

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

Chapter V

NEW HOUSING DEVELOPMENT

INTRODUCTION

This Chapter provides information on the development of new, primarily market based, housing. Market based housing is provided by the private sector. It is typically developed without assistance from government programs that require the provision of subsidized housing units. The provision of market based housing is related to the housing problem defined in Chapter II, especially the imbalance between jobs and housing in sub-areas of the Region and the Region as a whole, and particularly with regard to the supply of affordable, or “workforce,” housing near employment centers. Market based housing is the main source of affordable housing in the Region, even though no subsidies are attached to such housing. The affordability of market based housing is closely related to the housing structure type. Multi-family housing units, two-family housing units, and smaller single family homes on smaller lots tend to be more affordable to a wide range of households than larger single family homes on large lots. Condominiums are also typically more affordable than larger single family homes on large lots.

Part 1 of this Chapter includes an analysis of permitted development densities and land use plans and regulations adopted by county and local governments that affect housing development. Part 2 includes an analysis of the costs associated with developing new market-based housing. Part 3 presents an analysis that describes the costs associated with providing public utilities and services to new housing and the contributions made by new residents to the local tax base and economy.

PART 1: COMMUNITY PLANS AND REGULATIONS AFFECTING THE PROVISION OF HOUSING

The density and housing stock characteristics of the Region and its sub-areas are heavily influenced by community plans and land use regulations. The location and density of residential development is established through a community’s comprehensive plan, and implemented through zoning and land division ordinances. Such ordinances control housing structure types, housing unit sizes, and lot sizes. Impact fee ordinances and development review regulations and fees also affect the cost of new housing. A number of communities have adopted policies regarding a preferred ratio of housing types, either as part of the comprehensive plan or through a separate study. A summary of community plans and regulations that impact housing development is presented in this section.

Zoning Ordinances

A zoning ordinance is a public law that regulates the use of property in the public interest. Local zoning regulations include general regulations and special-purpose regulations governing floodplain and shoreland areas and other resources and areas of concern. General zoning regulations and, more specifically, residential zoning districts were the focus of the zoning analyses undertaken for this plan. General zoning divides a community into districts for the purpose of regulating the use of land, water, and structures; the height, size, shape, and placement

of structures; and the density of development. General zoning was in effect in each of the 29 cities, 60 villages, and 57 towns in the Region in 2010. As shown on Map V-1, 31 towns were under the jurisdiction of county zoning ordinances in Kenosha, Racine, Walworth, and Waukesha Counties, while 26 towns had adopted their own zoning ordinances. Each city and village has adopted its own zoning ordinance.

Map V-2 shows the regional zoning pattern in 2000. Local zoning districts were converted to a uniform areawide classification system for mapping purposes. The total area within each general zoning category is set forth in Table V-1. Residential zoning districts that allow for high, medium, and low density urban residential development encompassed about 507 square miles, or 19 percent of the Region in 2000. High density residential zoning districts allow for a minimum area per dwelling unit of less than 6,000 square feet. Medium density residential zoning districts allow for a minimum area per dwelling unit of between 6,000 and 19,999 square feet. Low density residential zoning districts allow for a minimum area per dwelling unit of between 20,000 square feet and 1.49 acres.

The zoning authority of cities, villages, towns, and counties has an important influence over housing development patterns. Zoning regulations substantially determine the location, size, and type of housing in a community,¹ which, in turn, has a substantial influence on housing cost in a community. Appendix B provides a summary of residential zoning districts in each community in the Region, including minimum lot sizes and floor areas (minimum sizes for individual housing units). Information from this inventory provides a basis for determining the impact of zoning regulations on housing cost in each community and sub-regional housing analysis area in the Region.

Lot Size, Density, and Housing Unit Size Requirements

Single-family residential zoning districts include minimum lot size requirements that specify the smallest land area on which a home can be constructed. Lot size requirements impact the cost of housing because larger lots can add to the total cost of developing a residence by adding to land and land improvement costs; however, larger minimum lot sizes may be appropriate in areas without urban services. Cities and villages can allow for greater density because they are typically within a sewer service area and offer other urban services such as public water and engineered stormwater management systems. Table V-2 provides a summary of the smallest minimum lot size for single-family zoning districts, the maximum density (units per acre) for multi-family zoning districts, and the minimum housing unit size allowed in such districts for each community in the Region. Table V-2 lists the district with the highest density or smallest minimum lot size allowed, unless the local ordinance limits the application of the district to existing platted or developed areas (see the explanatory note at the end of Table V-2). In towns under county zoning, Table V-2 lists the district with the highest density or smallest minimum lot size currently mapped within the Town. Maps V-3 through V-23 provide information regarding planned residential densities, based on adopted comprehensive plans, in communities that provide sanitary sewer service.

