

Chapter IV

COMMUNITY FACILITIES AND UTILITIES

Whereas the previous chapter presented a description of the natural resources of the Village of Wales and the surrounding study area, this chapter describes pertinent features of the built environment. Specifically, this chapter presents information on schools, healthcare, Village parks, childcare, public safety facilities, solid waste disposal, and Village facilities. It also describes information concerning water supply, public utilities, private utilities and renewable energy sources. Detailed information regarding these related aspects of the built environment is essential to the preparation of a sound comprehensive plan.

COMMUNITY FACILITIES AND SERVICES

To serve the needs of the general public, certain community facilities should be provided by the public sector. Such public facilities would help meet the ultimate goal of protecting and promoting the general public health, safety, and welfare of existing and future generations of the Village of Wales area residents. Data on certain public facilities are essential to determine if any additional land is needed to accommodate expansion or new development of community facilities.

Schools

The Village of Wales lies in one school district but the study area includes three school districts, as shown on Map IV-1. The Village of Wales and most of the study area are served by the Kettle Moraine School District which owns six schools: Kettle Moraine High School, Kettle Moraine Middle School, and Cushing, Dousman, Magee, and Wales Elementary schools. Most children from the Village of Wales attend Wales Elementary School, Kettle Moraine Middle School, and Kettle Moraine High School. The 2007-2008 school year enrollments and capacities of each public school in the Kettle Moraine School District, including those located beyond the study area, are set forth in Table IV-1. The District conducted a facility needs study to determine if and to what extent certain school facilities should be expanded to accommodate future enrollment needs. The District owns and operates a community education center (Brandybrook Community Center, formerly an elementary school) which is used mostly for senior citizen events and other incidental activities. The District also owns an additional 73 acres of vacant land near this community center and an additional 31 acres of vacant land near the existing Dousman Elementary School and Kettle Moraine Middle School for potential future facilities.

It should be noted that the Kettle Moraine School District has the highest percentage of schools of any district in Wisconsin that have received coveted national recognition as Blue Ribbon Schools. All of the District schools have been selected by the United States Department of Education-Recognized School of Excellence Program to receive this prestigious education award for their excellence in leadership, teaching, curriculum, student achievement, parent involvement, and community support.

Village of Wales Comprehensive Development Plan

In addition to the public schools described above, Ethan Allen School, which is a State correctional facility, and three private schools, Little Lambs Montessori School, Montessori Methods School and St. Paul Catholic School, are located in the study area. Ethan Allen School is a juvenile detention and treatment facility located northwest of the Village of Wales. St. Paul Catholic School is located south of the Village of Wales in the Genesee Depot area and serves kindergarten to 8th grade. Little Lambs Montessori School is located on the south side of the Village and serves children ages 2 to 6 years. Montessori Methods School is located east of the Village and serves preschool to 6th grade.

Three institutions of higher education are also within reasonable commuting distances from the Village of Wales. The University of Wisconsin-Waukesha (UWW) in the City of Waukesha is one of 14 two-year campuses in the University of Wisconsin system. UWW offers a well-balanced program of liberal and professional courses that may be transferred to four-year colleges and universities. Another public college is the Waukesha County Technical College, located in the Village of Pewaukee. This college is part of the State of Wisconsin Vocational, Technical, and Adult Education system. The Kettle Moraine School District is a part of this program, and provides adult evening classes. The college offers various types of general programs consisting of associate degree programs, vocational diploma programs, adult and continuing education programs, and apprenticeship training. Also located in the City of Waukesha is Wisconsin's oldest college, the private Carroll University, which offers various bachelor and master degree programs.

**Table IV-1
2000-2008 SCHOOL YEAR ENROLLMENTS AND CAPACITIES
FOR PUBLIC SCHOOLS IN THE KETTLE MORAINÉ SCHOOL DISTRICT**

School	2000-2001 Enrollment	2006-2007 Enrollment	2007-2008 Enrollment	School Capacity	Average Class Size 2000-2001
Wales Elementary School (grades K-5)	452	537	509	475	22
Cushing Elementary School (grades K-5)	531	489	452	475	21
Dousman Elementary School (grades K-5)	477	556	507	475	21
Magee Elementary School (grades K-5)	330	318	335	300	22
Kettle Moraine Middle School (grades 6-8)	1,025	1,033	1,018	1,050	24
Kettle Moraine High School (grades 9-12)	1,468	1,483	1,488	1,500	25
Total	4,283 ^a	4,416	4,309	4,275	--

^aThis total does not include 27 "nonattending" students which are those that are enrolled in the District but attend schools other than the Kettle Moraine District public schools.
Source: Kettle Moraine School District and SEWRPC.

