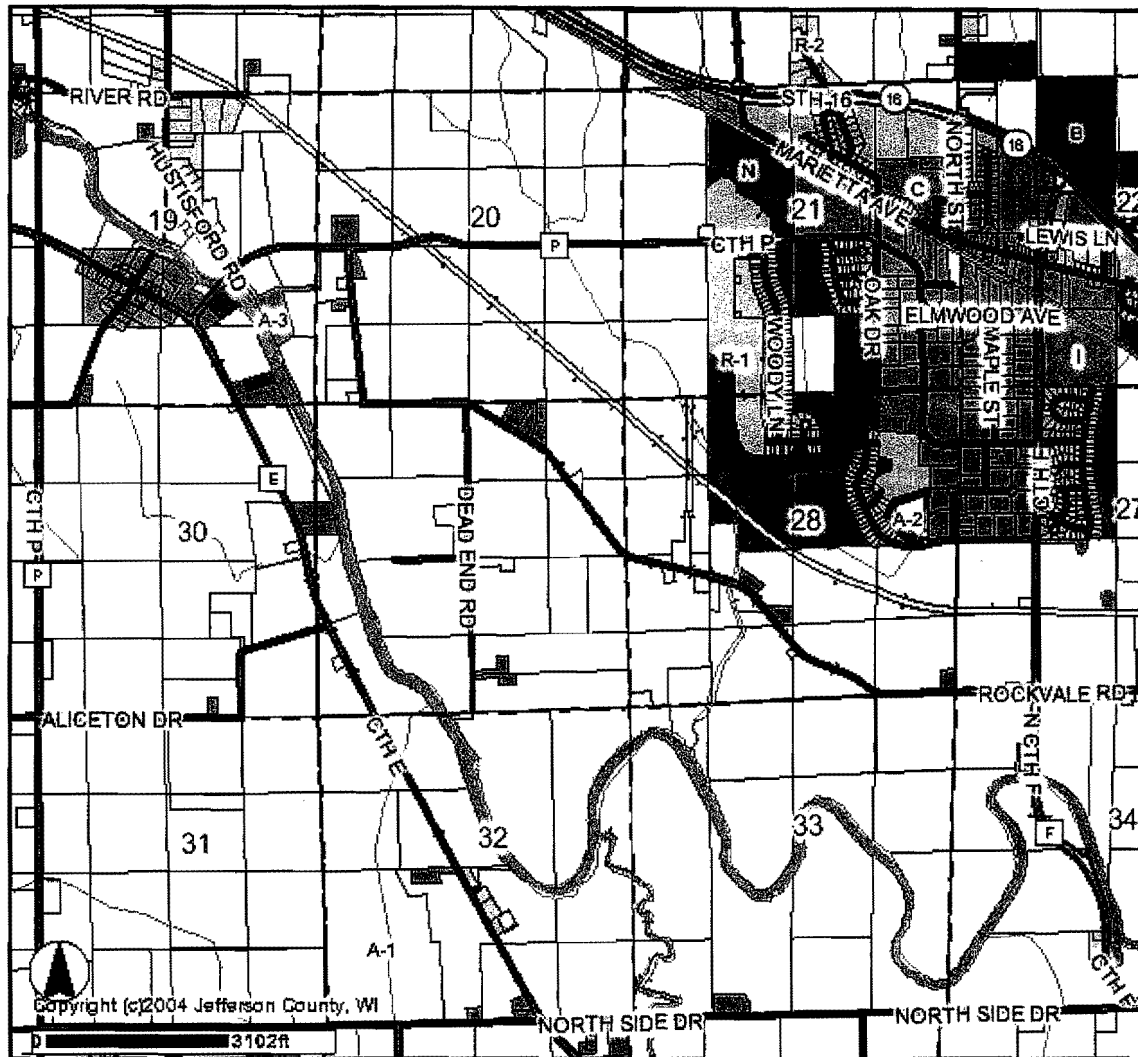
:: varion systems

## DISCLAIMER

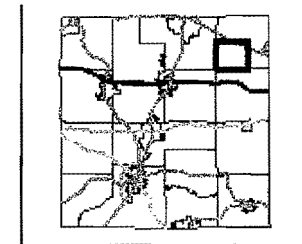
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# Ixonia - Zoning - SW



- A-1 Ag
- A-2 Ag Bus
- A-3 Rural Res
- B Business
- C Community
- I Industrial
- N Natural Resource
- R-1 Res Sewer
- R-2 Res Non-Sewer
- R/R Res Rec
- W Waterfront