Table V-3 identifies communities in the Region with sanitary sewer service that do not include at least one zoning district that allows a minimum lot size of 7,200 square feet or less for single-family detached housing units and 8,000 square feet or less for two-family units in the community zoning ordinance, as recommended by the 1975 regional housing plan. Tables V-9 through V-15 and the accompanying maps in the “Community Comprehensive Plans” section of this Chapter identify sewered communities that have designated areas in the local comprehensive plan for residential development at densities that would be suitable for affordable housing.

Housing Unit Type

The tenure of housing units (owner-occupied or rental) located in a community is typically linked to the type of residential structures (single-family, two-family, or multi-family) allowed by the community’s zoning ordinance. This is important because rental units tend to be more affordable to lower-income households than owner-

¹ Section 66.1001(3) of the Wisconsin Statutes requires amendments to zoning ordinances, which include rezonings, to be consistent with a community’s comprehensive plan beginning on January 1, 2010. The consistency deadline may be delayed to January 1, 2012 if a community meets the requirements of Section 66.1001(3m).

Table V-1

GENERALIZED ZONING IN THE REGION: 2000

Generalized Zoning Category	Square Miles	Percent of Total
Urban Residential Zoning ^a		
High Density Residential Zoning Districts	99.9	3.7
Medium Density Residential Zoning Districts.....	167.7	6.2
Low Density Residential Zoning Districts.....	239.3	8.9
Suburban Zoning Districts.....	75.6	2.8
Mobile Home Zoning Districts	1.8	0.1
Nominal Agricultural and Conservancy Zoning Districts that Allow Urban Residential Development.....	253.0	9.4
Subtotal	837.3	31.1
Commercial Zoning	67.1	2.5
Industrial Zoning ^b	114.6	4.3
Governmental/Institutional Zoning	57.9	2.2
Recreational Zoning	66.6	2.5
Extractive Zoning	21.2	0.8
Conservancy Zoning ^c	439.5	16.3
Rural Residential Zoning.....	53.2	2.0
Agricultural Zoning		
Agricultural Zoning Districts– Minimum 35 Acres per Housing Unit	734.7	27.3
Agricultural Zoning Districts– 5-34 Acres per Housing Unit	232.7	8.6
Subtotal	967.4	35.9
Surface Water	65.1	2.4
Total	2,689.9	100.0

^aIncludes residential development at a density greater than one dwelling unit per five acres.

^bIncludes 1.3 square miles of transportation, communication, and utility zoning.

^cIncludes 342.8 square miles of lowland conservancy zoning and 96.7 square miles of upland conservancy zoning.

Source: SEWRPC.

Table V-2

**SUMMARY OF MINIMUM LOT AND HOME SIZE REQUIREMENTS IN
 COMMUNITY ZONING ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2012**

Analysis Area/Community	Single Family Zoning Districts ^a		Multi-Family Zoning Districts	
	Smallest Minimum Lot Size (square feet)	Minimum Home Size (square feet) ^b	Maximum Density (units per acre) ^b	Minimum Unit Size (square feet) ^b
1				
Village of Belgium	12,500	1,100	13.2	950
Village of Fredonia	8,000	1,080	8.0	900
Town of Belgium	65,340	1,200	N/A	N/A
Town of Fredonia	7,200	1,000	N/A	N/A
2				
City of Port Washington	8,400	1,000	29.0	400
Village of Saukville	10,000	1,200	10.0	1,000
Town of Port Washington	43,560	1,200	N/A	N/A
Town of Saukville	20,000	1,500	N/A	N/A
3				
City of Cedarburg	8,400	1,100	13.2	800
Village of Grafton	7,000	1,250	8.0 ^c	--
Town of Cedarburg	40,000	1,200	N/A	N/A
Town of Grafton	40,000	1,250	N/A	N/A
4				
City of Mequon	21,780	1,400	6.2	1,100
Village of Thiensville	6,800	1,000	11.5	675
Ozaukee County	N/A	N/A	N/A	N/A
5				
Village of Kewaskum	7,200	1,000	14.5	650
Town of Farmington	40,000	1,200	N/A	N/A
Town of Kewaskum	43,560	1,200	N/A	N/A
6				
City of West Bend	7,200	1,000	15.0	750
Village of Newburg	10,000	1,150	10.9	800
Town of Barton	15,000	1,400	15.0	950
Town of Trenton	12,000	1,000	2.7	800
Town of West Bend	43,560	1,200	N/A	N/A
7				
Town of Addison	12,000	1,200	10.9 ^d	900 ^d
Town of Wayne	87,120	1,200	2.2	900
8				
Village of Jackson	8,000	900	12.4 ^d	700 ^d
Town of Jackson	60,000	1,200	2.2	900
9				
City of Hartford	5,000	750	14.0	700
Village of Slinger	7,200	950	9.7 ^d	800 ^d
Town of Hartford	12,000	1,000	N/A	N/A
Town of Polk	60,000	1,200	N/A	N/A
10				
Village of Germantown	10,000	1,000	10.0	650
Town of Germantown	130,680	1,400	N/A	N/A
11				
Village of Richfield	10,890	1,300	4.0	1,100
Town of Erin	65,340	1,200	N/A	N/A
Washington County	N/A	N/A	N/A	N/A
12				
City of Glendale	7,200	1,000	12.1	--
Village of Bayside	22,000	1,500	N/A	N/A
Village of Brown Deer	10,000	1,100	8.7 ^d	1,000 ^d