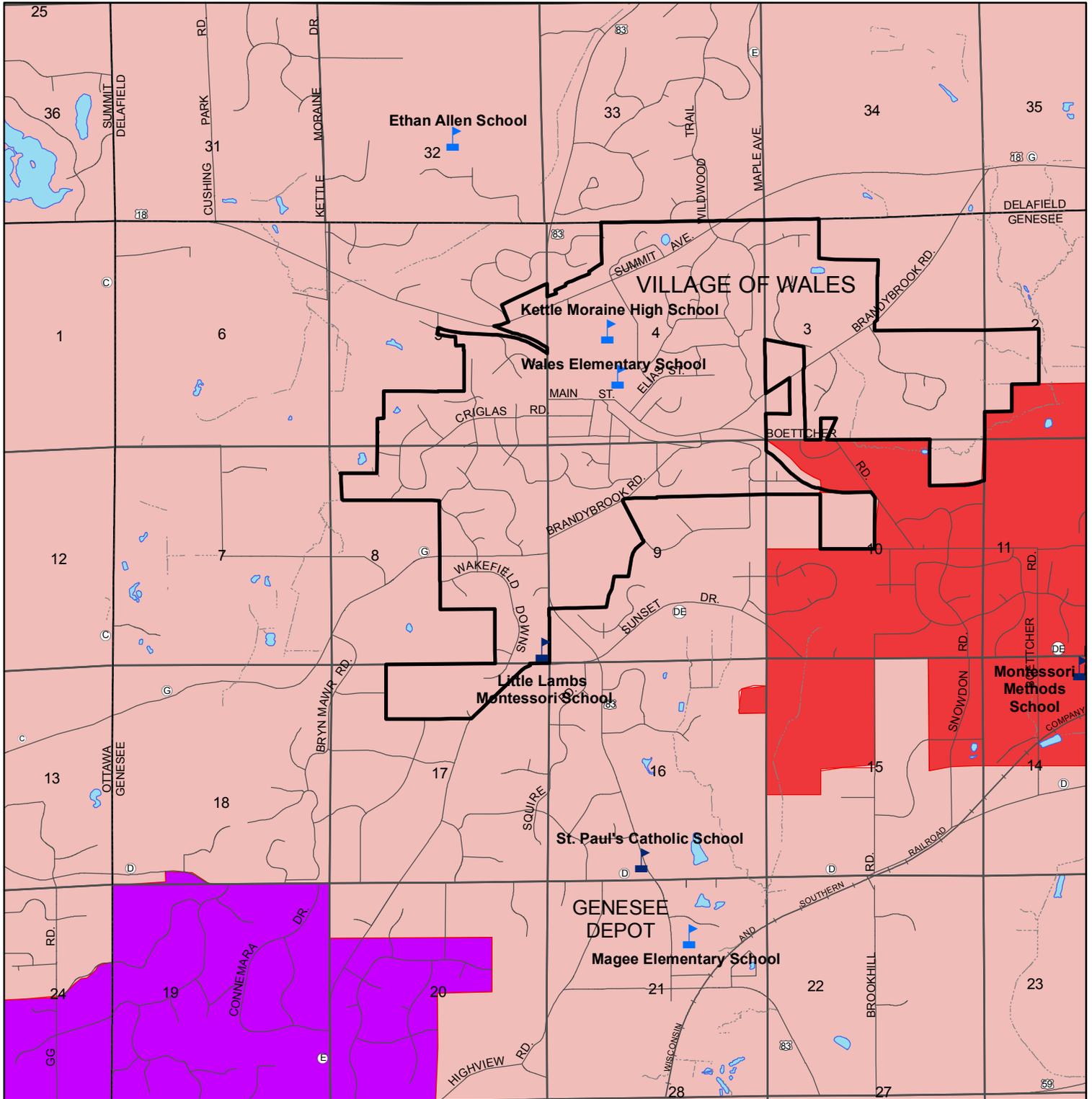
Village Hall and General Administration

The Wales Village Hall is located at 129 W. Main Street in a former bank building that was constructed in 1961 and later purchased by the Village in 1972. The building is centrally located in the community within the Historic Village Center and houses administrative offices while also serving as a place for conducting official Village meetings, such as Village Board and Plan Commission meetings. As the Village has grown, the Village Hall was expanded in 1996 to accommodate additional administrative offices, a meeting room, and a new restroom. The Village has no plans to further expand the building in the near future.