:: varion systems

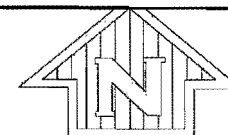
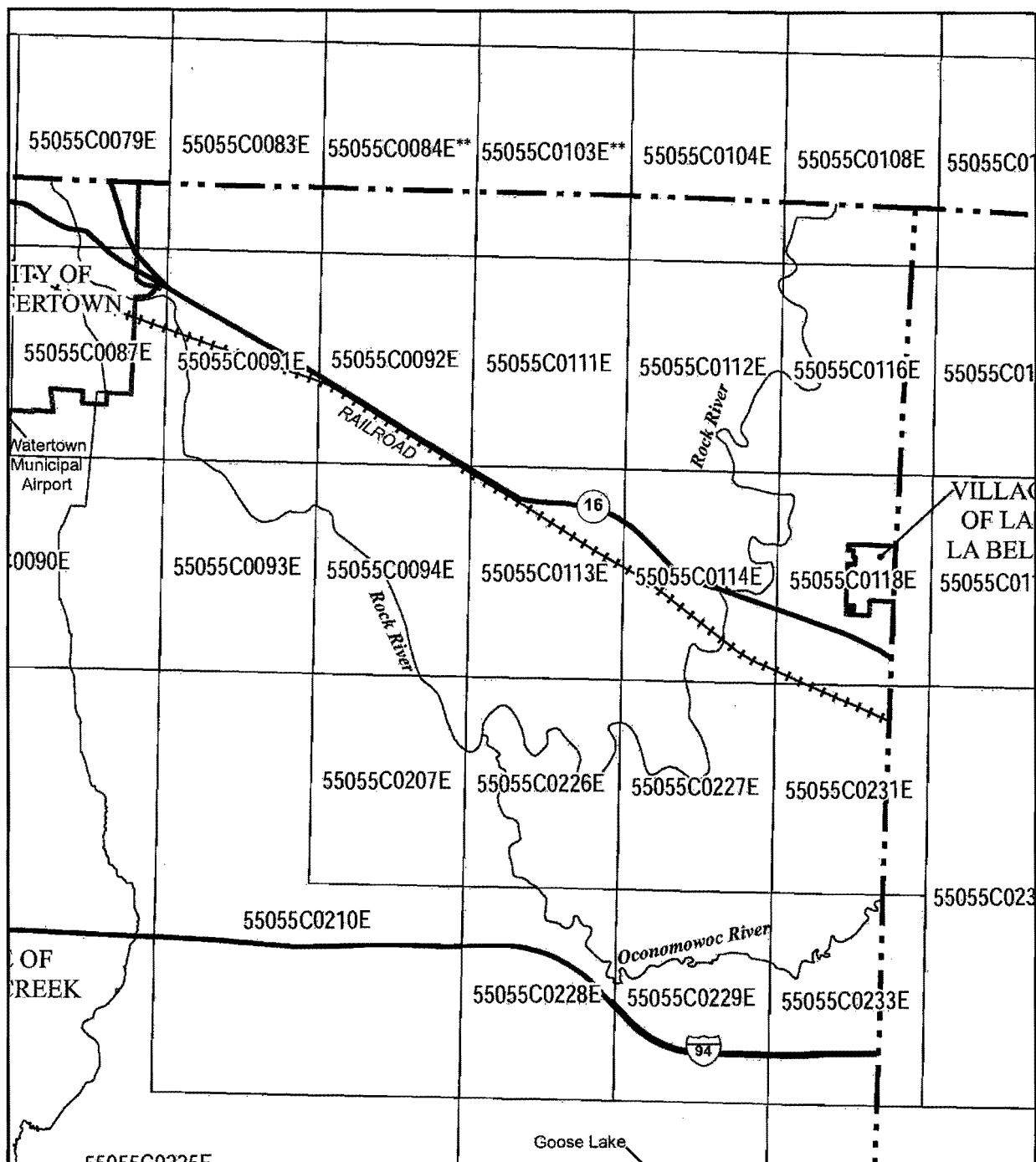
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3102ft

**Appendix F**  
**FEMA Flood Insurance Rate Maps**



## Index for Ordering Detail Ixon Area FIRM Maps



### MAP INDEX

## FIRM

**FLOOD INSURANCE RATE MAP  
JEFFERSON COUNTY,  
WISCONSIN  
AND INCORPORATED AREAS**

(SEE LISTING OF COMMUNITIES TABLE)

