

SEWRPC Planning Report No. 54
A REGIONAL HOUSING PLAN FOR SOUTHEASTERN WISCONSIN: 2035

Appendix E

**RELATIONSHIP BETWEEN LAND USE CATEGORIES USED ON LOCAL
GOVERNMENT LAND USE PLAN MAPS TO UNIFORM CATEGORIES USED TO
PREPARE COUNTYWIDE LAND USE PLAN MAPS IN CHAPTER V**

#156054 v1 - RHP APPEN E TBL E-1
 NMA/gh
 1/28/13; 7/14/11

Table E-1

RELATIONSHIP BETWEEN LAND USE CATEGORIES USED ON LOCAL GOVERNMENT LAND USE PLAN MAPS IN KENOSHA COUNTY TO STANDARDIZED URBAN RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL CATEGORIES USED TO PREPARE MAP V-3

Community	Suburban Density Residential	Low Density Residential	Medium Density Residential	High Density Residential	Mixed Use	Commercial	Office and Professional Services	Industrial	Business/Industrial Park
City Kenosha	N/A	Medium-Density Residential areas zoned RR-1 or RR-2	Medium-Density Residential areas zoned RR-3, RS-1, or RS-2	Medium-High-Density Residential; High-Density Residential	Mixed-Use	Commercial	N/A	Industrial	N/A
Villages Bristol ^a	N/A	Estate Single-Family; Suburban/ Estate Single-Family; and Suburban Single-Family Residential Districts	Urban Single-Family and Medium Density Urban Residential Districts	Village, Hamlet, and Lakefront Residential Neighborhood Conservation and High-Density Urban Residential Districts	N/A	Business Park; Neighborhood Business; Community Business; Highway Corridor Business; Village/Hamlet Business; and Village Center Business Districts	Professional Office District	Limited Manufacturing; General Manufacturing; and Agricultural-Related Manufacturing, Warehousing, and Marketing Districts	Business Park District
Genoa City ^b	N/A	Low-Density Residential	N/A	N/A	N/A	N/A	N/A	N/A	Business Park/Industrial
Paddock Lake	N/A	N/A	Village Single-Family; Planned Neighborhood Residential	Mixed Residential	Planned Mixed-Use	Planned Business; General Business Lands	N/A	Planned Industrial; General Industrial	N/A
Pleasant Prairie	N/A	Low-Density Residential; Low-Medium Residential	Upper-Medium Residential	High-Density Residential	Mixed Use Lands	Commercial Lands	N/A	Industrial Lands	N/A

Table E-1
(continued)

Community Silver Lake	Suburban Density Residential N/A	Low Density Residential Single-Family Residential	Medium Density Residential Two-Family Residential; Multi-Family Residential; Residential Planned Development; Mobile Home Park	High Density Residential N/A	Mixed Use N/A	Commercial Business	Office and Professional Services NA	Industrial Industrial	Business/Industrial Park N/A
Twin Lakes	N/A	Lake Community; Residential Neighborhood except in areas 5, 13, and 14; and Rural Residential	Residential Neighborhood in areas 5, 13, and 14	N/A	Village Centers	NA	N/A	N/A	Special District-Business Park
Towns Salem ^a	N/A	Estate Single- Family; Suburban/ Estate Single- Family; and Suburban Single-Family Residential	Urban Single- Family and Medium Density Urban Residential	Village, Hamlet, and Lakefront Residential Neighborhood Conservation and High Density Urban Residential	N/A	Neighborhood Business; Community Business; Highway Corridor Business; and Village Hamlet Business	Professional Office	Limited Industrial; General Industrial	Business Park
Somers ^a	Suburban Density Residential	Medium-Density Residential (areas west of Union Pacific Railroad tracks)	Medium-Density Residential (areas east of Union Pacific Railroad tracks); Medium-High Density Residential	High-Density Residential	Mixed Use	Commercial	Office/ Professional Services	Industrial	Business/Industrial Park

^aIncludes only those land use categories within portions of the local government proposed to be served by sanitary sewers in 2035.

^bIncludes only that portion of the Village of Genoa City planning area located in Kenosha County.

Source: SEW/RPC.

Table E-2

RELATIONSHIP OF LAND USE CATEGORIES USED ON LOCAL GOVERNMENT LAND USE PLAN MAPS IN MILWAUKEE COUNTY TO STANDARDIZED URBAN RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL CATEGORIES USED TO PREPARE MAP V-6