The Village contracts with private companies for the maintenance of utilities and roads. Public grounds are maintained by one full-time employee with additional hired help in the summer. Maintenance equipment is now stored in the Community Building, formerly the old fire station for the Village. The Community Building is utilized for a variety of purposes including voting, public meetings and community events, and may also be rented out for private functions.

MAP IV-1

SCHOOLS AND SCHOOL DISTRICT BOUNDARIES IN THE VILLAGE OF WALES STUDY AREA: 2008



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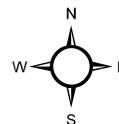
SCHOOL DISTRICTS

- Kettle Moraine
- Mukwonago
- Waukesha

- Private Schools
- Public Schools

- Village Boundary
- Other Municipal Boundaries

- Surface Water



0 2,500 5,000 Feet

SOURCE: SEWRPC, Updated by YCA, 2008



Library Facilities

The Village of Wales is served by the Waukesha County Federated Library System which shares materials between 16 libraries operating in Waukesha County.

Cemeteries

The Village of Wales is served by two private cemeteries: Salem Cemetery (Welsh road & Highway 83) and Jerusalem Cemetery (Brandybrook & Highway 83), both run by the Genesee Welsh Cemetery Association.

Healthcare Facilities

The Village of Wales is served by chiropractic offices, pharmacies, medical offices and dental offices that take care of the needs of the Village of Wales residents. Residents have a choice of five hospitals in Waukesha County that provide care to residents (See Table IV-2). In addition, Aurora Healthcare is in the process of developing a new 110-bed hospital in the Town of Summit near Interstate I-94.

**Table IV-2
HOSPITALS IN WAUKESHA COUNTY: 2006**

Name of Hospital	City	Number of Beds
Waukesha Memorial Hospital	Waukesha	400
Community Memorial Hospital	Menomonee Falls	208
Elmbrook Memorial Hospital	Brookfield	166
Oconomowoc Memorial Hospital	Oconomowoc	130
Rogers Memorial Hospital	Oconomowoc	90
Total		994

Veterinarian Facilities

Along with healthcare, many residents need care of their pets and animals. Veterinary services are currently available within the Village.

Childcare Facilities

Adequate childcare facilities are essential in order to provide maximum participation in the labor force. Currently, the Village of Wales has one childcare facility within the Village. In addition, there is a child care facility less than 0.5 miles away, two within 3 miles, and an additional eight less than 6 miles away.

Village Parks

The Village-owned parks include Breconshire Park, Firemen’s Memorial Park, and Wales Community Park. The Village is served by two small neighborhood parks. Breconshire Park serves neighborhood residents located west of STH 83, while Firemen’s Memorial Park serves mostly residents on the east side of the highway. In addition, village residents use the recreational facilities located on or near the Wales Elementary School and Kettle Moraine High School sites.

The Wales Community Park, located southeast of the intersection of STH 83 and South Brandybrook Road, functions as an area-wide community park serving the residents of the general Wales area, including those in the Village of Wales and the Town of Genesee. This 79-acre park includes two concession buildings, parking areas, picnic shelters, baseball diamonds, basketball court, soccer fields, disc golf course, a playground, a sledding hill, a skating rink, and walking trails.

Table IV-3 is a typical regional standard of requirements for community and neighborhood parks that the municipality may base their decisions on as they continue to plan for future parks and park improvements.