## MAP INDEX

**PANELS PRINTED:** 17, 19, 50, 55, 65, 66, 67, 68, 69, 78, 79, 83, 86, 87, 90, 91, 92, 93, 94, 104, 108, 111, 112, 113, 114, 116, 118, 135, 142, 144, 175, 176, 178, 180, 181, 182, 183, 184, 186, 187, 188, 189, 191, 193, 195, 207, 210, 225, 226, 227, 228, 229, 231, 233, 240, 245, 280, 287, 289, 286, 287, 288, 289, 291, 292, 293, 294, 300, 302, 304, 305, 306, 308, 310, 311, 312, 313, 314, 316, 317, 318, 319, 336, 337, 338, 339, 350, 364, 365, 375, 382, 401, 402, 406, 407, 430, 432, 435, 451, 455, 460, 480



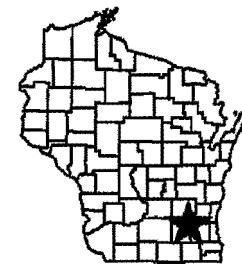
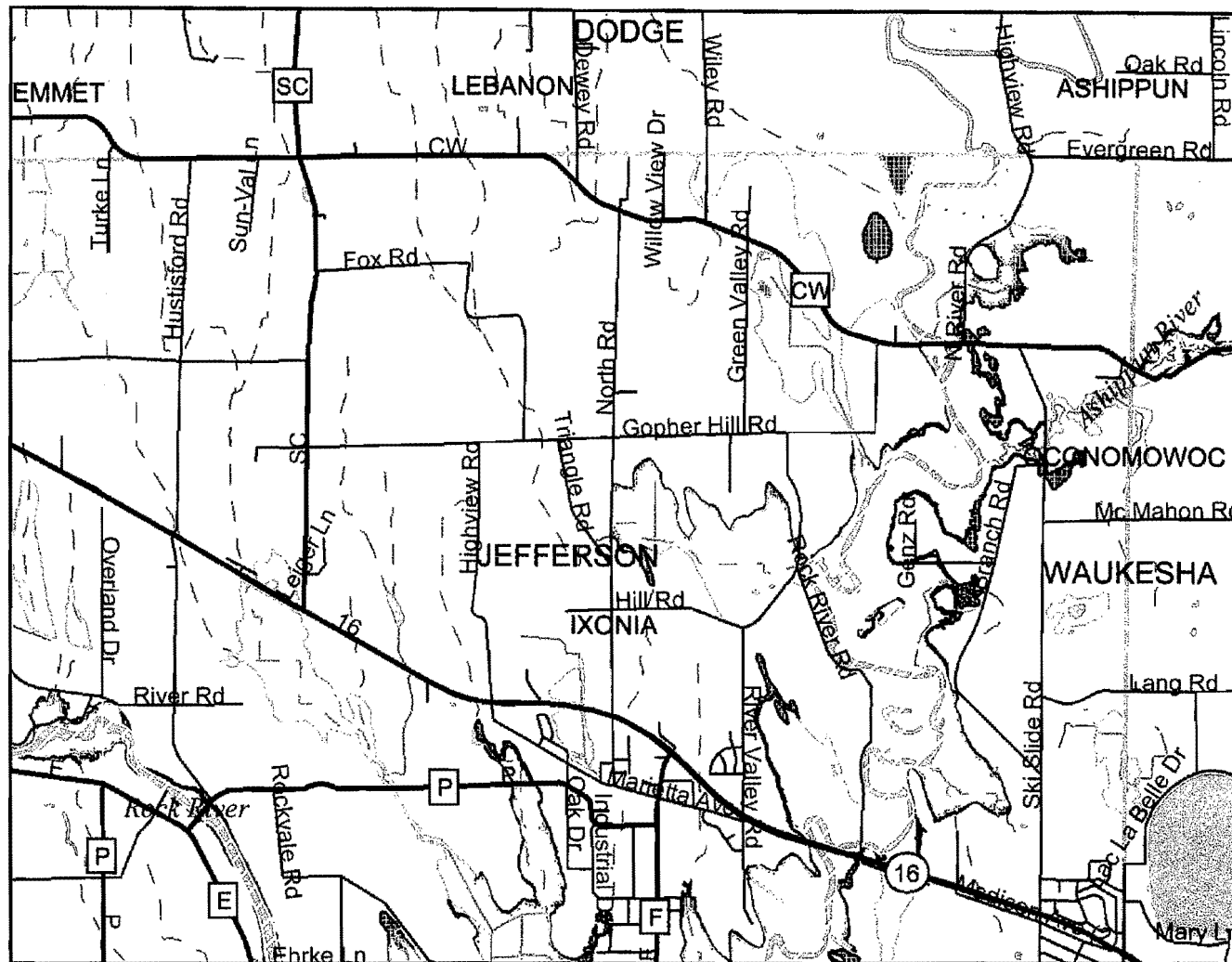
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55055CIND0A**