**Table V-2
(continued)**

Analysis Area/Community	Single Family Zoning Districts ^a		Multi-Family Zoning Districts	
	Smallest Minimum Lot Size (square feet)	Minimum Home Size (square feet) ^b	Maximum Density (units per acre) ^b	Minimum Unit Size (square feet) ^b
12 (continued)				
Village of Fox Point	10,500	--	4.1	--
Village of River Hills	43,560	--	N/A	N/A
Village of Shorewood	4,500	1,200	72.6	750
Village of Whitefish Bay	4,800	--	51.2	650
13				
City of Milwaukee	3,600	--	290.4	--
14				
City of Milwaukee	3,600	--	290.4	--
15				
City of Milwaukee	3,600	--	290.4	--
16				
City of Milwaukee	3,600	--	290.4	--
17				
City of Greenfield	7,200	1,200	16.0 ^d	800 ^d
City of Wauwatosa	6,000	1,100	21.8	900
City of West Allis	4,800	--	54.5	--
Village of Greendale	8,400	1,100	10.9 ^d	800 ^d
Village of Hales Corners	10,000	--	12.4 ^d	-- ^d
Village of West Milwaukee	4,800	1,000	29.0	600
18				
City of Cudahy	7,200	1,100	40.0	600
City of St. Francis	5,400	1,200	24.9 ^d	1,400 ^d
City of South Milwaukee	7,200	1,125	72.6 ^d	400 ^d
19				
City of Franklin	11,000	1,250	8.0 ^d	950 ^d
City of Oak Creek	10,000	850	9.7	700
Milwaukee County	N/A	N/A	N/A	N/A
20				
Village of Butler	4,800	1,000	14.5	500
Village of Lannon	15,000	1,100	9.0	800
Village of Menomonee Falls	7,200	900	10.4	900
21				
City of Brookfield	22,500	1,400	5.8	1,000
Village of Elm Grove	15,000	1,100	5.8	1,000
Town of Brookfield	15,000	1,100	7.3	950
22				
City of New Berlin	15,000	1,200	6.7	800
23				
City of Muskego	15,000	1,200	8.7	--
24				
Village of Sussex	7,200	1,200	12.4	750
Town of Lisbon	30,000	1,300	4.0	900
25				
City of Delafield	7,900	1,000	12.4	1,000
City of Oconomowoc	7,260	--	12.0	--
Village of Chenequa	87,120	2,000	N/A	N/A
Village of Hartland	8,000	1,200	14.5	900
Village of Lac La Belle	20,000	1,200	N/A	N/A
Village of Merton	20,000	1,300	5.8	1,050
Village of Nashotah	21,780	1,200	N/A	N/A
Village of Oconomowoc Lake	30,000	1,500	N/A	N/A
Village of Summit	35,000	1,400	6.0	800
Town of Delafield	20,000	1,200	N/A	N/A
Town of Merton	20,000	1,100	N/A	N/A
Town of Oconomowoc ^e	20,000	1,100	5.4 ^d	1,000 ^d