**Table IV-3
STANDARDS FOR PUBLICLY-OWNED OUTDOOR RECREATION SITES**

Site Type	Size (gross acres)	Parks			Schools ^a		
		Minimum per Capita Requirement (acres per 1,000 persons) ^b	Typical Facilities	Service Radius (miles) ^c	Minimum per Capita Requirements (acres per 1,000 persons) ^b	Typical Facilities	Service Radius (miles)
Community	25-99	2.2	Swimming pool or beach, nature study area, picnic areas, soccer and other playfields, baseball diamonds, softball diamonds, tennis courts, passive activity area ^d	2.0 ^e	0.9	Soccer and other playfields, baseball diamonds, softball diamonds, tennis courts	0.5-1.0
Neighborhood ^f	Less than 25	1.7	Picnic areas, softball diamonds, tennis courts, playground, soccer and other playfields, basketball goals, ice skating rink, passive activity area ^d	0.5-1.0 ^g	1.6	Soccer and other playfields, playground, softball diamonds, tennis courts, basketball goals	0.5-1.0

^aIn urban areas, the facilities commonly found at school recreation sites often provide a substitute for facilities usually found in parks. Indeed, recreation lands at the neighborhood level are most appropriately provided through a joint community school district venture with the recreational facilities and space being located on one site, available to serve the recreation demands of both the student and the resident neighborhood population.

^bThe per capita acreage standards for neighborhood and community recreation sites are intended to be applied in a combined fashion. In this respect, a total of at least 6.4 acres of land should be provided at neighborhood or community recreation sites for each thousand urban area residents. Of the 6.4 acres, 3.9 acres should be provided at neighborhood or community parks, and 2.5 acres should be provided at school recreation sites or, if not distributed to school sites, then added to neighborhood or community parks.

^cIn the application of these service radius standards, the need for a neighborhood park can be met by a community, multi-community, or major park. The need for a community park can be met by a multi-community or major park.

^dA passive activity area is defined as an area that provides an opportunity for less athletic recreational pursuits such as pleasure walking, relaxation, and informal picnicking. Such areas are generally in all parks and consist of a landscaped area with mowed lawns, shade trees, benches, and picnic tables.

^eThis standard applies to urban areas with a resident population of at least 7,500 persons. If a municipal population is less than 7,500 persons, then at least one community park should be provided to serve residents of the municipality

^fThe acreage standards are for accommodating only outdoor recreational facilities typically located in a neighborhood, exclusive of the natural areas and the area required for school building site and associated parking and loading facilities. Natural areas should be incorporated into the design of a park site; however, acreages of areas with steep slopes, poor soils, floodlands, drainageways, wetlands, and woodlands should be considered as additions to the park-school acreage standards.

^gA service radius of 0.5 mile should be used in high-density residential areas, 0.75 mile in medium-density residential areas, and 1.0 mile in low-density residential areas.

Source: SEWRPC.