**EFFECTIVE DATE  
JUNE 2, 2009**

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

# Ixonia Floodplain - North



## Legend

### Major Highways

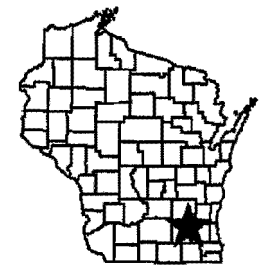
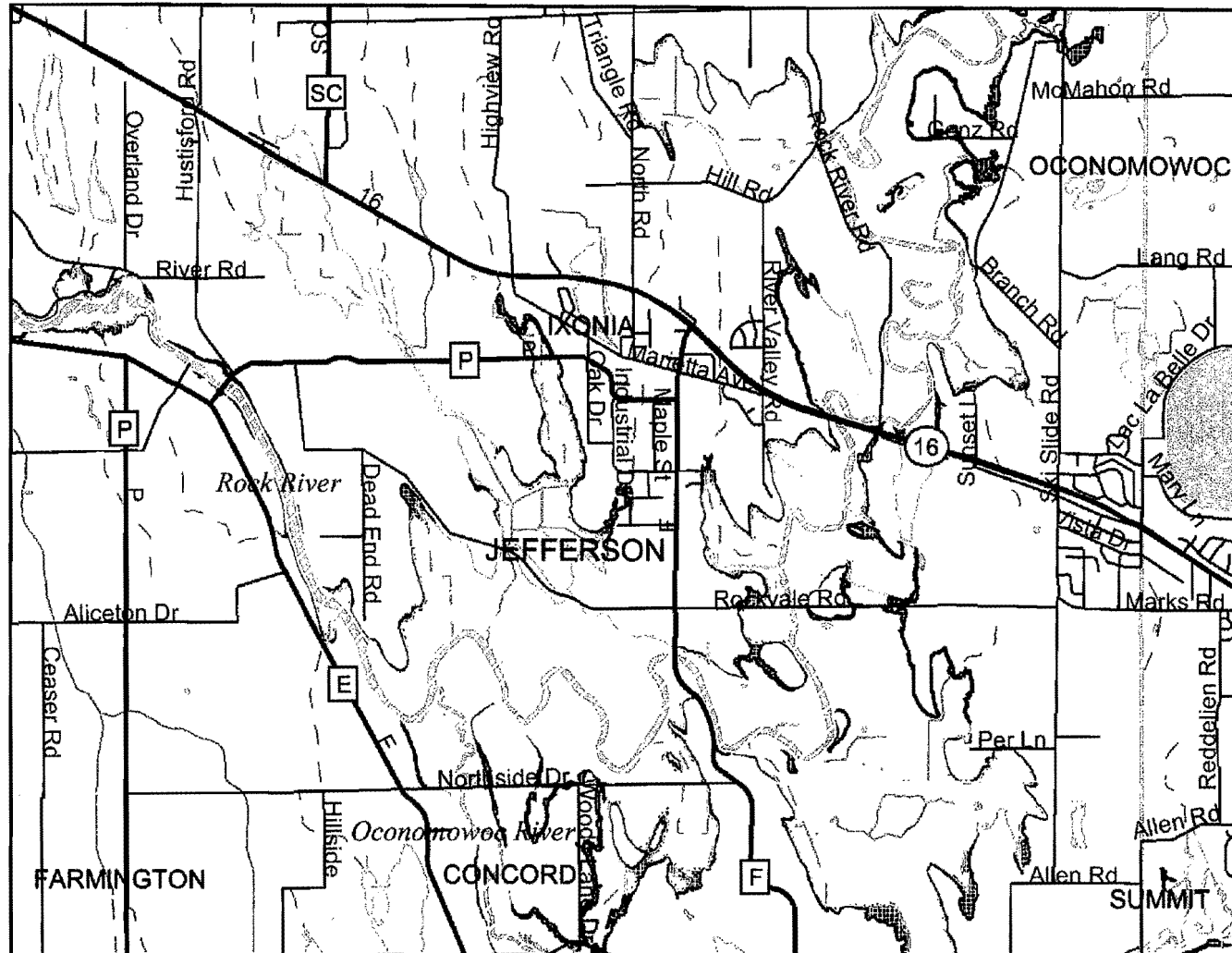
- Interstate
- State Highway
- U.S. Highways
- County Roads
- Local Roads
- 24K County Boundaries
- Civil Towns
- Civil Town
- Digital Flood Boundaries
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- 24K Open Water
- 24K Rivers and Shorelines
- Intermittent
- Fluctuating
- Perennial
- Cities and Villages
- Village
- City