Community	Suburban Density Residential	Low Density Residential	Medium-Low Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential	Mixed Use Including Residential ^a	Mixed Use (Business and Industrial) ^b	Business Park and Office	Business	Industrial
Cities Cudahy	N/A	N/A	N/A	Single-Family Residential	Single-Family and Two-Family Residential	Multi-Family Residential	Planned Mixed Use areas located west of the Union Pacific Railroad and south of East Ramsey Avenue, and between East Layton and Barnard Avenues and South Packard and Kingan Avenues	Planned Mixed Use, except areas located west of the Union Pacific Railroad and south of East Ramsey Avenue, and between East Layton and Barnard Avenues and South Packard and Kingan Avenues	Office and Professional Business	Neighborhood Business; Community Business; Central Business	Limited Manufacturing; General Manufacturing
Franklin	Residential areas zoned R-1 or R-2	Residential areas zoned R-3 or R-3E	Residential areas zoned R-4, R-5, or R-6	Residential areas zoned VR	Residential areas zoned R-7	Residential areas zoned R-8; Residential-Multi-Family	Mixed Use	N/A	Business Park; Office	Commercial	Industrial; Light Manufacturing

Table E-2
(continued)

Community	Suburban Density Residential	Low Density Residential	Medium-Low Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential	Mixed Use Including Residential ^a	Mixed Use (Business and Industrial) ^b	Business Park and Office	Business	Industrial
Cities (continued) Glendale ^c	N/A	Areas zoned R-2	Areas zoned R-3 and R-7 located north of the Union Pacific Railway	Areas zoned R-7 located south of the Union Pacific Railway ^c	N/A	Areas zoned R-7a and R-8, and areas zoned P-D north of Silver Spring Drive and west of IH-43	N/A	N/A	N/A	Areas zoned B-1, B-2, B-3 and B-4, and areas zoned P-D north of Daphne Drive and east of IH-43, and the area zoned P-D bounded by the Milwaukee River, Port Washington Road, and Estabrook Blvd.	Areas zoned M-1, the area west of N. 13 th Street and south of Silver Spring Dr., and the area zoned P-D south of Estabrook Blvd.
Greenfield	N/A	N/A	Single Family, except areas north of IH-894 and east of 76 th Street; south of IH-894, west of Loomis Road, and east and north of Honey Creek; west of 42 nd Street and south of Grange Avenue; and south of Ramsey Avenue	Single Family areas north of IH-894 and east of 76 th Street; south of IH-894, west of Loomis Road, and east and north of Honey Creek; west of 42 nd Street and south of Grange Avenue; and south of Ramsey Avenue	Two Family/Townhouse	Mixed Residential	Planned Mixed Use	N/A	Planned Office	Planned Business; Neighborhood Business/Office	General Industrial

**Table E-2
(continued)**

Community	Suburban Density Residential	Low Density Residential	Medium-Low Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential	Mixed Use Including Residential ^a	Mixed Use (Business and Industrial) ^b	Business Park and Office	Business	Industrial
Cities (continued) Milwaukee ^a	N/A	Single Family Residential areas zoned RS1	Single Family Residential areas zoned RS2	Single Family Residential areas zoned RS3, RS4, or RS5	Single Family, Duplex, and Multi-Family/Condo Residential areas zoned RS6, RT1, RT2, RT3, RM1, RM3, or RO1	Duplex and Multi-Family/Condo Residential areas zoned RT4, RM2, RM4, RM5, RM6, RM7, RO2, or C9A	Areas designated Mixed Use in area plans and/or zoned LB2, IM, or C9G	Areas designated Office and Light Industrial in area plans and/or zoned IO1 OR IO2	N/A	Areas designated Commercial in area plans and/or zoned C9C, C9E, C9F, LB1, CS, NS1, NS2, RB1, or RB2	Areas designated Industrial in area plans and/or zoned IL1, IL2, or IH
Oak Creek	Single Family Residential areas zoned ER	Single Family Residential areas zoned RS-1	Single Family Residential areas zoned RS-2 and RS-3	Single Family Residential areas zoned RS-4	Two Family/Townhouse Residential	Mixed Residential	Planned Mixed Use	N/A	Planned Office	Neighborhood Business; Planned Business	Planned Industrial; General Industrial
St. Francis	N/A	N/A	N/A	N/A	Residential Neighborhood ^e	N/A	Community Corridor	Regional Corridor; Railway Corridor	N/A	Retail/Office District	Industrial District
South Milwaukee	N/A	N/A	N/A	Low Density Residential	Medium Density Residential	High Density Residential; Mixed Use Residential	Mixed Use Commercial/Residential	Mixed Use Commercial/Industrial	N/A	Central Business District; Commercial	Industrial
Wauwatosa	N/A	N/A	N/A	Neighborhood Conservation; Single Family Residential	Two-Family/Townhouse Residential; Mixed Residential - Moderate Density	Multi-Family - Urban Density; Mixed Residential - High Density	Planned Mixed Use	N/A	Office Park; Campus	Neighborhood Commercial; Planned Commercial; Downtown	Light Production; General Production and Distribution; Employment Area
West Allis	N/A	N/A	N/A	Low Density Residential	N/A	High Density Residential	Mixed Use	N/A	N/A	Commercial	Industrial and Office

Table E-2
(continued)