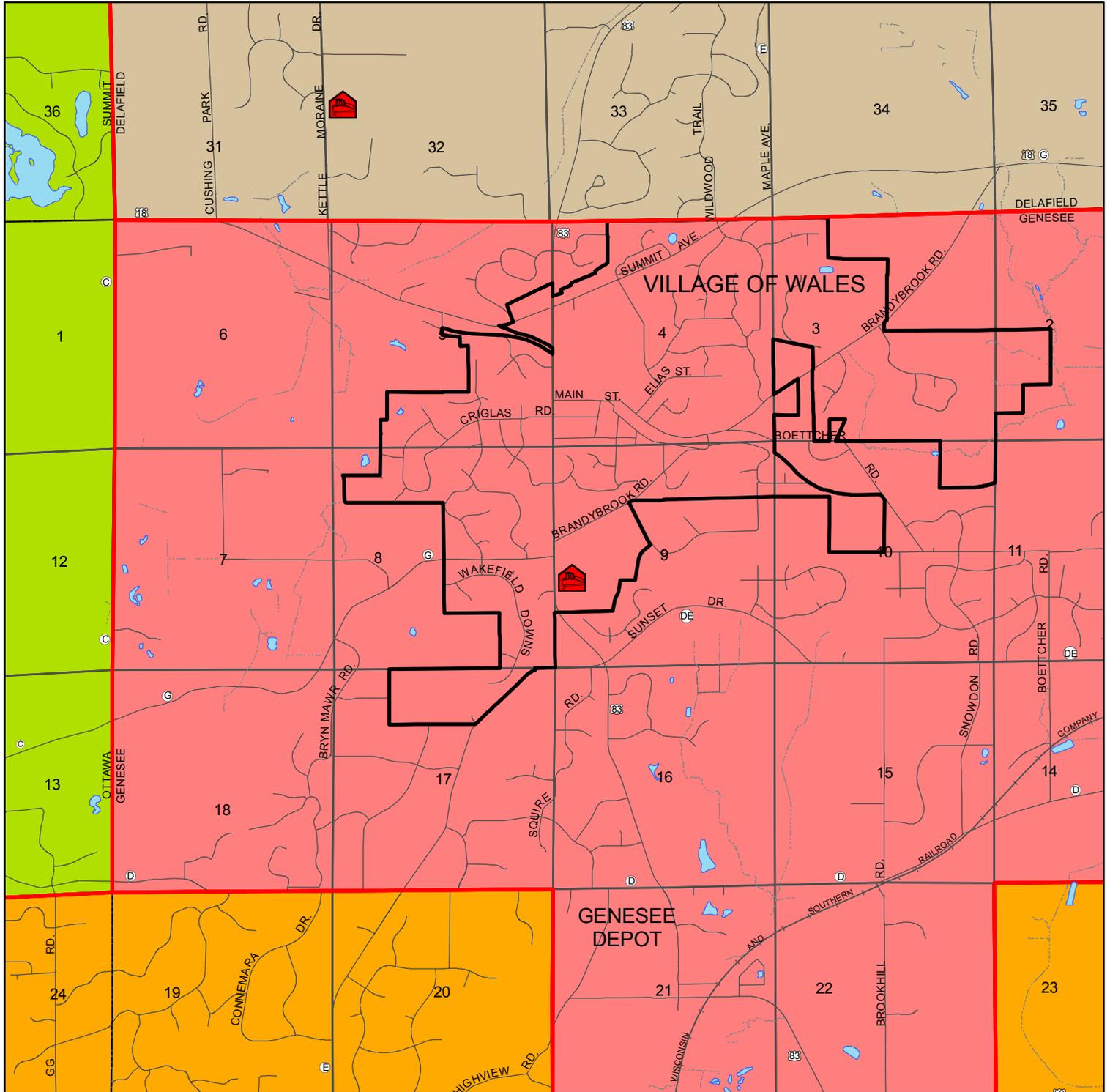
Public Safety - Fire Protection, Emergency Medical Services, and Law Enforcement

As shown on Map IV-2, the study area is served by the Dousman, North Prairie, Town of Delafield, and Wales-Genesee Fire Departments. The Village of Wales is served by the Wales-Genesee Fire Department located at 600 South Wales Road in the Village. The Department is staffed by 35 volunteer members consisting of 11 firefighters, 5 emergency medical technicians (EMT’s), 19 EMT/firefighters. There are also 3 part-time EMTs, one full-time EMT/Firefighter/Fire Inspector and one full-time fire chief. The station has six pieces of fire-fighting and rescue equipment consisting of two pumpers, Tanker/pumper (tender), a brush fire truck, and two ambulances. The Department has mutual aid agreements with other surrounding fire departments in Waukesha County for additional fire-protection services if needed.

The Village relies on the Waukesha County Sheriff’s Department for law enforcement.

MAP IV-2

FIRE STATIONS AND SERVICE AREAS IN THE VILLAGE OF WALES STUDY AREA: 2008



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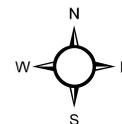
FIRE SERVICE AREAS

-  TOWN OF DELAFIELD
-  DOUSMAN
-  NORTH PRAIRIE
-  WALES-GENESEE

-  Fire Stations
-  Village Boundary
-  Other Municipal Boundaries

 Surface Water

SOURCE: SEWRPC, Updated by Yaggy Colby 2008



0 2,500 5,000 Feet




Solid Waste Disposal

As there are no active landfill sites in the study area, the Village relies on a private firm, Veolia Environmental Services, for removal and disposal of solid waste. The Village also participates in the Waukesha County Recycling Program. Trash and recyclable materials are collected on a weekly basis by the firm. It transports the recyclable material to the County Material Recycling Facility in the City of Waukesha. Waukesha County is currently studying long-term recycling needs to continue to improve and reduce the impact on landfills in the future. As of 2007, Village of Wales recycles about 22% of the solid waste generated in the Village.