Scale: 1:62,347

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

# Ixonia Floodplain - South



## Legend

### Major Highways

- Interstate
- State Highway
- U.S. Highways
- County Roads
- Local Roads
- 24K County Boundaries
- Civil Towns
- Civil Town
- Digital Flood Boundaries
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- 24K Open Water
- 24K Rivers and Shorelines
- Intermittent
- Fluctuating
- Perennial
- Cities and Villages
- Village
- City



Scale: 1:62,347

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**Appendix G**  
**Wisconsin Wetland Inventory Maps**

Ixonia NE

# Wisconsin Wetland Inventory



## Legend

### Major Highways

- Interstate
- State Highway
- U.S. Highways
- County Roads
- Local Roads
- 24K County Boundaries

### Civil Towns

Civil Town

### DNR Wetland Points

- Excavated Pond
- Dammed Pond
- Wetland Too Small to Delineate
- Filled Excavated Pond
- Filled Dammed Pond
- Filled Wetland Too Small to Delineate

### DNR Wetland Areas

- Upland
- Filled or drained wetland
- Wetland
- 24K Open Water
- 24K Rivers and Shorelines

- Intermittent
- Fluctuating
- Perennial

### Cities and Villages

- Village
- City



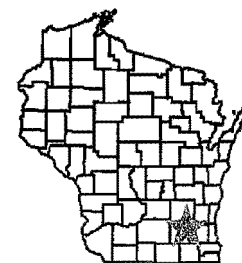
Scale: 1:59,970

0 6000 12000 18000 ft.

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Ixonia SW

# Wisconsin Wetland Inventory



## Legend

### Major Highways

- Interstate
- State Highway
- U.S. Highways
- County Roads
- Local Roads

### 24K County Boundaries

### Civil Towns

### Civil Town

### DNR Wetland Points

- Excavated Pond
- Dammed Pond
- Wetland Too Small to Delineate
- Filled Excavated Pond
- Filled Dammed Pond
- Filled Wetland Too Small to Delineate

### DNR Wetland Areas

- Upland
- Filled or drained wetland
- Wetland
- 24K Open Water
- 24K Rivers and Shorelines

### Intermittent

### Fluctuating

### Perennial

### Cities and Villages

### Village

### City

0 6000 12000 18000 ft.



Scale: 1:59,970

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Ixonia NW

# Wisconsin Wetland Inventory



## Legend

### Major Highways

- Interstate
- State Highway
- U.S. Highways
- County Roads
- Local Roads

### 24K County Boundaries

### Civil Towns

### Civil Town

### DNR Wetland Points

- Excavated Pond
- Dammed Pond
- Wetland Too Small to Delineate
- Filled Excavated Pond
- Filled Dammed Pond
- Filled Wetland Too Small to Delineate

### DNR Wetland Areas

- Upland
- Filled or drained wetland
- Wetland
- 24K Open Water
- 24K Rivers and Shorelines

- Intermittent
- Fluctuating
- Perennial

### Cities and Villages

- Village
- City

0 6000 12000 18000 ft.



Scale: 1:59,970

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Ixonia SE

# Wisconsin Wetland Inventory



## Legend

### Major Highways

- Interstate
- State Highway
- U.S. Highways
- County Roads
- Local Roads
- 24K County Boundaries
- Civil Towns
- Civil Town
- DNR Wetland Points
- Excavated Pond
- Dammed Pond
- Wetland Too Small to Delineate
- Filled Excavated Pond
- Filled Dammed Pond
- Filled Wetland Too Small to Delineate
- DNR Wetland Areas
- Upland
- Filled or drained wetland
- Wetland
- 24K Open Water
- 24K Rivers and Shorelines
- Intermittent
- Fluctuating
- Perennial
- Cities and Villages
- Village
- City

0 6000 12000 18000 ft.