Community Villages	Suburban Density Residential	Low Density Residential	Medium-Low Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential	Mixed Use Including Residential ^a	Mixed Use (Business and Industrial) ^b	Business Park and Office	Business	Industrial
Bayside ¹	N/A	Residence District (40,000 s.f. lot area); Residence District (22,000 s.f. lot area)	Residence District (85-foot frontage)	N/A	Residence District (Townhouse Overlay)	N/A	N/A	N/A	N/A	Business District (D); Business District (D-1)	N/A
Brown Deer	N/A	N/A	Single Family Residential areas zoned R-1 and R-2	Single Family Residential areas zoned R-3, R-3A, and R-5	N/A	Multi-Family Residential	Mixed Use	N/A	N/A	Business/ Commercial	Manufacturing
Fox Point	N/A	Single Family Low Density Residential	Single Family Medium Density Residential	N/A	N/A	Multi-Family Low Rise	N/A	N/A	N/A	Retail Sales and Service - Intensive	N/A
Greendale	N/A	Areas zoned R1 - Single Family Residence; R1A - Single Family Residence	Areas zoned R2 - Single Family Residence	Areas zoned R3 - Single Family Residence	Areas zoned R4 - 1 and 2 Family Residence	Areas zoned R5 - Multi Family Residence; Special Use, R5 - Multi Family Residence	N/A	N/A	Areas zoned M - Manufacturing along Industrial Loop and Industrial Court	Areas zoned Special Use, B1- Neighborhood Shopping; Special Use, B2 - Restricted Business; B3 - General Business; Special Use, B3 - General Business; B4 - General Business; B4 - General Business; Special Use, B4 - General Business	Areas zoned M - Manufacturing except along Industrial Loop and Industrial Court; O - Office Research

Table E-2
(continued)

Community	Suburban Density Residential	Low Density Residential	Medium-Low Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential	Mixed Use Including Residential ^a	Mixed Use (Business and Industrial) ^b	Business Park and Office	Business	Industrial
Villages (continued) Hales Corners	N/A	N/A	Residential, SEWRPC 2000 land uses identified as single-family residential	N/A	Residential, SEWRPC 2000 land uses identified as two-family residential	Residential, SEWRPC 2000 land uses identified as multi-family residential	N/A	N/A	N/A	Commercial	Light Manufacturing
River Hills	R-1 Residential Zoning; R-2 Residential Zoning; R-3 Residential Zoning;	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Shorewood	N/A	Single Family, lakeshore lots southeast of the East Newton Avenue and North Lake Drive intersection	Single Family, lakeshore lots north of Atwater Park	Single Family, except lakeshore lots north of Atwater Park and lakeshore lots southeast of the East Newton Avenue and North Lake Drive intersection	Duplex	Multi-Family/Condos	N/A	N/A	N/A	Commercial; Vacant/Village Owned	N/A
West Milwaukee	N/A	N/A	N/A	N/A	Residential	N/A	Mixed Use	Mixed Commercial/Manufacturing	N/A	Commercial	Manufacturing; Industrial

**Table E-2
(continued)**

Community Villages (continued)	Suburban Density Residential	Low Density Residential	Medium Low Density Residential	Medium Density Residential	Medium High Density Residential	High Density Residential	Mixed Use Including Residential ^a	Mixed Use (Business and Industrial) ^b	Business Park and Office	Business	Industrial
Whitefish Bay	N/A	N/A	N/A	Lake Shore Single Family Residence(1); Single Family Residence (1A); Single Family Residence (2)	Two Family Residence (3)	Apartment (5)	N/A	N/A	N/A	Business (6); Automobile Parking (7); Special Use (8); Silver Spring Drive Business Park (11)	N/A

^a Includes areas identified for mixed uses including primarily residential, commercial, and/or institutional uses.

^b Includes areas identified for mixed uses including primarily office and industrial uses.

^c The City of Glendale had not adopted a comprehensive plan under Section 66.1001 of the Wisconsin Statutes as of July 2011. The land use plan categories shown on this table are based on the City zoning map, with the exception of Evergreen Cemetery, which is zoned residential but was placed in the "Governmental and Institutional" land use category on Map V-4.

^d Parcels identified in City of Milwaukee area plans with a future use that differs from the existing zoning classification are shown on Map V-4 with the planned use.

^e Existing parks and governmental and institutional uses (such as schools and churches) in the City of St. Francis designated as "Residential Neighborhood" on the City land use plan map were placed in categories reflecting existing land uses on Map V-4.

^f Includes only that portion of the Village of Bayside located in Milwaukee County.

Source: SEWRPC.