The Village requires individual landowners to compost their yard wastes on site. The Village currently has no Village-wide venue to compost yard waste.

UTILITIES

Utility systems are one of the most important elements influencing community growth and development. Urban development today is highly dependent on these utility systems, which provide the individual user with power, light, communication, heat, water, and sanitary sewer service. Information about these utilities is essential to any comprehensive planning effort.

Water Supply

Water for domestic and other use in the Village is supplied by groundwater through the use of private wells. The Village of Wales does not have a public water supply system. Legends Golf Course and Brandybrook subdivision share a private community high-capacity well. Kettle Moraine School District and Wales Community Park also each have high capacity wells. A discussion of groundwater resources in the Village can be found in Chapter III.

Storm Water Drainage

In the Village of Wales storm water drains through natural watercourses, roadside ditches, culverts, and storm water piping in the historic Village Center. Planning storm water systems by watershed area has proven to be the most cost-effective way to address storm water management issues.

Under Chapter NR 216 Wisconsin Administrative Code, the Department administers Wisconsin Pollutant Discharge Elimination System (WPDES) permits for discharges from municipal separate storm sewer systems ("MS4 permits"). Under this program, the Village of Wales' MS4 permit was issued in 2006.

Land use planning plays a large role in this process because different types of land use generate widely varying quantities and qualities of storm water runoff. These facts often create challenges for intergovernmental cooperation, since watershed boundaries rarely follow any municipal boundaries. Due to MS4 permits and the fiscal impacts that storm water management has on local budgets in general, storm water planning has become an important function.

Long-term maintenance of storm water management systems through Best Management Practices (BMPs) is important, as it ensures that they continue to function as designed. Storm water BMP maintenance may involve considerable public and private expense and is one of the requirements of community MS4 permits. In order to establish a reliable funding source to meet this need, many communities in Waukesha County and across the nation are creating storm water utility districts. These districts usually create a segregated fund to be used for storm water planning, capital improvements and maintenance work. The source of funding is usually a graduated fee applied to all lands within the district boundaries based on the amount of impervious surface present.