Scale: 1:59,970

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.


**Appendix H**  
**Soil Survey Maps**

## MAP LEGEND

### Area of Interest (AOI)


 Area of Interest (AOI)

### Soils


 Soil Map Units

### Special Point Features




-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot

 Very Stony Spot


 Wet Spot

 Other



### Special Line Features

-  Gully
-  Short Steep Slope
-  Other




### Political Features

 Cities

### Water Features

-  Oceans
-  Streams and Canals

### Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads

## MAP INFORMATION

Map Scale: 1:50,100 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:15,840.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: UTM Zone 16N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dodge County, Wisconsin  
Survey Area Data: Version 7, May 23, 2009

Soil Survey Area: Jefferson County, Wisconsin  
Survey Area Data: Version 7, May 26, 2009

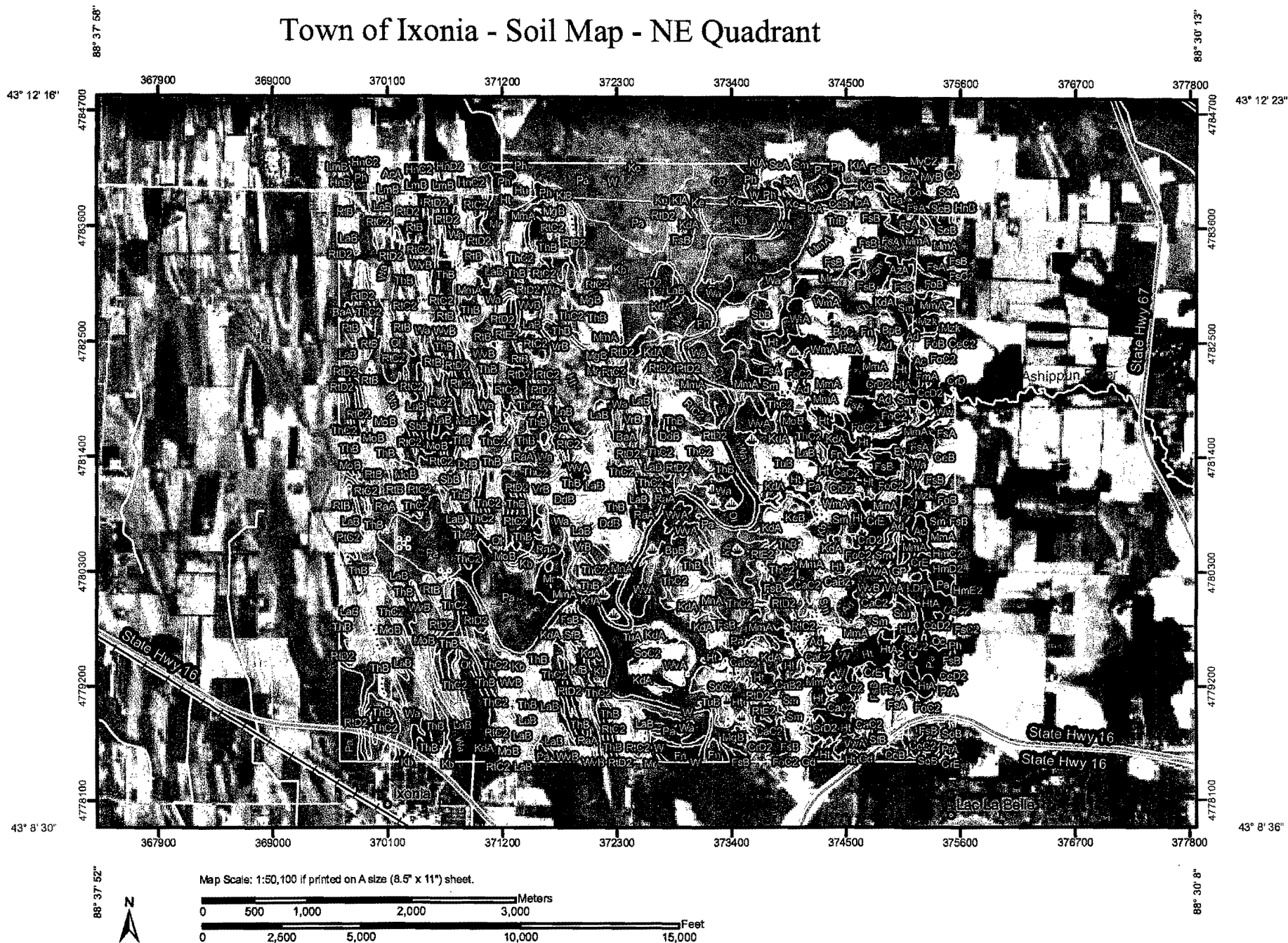
Soil Survey Area: Milwaukee and Waukesha Counties, Wisconsin  
Survey Area Data: Version 4, May 26, 2009