Table E-3

RELATIONSHIP OF LAND USE CATEGORIES USED ON LOCAL GOVERNMENT LAND USE PLAN MAPS IN OZAUKEE COUNTY TO STANDARDIZED URBAN RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL CATEGORIES USED TO PREPARE MAP V-9

Community Cities	Suburban Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential and Housing for the Elderly	Traditional Neighborhood Development	Mixed Use	General Commercial	Industrial	Business/ Industrial Park
Cedarburg	N/A	Low-Density Detached Urban Residential; Medium-Low Density Urban Residential; Medium Density Residential zoned RS-3	Medium Density Residential zoned RS-4; Mixed Single-Family/Two- Family Residential; High-Medium Density Residential	High Density Residential and; High Density Residential (Elderly Housing)	N/A	Mixed Use Office and/or High- Medium Density Residential	Office; Commercial	Industrial and Manufacturing	N/A
Mequon ^a	Residential 1 to 1.5 acres; Residential 1.5 to 5 acres	Residential Plex	N/A	Residential Multi- Family	N/A	Town Center	Community Commercial; Neighborhood Commercial; Office	Industrial	Business Park
Port Washington	N/A	Low Density Residential	High Density Residential zoned RS-4, RS-5, RS-6, and RM-1	High Density Residential zoned RM-2, RM-3, and RM-4	N/A	Mixed Use	Commercial; Redevelopment Site	Industrial	Business Park
Villages Bayside ^b	N/A	Residence District	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Belgium	N/A	Medium Density Residential zoned RD-1	Medium Density Residential zoned RD-2, RC-1, RC-2, and RC-3	Medium Density Residential zoned RM-1 and RM-2	N/A	N/A	Commercial	Industrial	N/A
Fredonia	N/A	Single-Family Residential	Two-Family Residential	Multi-Family Residential	Traditional Neighborhood Development	N/A	Commercial	N/A	Business Park; Industrial; Corporate Park
Grafton	Suburban Density Residential	Medium Density Urban Residential zoned R-1, R-2, R-3, R-4, and R-S	Medium Density Urban Residential zoned R-6	High Density Urban Residential	Traditional Neighborhood Development	N/A	Commercial	Industrial	Business/ Industrial Park

**Table E-3
(continued)**

Community Villages (continued) Newburg ^b	Suburban Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential and Housing for the Elderly	Traditional Neighborhood Development	Mixed Use	General Commercial	Industrial	Business/Industrial Park
	N/A	Village Residential zoned R-1, R-2, and R-3	Village Residential zoned R-4, RD-1, and RM-1	N/A	N/A	N/A	Village Commercial; Highway Commercial	Industrial	N/A
Saukville	Low Density Residential-Rural	Low Density Residential-Urban; Medium Density Residential areas zoned R-1, R-2, and R-3	Medium Density Residential areas zoned R-4	High Density Residential; Medium Density Residential areas zoned R-5	N/A	N/A	Retail or Service Commercial	N/A	Office Park; Business Park; Industrial
Thiensville	N/A	Single-Family Residential areas zoned R-1	Two-Family Residential; Single-Family Residential areas zoned R-2	Multi-Family Residential and Mobile Home	N/A	N/A	Commercial	N/A	N/A

^aIncludes only these land use categories within portions of the community proposed to be served by sanitary sewers in 2035.

^bIncludes only that portion of the Villages of Bayside and Newburg planned sewer service areas located in Ozaukee County.

Source: SEWRPC.

Table E-4

RELATIONSHIP BETWEEN LAND USE CATEGORIES USED ON LOCAL GOVERNMENT LAND USE PLAN MAPS IN RACINE COUNTY
 TO STANDARDIZED URBAN RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL CATEGORIES USED TO PREPARE MAP V-12

Community	Suburban Density Residential	Low Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential	Mixed Use	Commercial	Industrial	Business Park	Urban Reserve
Cities Burlington ^a	N/A	N/A	Medium Density Residential areas zoned Rs-1 and Rs-2	Medium Density Residential areas zoned Rs-3, Rg-1, and Rd-2	High Density Residential	N/A	Commercial	Industrial	Industrial/ Business Park	N/A
Racine	N/A	N/A	Medium Density Residential areas zoned R-1	Medium Density Residential, except areas zoned R-1	High Density Residential	Mixed Use – Residential Emphasis; Mixed Use – Commercial and Residential (Commercial Emphasis)	Commercial	Industrial	Office Park; Industrial/ Business Park	N/A
Villages Caledonia	N/A	Low Density Residential	Medium Density Residential, except areas zoned R-4 and R-5	Medium Density Residential areas zoned R-4 and R-5	High Density Residential	Mixed Use – Commercial and Residential	Commercial	Industrial	Office Park; Industrial/ Business Park	N/A
Elmwood Park	N/A	N/A	Medium Density Residential areas zoned R-100	N/A	N/A	N/A	Commercial	N/A	N/A	N/A
Mount Pleasant	N/A	N/A	Residential areas zoned R-100	Residential areas zoned R-60 and R-75	Residential, except areas zoned R-60, R-75, and R-100	Mixed Use – Commercial and Residential	Limited Commercial and Services; Commercial	Industrial	Business Park	N/A