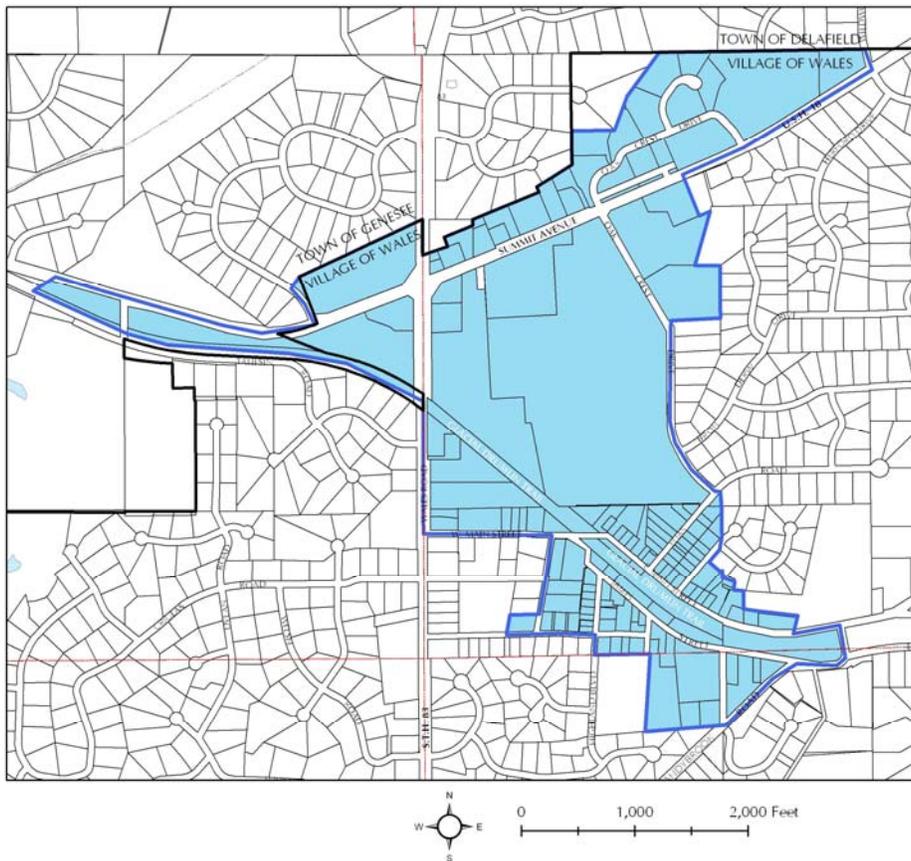
Sanitary Sewer

All developed properties in the Village rely on private onsite sewage-disposal systems. A private sewage treatment plant, which serves the Ethan Allen School, is located northwest of the Village. The Regional Water Quality Management Plan, as initially adopted by SEWPRC in 1970, envisioned that the Village of Wales and environs would eventually be served by centralized sanitary sewers tributary to a new wastewater treatment plant recommended to be constructed in the vicinity. An amendment to the Regional Water Quality Management Plan adopted by SEWRPC in 2001 eliminated the recommendation for a public wastewater treatment facility in the Wales area. The amendment recommended that wastewater generated within the Wales area should instead be conveyed to Delafield-Hartland Water Pollution Control Commission.¹

In 2006, the City of Waukesha and the Village of Wales asked for and received an amendment to the “Regional Water Quality Management Plan, 2000” from SEWPRC. The amendment included certain areas within the Village of Wales, (Map IV-3), to become a part of the City of Waukesha Sanitary Sewer Service Area.²

In 2007, the Village completed creation of a tax incremental finance district to pay for the construction of a public sanitary sewer service system to service the businesses and schools adjacent to Highway 18. The Village and the City of Waukesha executed an agreement to connect the system to Waukesha’s treatment facility.

**Map IV-3
Proposed Sanitary Service Area Boundary**



¹ See “Amendment to the Regional Water Quality Management Plan, Northwest Waukesha County,” dated March 2001

² See “Amendment to the Regional Water Quality Management Plan, City of Waukesha/Village of Wales,” dated September 2006.

PRIVATE UTILITIES

Electric and Natural Gas

Urban development in the Village of Wales is served by private utilities for electric power and natural gas. The Village of Wales is provided with electric power service by the WE Energies. Electric power service is available on demand throughout the Wales area and, accordingly, the availability of electric power does not constitute a constraint on the location and intensity of urban development. There are no electric power generation facilities located within the study area. WE Energies will increase power generation to 8,300 megawatts by 2010 with expanded power production projects. On average, electricity consumption increases by a rate of 2.5 to 3 percent per year and projections show that Wisconsin will require an additional 7,000 megawatts by 2016. WE Energies also provides the natural gas service for the Village of Wales.

American Transmission Company is a public utility that owns and operates the transmission system which carries electricity from generation plants to load centers or areas using the electricity. Currently there are no high wire transmission lines within the Village of Wales.

Telecommunications Services

In September 2006, SEWRPC adopted A *Wireless Antenna Siting and Related Infrastructure Plan for Southeastern Wisconsin*. This plan serves as the regional wireless plan for the southeastern Wisconsin region. The intent of the plan is to develop a high level of telecommunications service within the region to maintain economic competitiveness and to help meet growing needs in such areas as public safety, emergency response, and home health care.

Although there are many telecommunication service providers, there are only a few basic types of communication services and companies available to the Village of Wales. These are:

1. Voice Transmission Services, including “Plain Old Telephone Service” (POTS), cellular wireless, satellite wireless, packet-based telephone networks, and Internet voice services. The Village of Wales’ current provider of POTS is CenturyTel. Various companies are available for cellular service and it is becoming more common for data transmission services to provide voice transmission services as well.
2. Data Transmission Services, including the Internet, ATM-Frame Relay, and third generation (3G) cellular wireless networks. There are various companies providing data transmission services. Time Warner Cable, CenturyTel, Direct TV, and AT&T are some of the larger companies. Many of the companies that provide data transmission services overlap and also provide voice transmission services.
3. Multimedia Services, including video, imaging, streaming video, data, and voice. The major providers of multimedia services in the Village of Wales are Time Warner Cable and AT&T. Companies often provide more than one telecommunication service to customers.
4. Broadcast Services, including AM/FM terrestrial radio, satellite radio and television, terrestrial radio and television, terrestrial television, and cable television. Companies that provide broadcast services to the Village of Wales are Time Warner Cable, Direct TV, and Dish Network.