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Date(s) aerial images were photographed: 6/16/2005; 6/6/2005; 6/1/2005

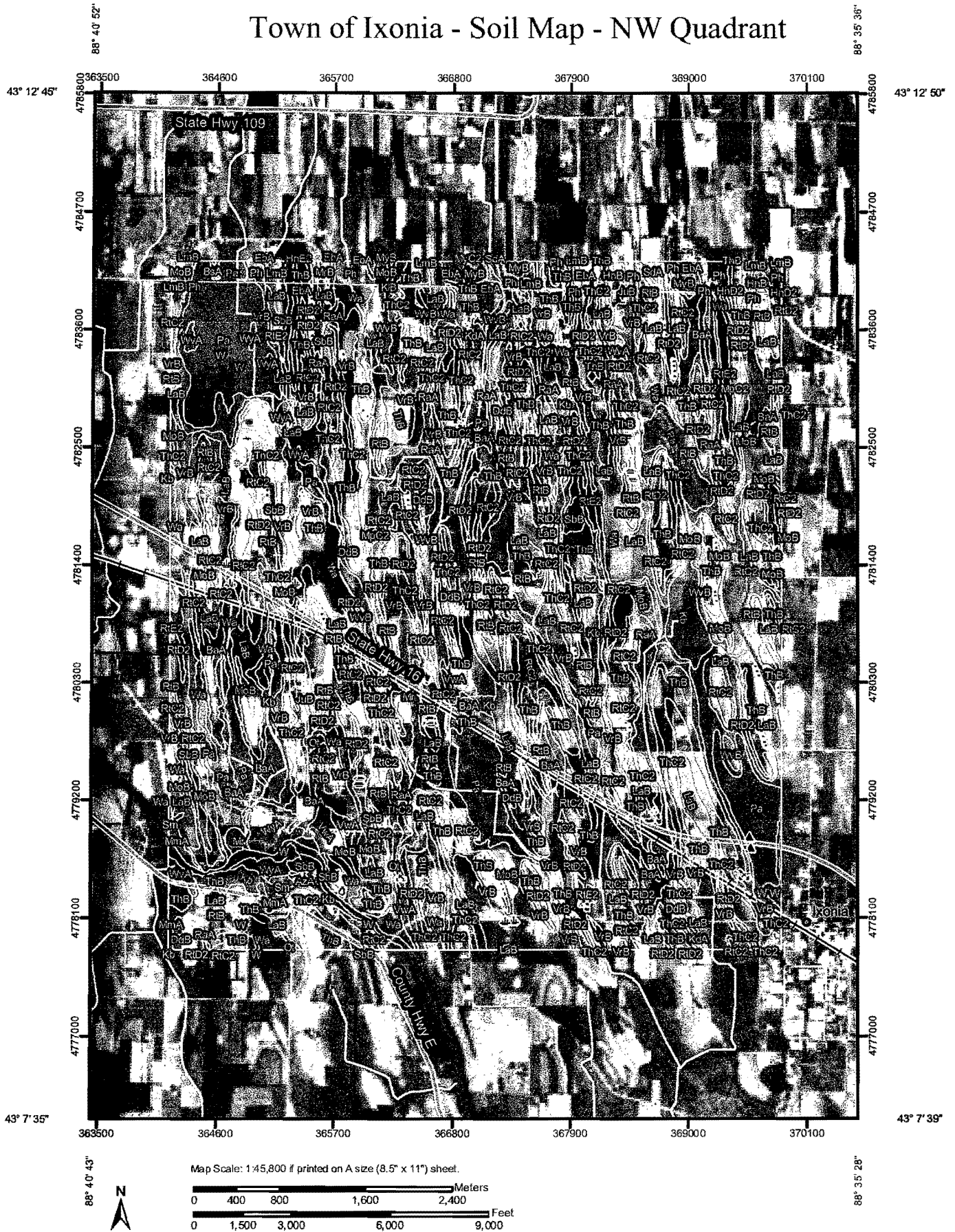
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Town of Ixonia - Soil Map - NE Quadrant