**Table V-2
(continued)**

Analysis Area/Community	Single Family Zoning Districts ^a		Multi-Family Zoning Districts	
	Smallest Minimum Lot Size (square feet)	Minimum Home Size (square feet) ^b	Maximum Density (units per acre) ^b	Minimum Unit Size (square feet) ^b
26				
City of Pewaukee	12,500	1,100	12.0	650
City of Waukesha	8,000	1,000	14.5	600
Village of Pewaukee	10,500	1,200	12.0	950
Town of Waukesha	20,000	1,400	N/A	N/A
27				
Village of Big Bend	20,000	1,600	2.9	800
Village of Mukwonago	12,000	1,200	8.0	950
Village of North Prairie	7,200	1,000	4.4	1,000
Village of Wales	30,000	1,000	8.0 ^f	1,000 ^f
Town of Genesee ^e	20,000	1,100	5.4 ^d	1,000 ^d
Town of Mukwonago	30,000	1,100	N/A	N/A
Town of Vernon ^e	20,000	1,100	5.4 ^d	1,000 ^d
28				
Village of Dousman	12,000	1,200	3.6 ^d	1,500 ^d
Village of Eagle	20,000	1,200	6.2	850
Town of Eagle	20,000	1,100	N/A	N/A
Town of Ottawa ^e	20,000	1,100	5.4 ^d	1,000 ^d
Waukesha County^e	20,000	1,100	5.4 ^d	1,000 ^d
29				
Village of Caledonia	7,200	900 ^g	10.9	--
Village of Elmwood Park	10,200	1,500	8.7 ^h	-- ^h
Village of Mt. Pleasant	7,200	800	34.9	700
Village of Sturtevant	9,000	1,200	7.3 ^d	750 ^d
Village of Wind Point	8,000	1,200	10.9	--
30				
City of Racine ^h	6,000	--	96.8	--
Village of North Bay	21,780	1,700	N/A	N/A
31				
Village of Rochester	10,000	1,200	7.3	900
Village of Union Grove	8,000	1,000	14.5	750
Village of Waterford	11,000	1,200	9.7	1,050
Town of Dover ^j	10,000	800	5.4	--
Town of Norway ^j	7,200	1,400 ^k	14.5	--
Town of Raymond ^j	40,000	800	N/A	N/A
Town of Waterford ^j	13,500	800	14.5	--
Town of Yorkville ^j	40,000	1,400 ^k	14.5	--
32				
City of Burlington	8,000	--	16.3	--
Town of Burlington ^k	10,000	800	5.4	--
Racine County^l	7,200	800	14.5	--
33				
Village of Pleasant Prairie	6,000	1,200	9.6	1,000
Town of Somers ^{l,m}	20,000	1,200	8.7	750
34				
City of Kenosha	5,000	--	59.9	--
35				
Village of Bristol ⁿ	6,000	800	8.7	750
Village of Paddock Lake	8,000	1,250	12.4	720
Village of Silver Lake	12,500	1,250	6.2	800
Village of Twin Lakes	8,000	--	8.7	--
Town of Brighton ^{l,m}	40,000	1,200	N/A	N/A
Town of Paris ^{l,m}	40,000	1,200	N/A	N/A
Town of Randall ^{l,m}	10,000	1,000	N/A	N/A
Town of Salem ^{l,m}	10,000	1,000	8.7	750
Town of Wheatland ^{l,m}	40,000	1,200	N/A	N/A

**Table V-2
(continued)**

Analysis Area/Community	Single Family Zoning Districts ^a		Multi-Family Zoning Districts	
	Smallest Minimum Lot Size (square feet)	Minimum Home Size (square feet) ^b	Maximum Density (units per acre) ^b	Minimum Unit Size (square feet) ^b
Kenosha County^{l,m}	6,000	800	14.5	500
36				
Village of East Troy	5,000	--	10.0	--
Town of East Troy ^{o,p}	15,000	-- ^q	4.0	-- ^q
Town of Spring Prairie ^{o,p}	40,000	-- ^q	4.0	-- ^q
Town of Troy ^{o,p}	40,000	-- ^q	4.0	-- ^p
37				
City of Whitewater	8,000	--	14.5 ^d	-- ^d
Town of La Grange ^{o,p}	40,000	1,000 ^r	N/A	N/A
Town of Richmond ^{o,p}	40,000	-- ^q	N/A	N/A
Town of Whitewater ^{o,p}	40,000	-- ^q	4.0	-- ^q
38				
City of Delavan	8,000	1,200	18.2 ^d	800 ^d
City of Elkhorn	8,000	1,000	16.0	--
City of Lake Geneva	9,000	960 ^s	8.0 ^d	960 ^{d,s}
Village of Darien	8,000	960 ^s	12.0	960 ^s
Village of Genoa City	10,000	1,200	13.6	800
Village of Sharon	8,000	--	17.4	--
Town of Bloomfield ^t	15,000	-- ^q	4.0	-- ^q
Town of Darien ^{o,p}	15,000	-- ^q	4.0	-- ^q
Town of Delavan ^{o,p}	15,000	-- ^q	4.0	-- ^q
Town of Geneva ^{o,p}	15,000	960 ^u	4.0	960 ^u
Town of Lafayette ^{o,p}	40,000	-- ^q	4.0	-- ^q
Town of Linn ^{o,p}	40,000	-- ^q	4.0	-- ^q
Town of Lyons ^{o,p}	15,000	-- ^q	4.0	-- ^q
Town of Sharon ^{o,p}	40,000	-- ^q	N/A	N/A
Town of Sugar Creek ^{o,p}	40,000	-- ^q	4.0	-- ^q
39				
Village of Fontana on Geneva Lake	5,000	1,000	8.7	800
Village of Walworth	11,900	1,450	8.7	1,040
Village of Williams Bay	12,000	1,200	18.0	800
Town of Walworth ^{o,p}	15,000	-- ^q	4.0	-- ^q
Walworth County^{o,p}	15,000	-- ^q	4.0	-- ^q