Village of Wales has one cellular tower antenna site at the Kettle Moraine High School.

Wireless (WiFi, WiMAX)

The proposed telecommunications plan that SEWRPC recommends for the region consists of two levels of wireless networks—a wireless (WiMAX) backhaul network plan, and a pilot, community level, wireless (WiFi) access network plan.

- Wireless fidelity (WiFi), introduced in 1997, was the first broadband wireless standard that served as an alternative to a wired local area network. It became popular for coffee shops, airports, schools, hotels, and other locations where people are on the move. These locations are known as “hot spots”. The number of WiFi hot spots has grown rapidly in the region over the last few years.
- WiMAX is an acronym for Worldwide Interoperability for Microwave Access. WiMAX will extend the range of WiFi from 300 feet to up to 30 miles.

The backhaul network would have the capability to service a multitude of community level access points that would forward data to the backhaul network for cost effective Internet connection. Currently the Village of Wales does not have a wireless network, but may consider one in the future. WiFi will continue to serve as a low cost, high speed access network for direct interconnection with end users. The higher speed access and wireless services will provide enhanced services for both business development and local government public safety services. WiMAX is well positioned to serve as a backhaul network for localized WiFi access networks.

Renewable Energy

Projections show that Wisconsin will require an additional 7,000 megawatts of electricity in 2016 to keep pace with increasing demand. Because other areas of the country are facing the same supply situation, purchasing power is not a reliable future option due to limited supplies and the need for an improved transmission grid. One possible option is renewable energy. Renewable energy effectively uses natural resources such as sunlight, wind, rain, tides, and geothermal heat, which may be naturally replenished and are essentially unlimited (unlike the fossil fuels, of which there is a finite supply). The Village’s use of renewable energy may be evaluated in detail as funding, public demand, and necessity requires. The following are some of renewable energy’s emerging technologies.

1. *Solar power* is the conversion of sunlight into electricity by photovoltaic cells.
2. *Wind turbines* are rotating machines that convert the kinetic energy in wind into mechanical energy, which can be converted into electricity.
3. *Hydroelectricity* produces energy from falling water and is transformed into electric energy when water flows through a turbine that spins an electric generator.
4. *Biomass* refers to living and recently dead biological material that can be used as fuel or for industrial production. Most commonly, biomass refers to plant matter grown for use as biofuel, but it also includes plant or animal matter used for production of fibers, chemicals or heat. Biomass may also include biodegradable wastes that can be burned as fuel.
5. *Geothermal power* is energy generated by heat stored beneath the Earth's surface or the collection of absorbed heat in the atmosphere and oceans.

IMPLEMENTATION RECOMMENDATIONS

If the comprehensive development plan is to represent a sound and realistic guide for making decisions concerning the community facilities and utilities of the Village, improvement and advancement of these pertinent features of the built environment must be given due consideration. This chapter has presented a description of the existing community facilities and utilities of the developed environment of the Village of Wales.

Fire, Sheriff, and Emergency Services

1. The Village has joined with the Town of Genesee to share fire and emergency medical services. The Village will continue to consider the benefits and constraints of becoming part of an even larger regional fire service and its effects on its residents.
2. If new opportunities to share services with neighboring communities present themselves, the Village of Wales will consider these opportunities thoroughly for their benefits to residents.
3. Continue to analyze existing services to ensure that they adequately meet the needs of the residents and to determine if new or additional services are needed.

Utility and Facility Services

1. Support or establish a policy about an education program or newsletter article series that informs the residents about current issues such as water conservation, recycling, and green or renewable energy options.
2. Look at the feasibility of renewable energy sources as a way to reduce energy costs.
3. The Village is currently a part of the Waukesha County education program for MS4 that educates the public about storm water management and water quality, and will continue to participate and inform its residents of events the County is offering.

Park System Management

1. The Village of Wales has a generous park system within the community and access to various County and State parks and trail systems. To ensure that the Village park system continues to be adequately maintained and serves the Village residents, creation of a long-term park and recreation plan may be desired to define the Village's needs for the coming years. Evaluation of standards for walking paths and bicycle trails, and ways to encourage community involvement may also be a part of this type of a document.

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