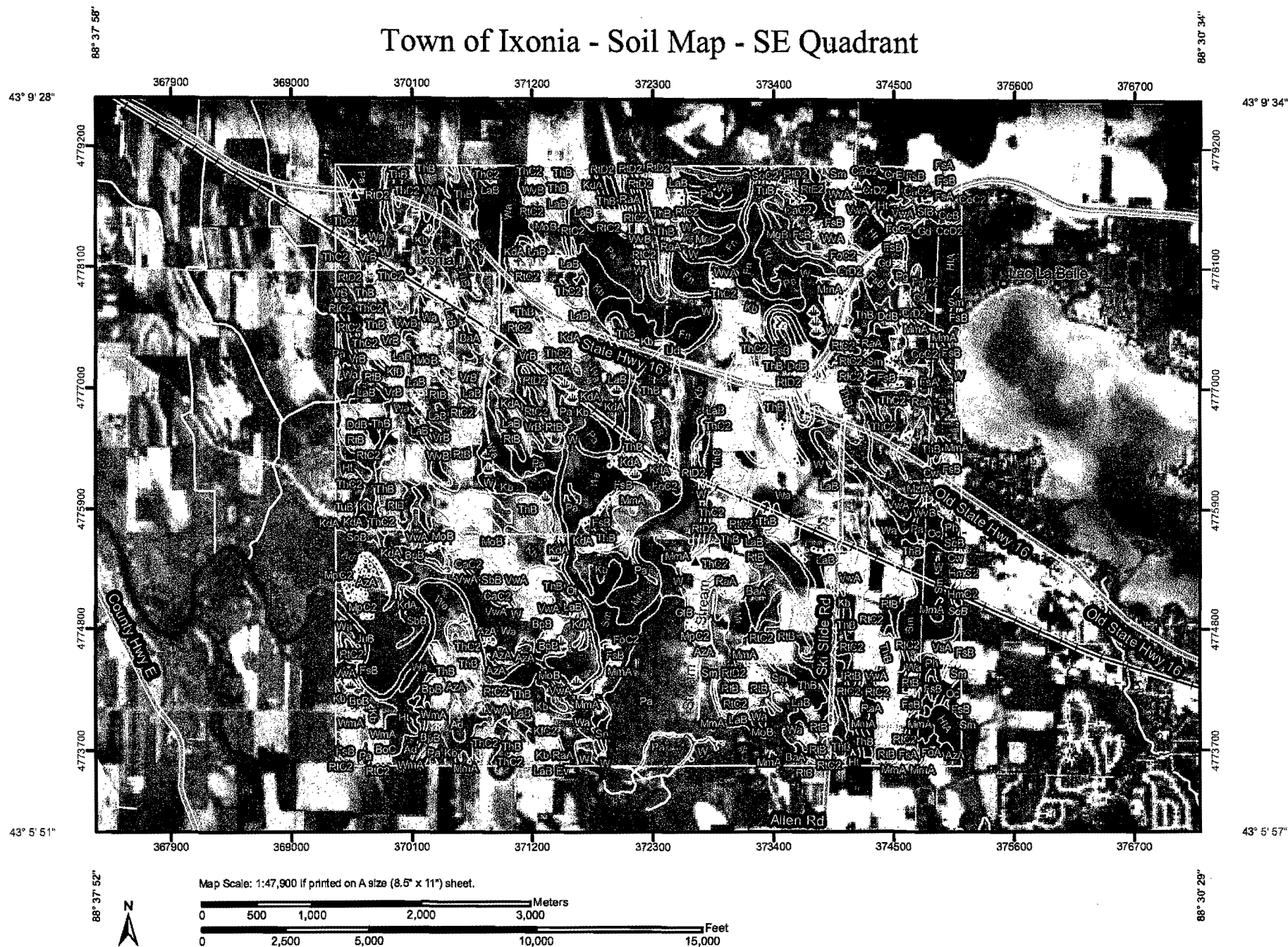




# Town of Ixonia - Soil Map - NW Quadrant



# Town of Ixonia - Soil Map - SE Quadrant



# Town of Ixonia - Soil Map - SW Quadrant

