

Attachment 3

Revised text for section beginning on page IV-4 of Chapter IV:

Urban Growth Analysis

The urban growth analysis shows the historical pattern of urban settlement, growth, and development of the Region since 1850 for selected points in time. Areas identified as urban under this time series analysis include portions of the Region where residential structures or other buildings have been constructed in relatively compact groups indicating a concentration of residential, commercial, industrial, governmental, institutional, or other urban land use. Urban growth for the years prior to 1940 was identified using a variety of sources, including the records of local historical societies, land subdivision plat records, farm plat maps, U.S. Geological Survey maps, and Wisconsin Geological and Natural History Survey records. Urban growth for the years 1940, 1950, 1963, 1970, 1980, 1990, and 2000 was identified using aerial photographs.

The urban growth analysis, which has been completed through the year 2000, is presented on Map IV-1. Urban portions of the Region were concentrated primarily in the larger urban centers located in and around the Cities of Kenosha, Milwaukee, Racine, Waukesha, and West Bend, with some additional development in several smaller settlements scattered throughout the Region in 1850. Urban development in the Region occurred in a pattern resembling concentric rings around existing urban centers over the 100-year period from 1850 to 1950, resulting in a relatively compact regional development pattern. There was significant change in the pattern and rate of urban development in the Region after 1950. Substantial amounts of development continued to occur adjacent to established urban centers; however, considerable development started to occur in isolated enclaves in outlying areas of the Region. This trend continued through the year 2000.

The urban growth analysis, in conjunction with each U.S. decennial census, provides a basis for calculating urban population and household density changes in the Region over time. Table IV-5 relates the urban area identified by the urban growth analysis with urban population and households between 1940 and 2000. The urban population is the total population of the Region excluding the rural farm population, and urban households are all households in the Region excluding rural farm households.

The population density of the urban portion of the Region has decreased significantly between 1940 and 2000. The population density decreased from 10,700 persons per square mile in 1940 to about 5,100 persons per square mile in 1970, 3,900 persons per square mile in 1980, 3,500 persons per square mile in 1990, and 3,300 persons per square mile in 2000. Three factors are thought to have contributed this decrease in urban density in the Region, including:

- The trend toward lower density residential development in the Region;
- An increase in the rate of job growth compared to population growth in the Region, and the resulting increase in commercial and industrial land use in the Region;
- A 25 percent decrease in average household size, which is the unit of consumption for housing units, in the Region between 1950 and 2000.

The decline in urban density when calculated for households is not as significant as when calculated for population. The urban household density decreased by 23 percent between 1963 and 2000, compared to the 43 percent decrease in urban population density, as shown on Table IV-5 and Figure IV-4.

Land Use Regulation Impacts on Population Density Trends

The Legacy (1975) Regional Housing Plan examined the patterns of density allowed by community zoning ordinances as well as minimum lot size and structure type and size requirements. Information from the 1975 plan was compared to zoning ordinance data inventoried in this Chapter to help determine the impact of land use regulations on population density. Overall, the amount of land zoned for higher density residential use has decreased between 1971 and 2000. The amount of land zoned for high density residential development (residential lots smaller than 6,000 square feet) decreased by about 1 percent, from 64,770 acres to 63,936 acres. Land zoned for medium density residential development (residential lots ranging from 6,000 square feet to 19,999 square feet) decreased by about 24 percent, from 141,786 acres in 1971 to 107,328 acres in 2010.

These decreases may be related to the trend towards lower density residential development and decreased population density; however, the legacy housing plan concluded that the Region was “over zoned” for residential use in 1971. The amount of developable land for modest-sized housing¹ exceeded the demand for housing. There were 6,540 acres of developable land zoned to accommodate modest-sized efficiency, one-, or two-bedroom housing units in 1971, which would have accommodated 52,902 such units. There were 11,175 acres of developable land zoned to accommodate modest-sized three- or four-bedroom housing units in 1971, which would have accommodated 78,802 units, for a total of about 131,700 additional units. There was a forecast increase of 69,000 households for the Region between 1970 and 1980.

The legacy housing plan further concludes that land zoned and available for development of modest-sized housing units in the Region was not evenly distributed throughout the Region. It was found that community zoning ordinance minimum lot size requirements did not create a significant constraint to the provision of modest-size

¹*Developable land zoned to accommodate modest-sized housing included all developable residentially zoned land for which applicable minimum lot size zoning regulations do not exceed 10,000 square feet per dwelling unit, and minimum structure size zoning regulations do not exceed 300 square feet for an efficiency unit, 500 square feet for a one-bedroom unit, 840 square feet for a two-bedroom unit, 1,180 square feet for a three-bedroom unit, and 1,480 square feet for a four-bedroom unit.*

housing; however, structure type and size requirements posed a significant constraint to low- and moderate-income households seeking efficiency, one-bedroom, and two-bedroom housing units in certain portions of the Region, most notably communities in Ozaukee and Washington Counties. This finding relates to the housing problem identified in Chapter II, which identifies an imbalance between jobs and housing in sub-areas of the Region and the region as whole, particularly with respect to an adequate supply of affordable, or “workforce,” housing near employment centers located in some sub-areas. Analyses will be undertaken in Chapter V, *Job/Housing Balance*, of the current plan to determine if there are sub-areas of the Region with an inadequate supply of affordable housing.