**Table E-4
(continued)**

Community Villages	Suburban Density Residential	Low Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential	Mixed Use	Commercial	Industrial	Business Park	Urban Reserve
(Continued) North Bay	N/A	Low Density Residential	Medium Density Residential	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rochester	Suburban Residential	Low Density Residential	Medium Density Residential areas zoned R-1	Medium Density Residential areas zoned R-2 and R-3	Medium Density Residential areas zoned R-4	N/A	Commercial	Industrial	N/A	Urban Reserve
Sturtevant	N/A	N/A	N/A	Medium Density Residential	High Density Residential	Mixed Use – Commercial and Residential	Commercial	N/A	Industrial/ Business Park	N/A
Union Grove	Suburban Residential	Low Density Residential	Medium Density Residential areas zoned R-90	Medium Density Residential areas zoned R-80 and R-90D	Medium Density Residential areas zoned R-80D, RM, and MH	N/A	Commercial	Industrial	N/A	N/A
Waterford	N/A	N/A	Residential areas zoned SF Residence A, SF Residence B, and TF Residence A	Residential areas zoned TF Residence B	Residential areas zoned MF Residence	Mixed Use – Commercial and Residential	Commercial	Industrial	N/A	N/A
Wind Point	Suburban Residential	Low Density Residential	Medium Density Residential	N/A	High Density Residential	N/A	Commercial	N/A	N/A	N/A
Towns Raymond ^b	N/A	N/A	Urban Residential	N/A	N/A	N/A	Commercial	Industrial	Industrial/ Business Park	Urban Reserve
Yorkville ^b	Suburban Residential	Low Density Residential	Medium Density Residential	N/A	N/A	N/A	Commercial	Industrial	N/A	Urban Reserve

^a Includes only that portion of the city or village planning area located in Racine County.

^b Includes only these land use categories within portions of the local government proposed to be served by sanitary sewers in 2035.

Source: SEWRPC.

#156093 v1 - RHP APPEN E TBL E-5
 NMA/gh
 1/29/13; 9/6/11

Table E-5

RELATIONSHIP BETWEEN LAND USE CATEGORIES USED ON LOCAL GOVERNMENT LAND USE PLAN MAPS IN WALWORTH COUNTY TO STANDARDIZED URBAN RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL CATEGORIES USED TO PREPARE MAP V-15

Community	Suburban Density Residential	Low Density Residential	Medium-Low Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential	Mixed Use	Commercial	Business Park	Industrial	Urban Reserve
Cities Delavan	Single Family- (Unsewered)	N/A	N/A	Single Family - (Sewered); Planned Neighborhood	Two-Family/ Townhouse Residential	Mixed Residential	Downtown; Planned Mixed Use	Office Park; Neighborhood Commercial; Community Commercial	N/A	Light Industrial; General Industrial	Urban Reserve Area
Elkhorn	N/A	N/A	N/A	Low Density Residential	Medium Density Residential	High Density Residential	Primarily Residential Mixed Use; Downtown Mixed Use; Planned Mixed Use	Office; Community Business; Highway Oriented Commercial; Planned Retail Center	Employment District	N/A	N/A
Lake Geneva	Single Family Residential - Exurban	N/A	N/A	Single Family Residential - Urban	Two-Family/ Townhouse Residential; Planned Neighborhood	Multi-Family Residential	Neighborhood Mixed Use; Planned Mixed Use	Planned Office; Planned Business; Central Business District	N/A	Planned Industrial; General Industrial	Long Range Exurban Growth Area
Whitewater	Single- Family Residential - Exurban	N/A	N/A	Single-Family Residential - City; Central Area Neighborhood; Future Neighborhood; Mobile Home Residential	Two-Family/ Townhouse Residential	Higher Density Residential	Mixed Use	Community Business; Highway Commercial; Central Business	Office/ Technology Park; Business/ Industrial Park	Manufacturing	Long Range Urban Growth Area

**Table E-5
(continued)**

Community Villages	Suburban Density Residential	Low Density Residential	Medium-Low Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential	Mixed Use	Commercial	Business Park	Industrial	Urban Reserve
Darien	Single-Family (Unsewered)	N/A	Single-Family (Sewered)	Planned Neighborhood	Two-Family/Townhouse Residential	Multi-Family Residential	N/A	Neighborhood Commercial; Central Commercial; Suburban Commercial; Interchange Commercial	N/A	Suburban Industrial; Urban Industrial	Long-Term Urban Expansion Area
East Troy	N/A	Single Family Residential-Exurban	Single Family Residential-Sewered	Planned Neighborhood	Mixed Residential	N/A	Downtown; Planned Mixed Use	General Commercial	Planned Business/Office; Planned Business Park	Industrial; General Industrial; Planned Industrial	N/A
Fontana	Single-Family Residential (Septic)	N/A	Single-Family Residential (Sewered)	N/A	Two-Family/Townhouse Residential	Mixed Residential	Planned Mixed Use	Neighborhood Commercial; Central Mixed Use; General Commercial	N/A	General Industrial	N/A
Genoa City ^a	N/A	Low Density Residential	Single-Family Residential	Village Residential	Attached Residential	Multiple-Family Residential	Village Center	Commercial	Business Park/Industrial	N/A	N/A
Mukwonago ^a	N/A	Medium Lot Single Family	Small Lot Single Family; Historical Residential	N/A	Transitional Residential	Multi-Family Residential	N/A	N/A	N/A	Industrial	N/A

Table E-5
(continued)

Community Villages	Suburban Density Residential	Low Density Residential	Medium-Low Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential	Mixed Use	Commercial	Business Park	Industrial	Urban Reserve
(continued) Sharon	Plan Area Existing Land Use – Single Family	N/A	Plan Area Proposed Land Use – Single Family; Existing Land Use – Single Family Residential	Plan Area Proposed Land Use – Planned Unit Development	N/A	Plan Area Proposed Land Use – Multi-Family; Existing Land Use – Multi-Family Residential	Plan Area Proposed Land Use – Mixed Residential; Proposed Mixed Use Redevelopment Area	Plan Area Proposed Land Use – Commercial; Existing Land Use – Commercial	N/A	Plan Area Proposed Land Use – Light Industrial; Existing Land Use – Industrial	N/A
Walworth ^b	N/A	N/A	Single Family Residential	N/A	Two-Family/Townhouse Residential; Mixed Residential	N/A	Central Mixed Use	Neighborhood Office; Neighborhood Business; Planned Business; General Business; Special Use	N/A	General Industrial; Planned Industrial	Long Range Urban Growth Area
Williams Bay	Exurban Residential; Large Lot Residential; Low Density Residential Preservation	N/A	Medium Density Residential	Village Residential	Two-Family/Townhouse	Mixed Residential; Multi-Family Residential	N/A	Community Business; Village Center	N/A	N/A	N/A
Towns Bloomfield ^c	N/A	Low Density Residential	Existing Medium Density Residential; Future Medium Density Residential	N/A	N/A	N/A	N/A	Commercial	N/A	Industrial	Urban Reserve; Urban Land Holding Area

**Table E-5
(continued)**

Community	Suburban Density Residential	Low Density Residential	Medium-Low Density Residential	Medium Density Residential	Medium-High Density Residential	High-Density Residential	Mixed Use	Commercial	Business Park	Industrial	Urban Reserve
Towns (continued) Delavan ^c	N/A	Traditional Lakefront Residential; Recreation Residential Development	Residential; Residential Development	N/A	N/A	N/A	N/A	Lakefront Commercial; Roadside Development; Future Commercial; General Commercial	N/A	Light Industrial	Development Holding Area
Lyons ^c	N/A	Low Density Residential	Medium Density Residential	N/A	N/A	N/A	N/A	Commercial	N/A	Industrial	N/A

^aIncludes only those portions of the planning areas for the Villages of Genoa City and Mukwonago located in Walworth County.

^bBased on the Village of Walworth Master Plan adopted under Section 62.23 of the Wisconsin Statutes. The Village had not adopted a comprehensive plan under Section 66.1001 of the Statutes as of July 2011.

^cIncludes only those land use categories within portions of the local government proposed to be served by sanitary sewers in 2035.

Source: SEWRPC.

#156616 v1 - RHP APPEN E TBL E-6
 NMA/RLR/gh
 2/4/13; 1/29/13; 9/6/11

Table E-6

RELATIONSHIP BETWEEN LAND USE CATEGORIES USED ON LOCAL GOVERNMENT LAND USE PLAN MAPS IN WASHINGTON COUNTY TO STANDARDIZED URBAN RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL CATEGORIES USED TO PREPARE MAP V-18

	Community	Suburban Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential and Housing for the Elderly	Mixed Use	General Commercial	Office and Professional Services	Business and Industrial	Industrial
Cities Hartford	Low Density Residential	Medium Density Residential, 1.1 to 2.9 units per acre and 3.0 to 5.81 units per acre	Medium Density Residential, 5.82 to 8.0 units per acre	High Density Residential, 8.0 to 11.0 units per acre and 11.0 to 14.0 units per acre	N/A	General Commercial	N/A	N/A	N/A	Industrial
West Bend	N/A	Single-Family Residential zoned RS-1 and RS-2	Two-Family Residential: Single-Family Residential zoned RS-3 and RS-4	Multi-Family Residential	Mixed Use	Commercial	Office Park	Business Park	Industrial	Industrial
Villages Germantown	Rural Residential	Low Density Residential; Medium Density Residential	N/A	High Density Residential; Elderly Residential	Village Mixed Use; Mixed Use	Commercial	N/A	Industrial/Office	N/A	N/A
Jackson	N/A	One-Family Residential	Two-Family Residential	Multi-Family Residential	N/A	General Commercial	N/A	N/A	N/A	Industrial
Kewaskum	N/A	Medium-Low Density Residential; Low Density Residential	Medium-High Density Residential; Medium Density Residential	High Density Residential	N/A	Commercial	N/A	Business Park	Industrial	Industrial
Newburg ^a	Rural Residential	Village Residential zoned R-1, R-2, and R-3	Village Residential zoned R-4 and RD-1	Village Residential zoned RM-1	N/A	Village Commercial; Highway Commercial	N/A	N/A	N/A	Industrial

**Table E-6
(continued)**

Community	Suburban Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential	Mixed Use	General Commercial	Office and Professional Services	Business and Industrial	Industrial
Slinger	N/A	Low Density Single Family Residential; Medium Density Single Family Residential	High Density Single Family; Two Family Residential	Multiple Family Residential; Mobile Home Park; Potential Senior Housing	N/A	Neighborhood Commercial; Commercial	Office and Professional Services	Business Park; Light Industrial/Manufacturing and Service Business Park; Future Business/Industrial Park	N/A
Towns Addison ^b	Residential – Unsewered	Residential – Sewered	N/A	N/A	Commercial/Residential – Sewered	Commercial	N/A	Mixed Commercial/Industrial	Industrial

^aIncludes only that portion of the Village of Newburg planning area located in Washington County.

^bIncludes only these land use categories within the portion of the Town proposed to be served by sanitary sewers in 2035.

Source: SEWRPC.

Table E-7

RELATIONSHIP OF LAND USE CATEGORIES USED ON LOCAL GOVERNMENT LAND USE PLAN MAPS IN WAUKESHA COUNTY TO STANDARDIZED URBAN RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL CATEGORIES USED TO PREPARE MAP V-21

Community	Suburban Density Residential	Low Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential	Housing for the Elderly	Commercial and Business Park	Mixed Use (Residential and Commercial)	Mixed Use (Business and Light Industrial)	Industrial
Cities Brookfield	N/A	Housing Focused-Lower Density	Housing Focused-Medium Density	Housing Focused-Higher Density	N/A	N/A	Shopping/ Services Focused-Lower Density; Shopping/ Services Focused-Higher Density	Mixed Use-Lower Density	Employment Focused-Lower Density; Employment Focused-Higher Density; Mixed Use-Higher Density	N/A
Delafield	Agriculture; Rural Estate	Low Density Residential	N/A	Lake Residential; Medium Density Residential; High Density Residential	N/A	N/A	Central Business District; Commercial-Local Business; Office	Planned Mixed Use	N/A	Light Industrial
Muskego ^a	N/A	Low Density Residential	Medium Density Residential	High Density Residential	N/A	N/A	Commercial; Business Park	N/A	N/A	Industrial; Eco-Industrial
New Berlin ^a	Residential Estate	Suburban Residential	Urban Residential	N/A	N/A	N/A	Commercial Center; Rural Commercial; Suburban Commercial	Mixed Use Residential	N/A	Business Park/ Industrial
Oconomowoc ^b	N/A	N/A	Suburban Residential zoned Suburban Residential	Suburban Residential zoned Traditional Residential	Medium Density Residential; High Density Residential	N/A	Business Park; Commercial and Office Use	Mixed Use – Commercial/ Office/ Residential	N/A	Industrial

Table E-7
(continued)

Community	Suburban Density Residential	Low Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential	Housing for the Elderly	Commercial and Business Park	Mixed Use (Residential and Commercial)	Mixed Use (Business and Light Industrial)	Industrial
Cities (continued) Pewaukee ^a	Low Density Residential	Low-Medium Density Residential	Medium Density Residential, except areas zoned Rd-2 and Rm-1	Medium Density Residential areas zoned Rd-2 and Rm-1	High Density Residential	N/A	Office Commercial; Mixed Office/Retail Commercial; Retail/Service Commercial	N/A	N/A	Manufacturing/Fabrication/Warehousing
Waukesha	Suburban Density Residential	Low Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential	N/A	Commercial	N/A	N/A	Industrial
Villages Big Bend	Low Density Residential; Low-Medium Density Residential	Medium Density Residential; High Density Residential	N/A	N/A	N/A	N/A	Local Commercial; Commercial; Business Park	N/A	N/A	Industrial Park
Butler	N/A	N/A	Medium Density Residential	N/A	N/A	N/A	Commercial and Office Park	N/A	N/A	Industrial
Dousman	Large-Lot Single-Family/ Agriculture	Large-Lot Single-Family; Mixed-Use Residential	Small-Lot Single-Family; Medium-Lot Single-Family	Low-Density Multi-Family	High-Density Multi-Family	N/A	Business; Business Park	N/A	N/A	Light Industrial
Elm Grove	N/A	Single Family Residential, except areas zoned Rs-4	Single Family Residential areas zoned Rs-4	Multifamily Residential	N/A	N/A	Village Commercial; General Business; Corridor Commercial	Mixed-Use Residential and Commercial	N/A	Limited Manufacturing
Hartland	N/A	Low-Density; Low-Density and Medium-Low Density Cluster Development; Medium-Low	Medium-Density, except areas zoned RS-5	Upper Medium-Density; Medium-Density areas zoned RS-5	High-Density	Senior Housing	Retail Sales and Services; Business and Professional Offices	Mixed-Use Commercial/Residential	N/A	Industrial

Table E-7
(continued)

Community	Suburban Density Residential	Density	Medium Density Residential	Medium-High Density Residential	High Density Residential	Housing for the Elderly	Commercial and Business Park	Mixed Use (Residential and Commercial)	Mixed Use (Business and Light Industrial)	Industrial
Villages (continued) Lac La Belle	Residential I	Residential II; Residential III	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lannon ^c	N/A	N/A	Single Family	Two Family	Multi-Family Residential	N/A	Commercial	N/A	N/A	Industrial
Menomonee Falls ^a		Southwest Plan-Low Density Residential; Northwest Plan-Low Density Residential; Southeast Plan-Low Density Residential; North Hills Plan-Low Density Residential; North Hills Plan-Low Density Residential; North Hills Plan-Low Density Residential	Southwest Plan-Medium Density Residential; North Hills Plan-Medium Density Residential; Northeast Plan-Medium Density Residential	Southwest Plan-High Density Residential; Southeast Plan-High Density Residential; North Hills Plan-High Density Residential; Northeast Plan-High Density Residential	Southwest Plan-Medium Density Residential; North Hills Plan-Medium Density Residential	N/A	Commercial; Office	Mixed Use	N/A	Industrial
Mukwonago ^d	N/A	Medium Lot Single Family	Small Lot Single Family; Historical Residential	Transitional Residential	Multi-Family Residential	N/A	Commercial; Business; Business Park	N/A	N/A	Industrial
Nashotah	Suburban I Density Residential; Suburban II Density	Low Density Residential	N/A	N/A	N/A	Medium Density Residential	Commercial and Office Park	Mixed Use	N/A	Industrial

Table E-7
(continued)

Residential		Low Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential	Housing for the Elderly	Commercial and Business Park	Mixed Use (Residential and Commercial)	Mixed Use (Business and Light Industrial)	Industrial
Community Villages (continued) Pewaukee	Suburban Density Residential	Low Density Residential	Medium Density Residential	Medium-High Density Residential	High Density Residential	Housing for the Elderly	Commercial and Business Park	Mixed Use (Residential and Commercial)	Mixed Use (Business and Light Industrial)	Industrial
	N/A	Single-Family Residential (One Unit per Acre)	Single-Family Residential (Four Units per Acre)	Plex Residential	Multi-Family Residential	N/A	Community Commercial; Office	N/A	N/A	Industrial – Business Park
Sussex	Suburban Density Residential	Low Density Residential	Medium Density Residential	Single-Family Attached and Two-Family Residential	Multi-Family Residential	N/A	Commercial; Commercial Center; Commercial/Special Use	N/A	N/A	Industrial
	N/A	Single-Family Residential	Two Family Residential	N/A	Multi-Family Residential	N/A	General Retail Sales and Services; Office and Professional Services; Planned Commercial Center	N/A	N/A	Industrial
Towns Brookfield ^a	N/A	Low Density Residential	Medium Density Residential	N/A	High Density Residential	N/A	Commercial and Office Park	Mixed Use	N/A	Industrial
Deliafield ^a	Suburban I Density Residential; Suburban II Density Residential	Low Density Residential	Medium Density Residential	N/A	High Density Residential	N/A	Commercial and Office Park	Mixed Use	N/A	Industrial
	N/A	Low Density Residential	Medium Density Residential	Multi-Family Residential	N/A	N/A	Commercial	Commercial	N/A	Industrial
Oconomowoc ^b	N/A	Low Density Residential	Medium Density Residential	Multi-Family Residential	N/A	N/A	Commercial	Commercial	N/A	Industrial

**Table E-7
(continued)**

^aIncludes only those land use categories within portions of the local government proposed to be served by sanitary sewers in 2035.

^bThe City of Oconomowoc land use plan map also designates 1,617 acres as Urban Reserve.

^cLand use categories in the Village of Lannon are based on the Village land use plan adopted under Section 62.23 of the Wisconsin Statutes. The Village had not adopted a comprehensive plan under Section 66.1001 of the Statutes as of July 2011.

^dIncludes only that portion of the city or village planning area located in Waukesha County.

^eIncludes only those land use categories within the Town of Oconomowoc proposed to be served by sanitary sewers in 2035 and located outside the City of Oconomowoc planning area.

Source: SEWRPC.