NOTES: This table provides a summary of residential zoning districts. It lists residential zoning districts which allow, as a principal use, various types of residential development in each community. Zoning districts that allow multi-family residential development as a conditional use are footnoted. Unless footnoted otherwise, this table does not reflect special zoning provisions for senior housing, manufactured housing or mobile homes, housing conversions, or planned unit developments. Agricultural, conservancy, and business districts which permit residences in addition to the primary agricultural or business uses are not included on this table.

The smallest lot and home sizes allowed for single-family homes in communities with their own zoning ordinance are reflected on this table, except for residential zoning districts that apply only to existing platted areas or to historic lake communities. The following zoning districts are excluded: the R-8 Hamlet and Waterfront Residential Neighborhood Conservation District in the Town of Barton; the R-L Residential Lake District in the Town of Eagle; the VR Village Residence District in the City of Franklin; the R-1 Single-Family Residential (existing) and R-2 General Residence (existing) in the Village of Genoa City; the ROP Single-Family Residence Original Plat District in the Village of Lannon; the R-40E Residential Existing Limited District in the Village of Mt. Pleasant; the R-3 Residential District in the Town of Mukwonago; the ERS-1, ERS-2, and ERS-3 Existing Suburban Residence Districts and the RL-1, RL-2, and RL-3 Existing Lakeshore Residence Districts in the City of Muskego; the R-5 Medium-Density Single Family Residential District in the City of New Berlin; the R-4 Single-Family Residential District in the Village of Newburg; the R-1 Single Family Residential and the R-2 Single-Family and Duplex Residential Districts in the City of St. Francis; and the RF-6 Village Residential and SF-CPP Cedar Point Park Districts in the Village of Williams Bay. In towns regulated under County zoning ordinances (all towns in Kenosha and Racine Counties; all towns except the Town of Bloomfield in Walworth County; and the Towns of Genesee, Oconomowoc, Ottawa, and Vernon in Waukesha County), the smallest lot and home sizes allowed by zoning districts currently mapped in the town are reflected on this table.

**Table V-2
(continued)**

Several counties and communities allow planned unit developments or conservation subdivisions in their zoning and/or subdivision ordinances, which may allow smaller lot sizes and/or higher densities than those listed in this table. Table V-4 and Appendix C provide information on planned unit development and conservation subdivision regulations, respectively.

In areas not served by a sanitary sewerage system, larger minimum lot sizes may be required to meet State and County requirements for private onsite wastewater treatment systems (POWTS).

This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to municipal zoning ordinances and maps for specific zoning information. Municipal zoning ordinances used for this analysis date from 2000 to 2012.

On this table, "-" means that no regulation is specified in the zoning ordinance. "N/A" means that the community or county does not have a zoning ordinance, that the county or community has a zoning ordinance that does not include a multi-family residential district, or, for towns under county zoning, no areas are designated for multi-family development on the town zoning map.

^a*Includes single-family detached dwellings only. Single-family attached dwellings are included as multi-family.*

^b*If the minimum unit size and/or maximum density specified in a community's zoning ordinance varies by unit size, the figure provided is for a two-bedroom dwelling.*

^c*Multi-family dwellings may be permitted at a gross density of 11.0 units per acre, or a net density of 8.0 units per acre, as a conditional use in the Village of Grafton.*

^d*Multi-family dwellings may be permitted only as a conditional use. In the Village of Slinger and City of Whitewater, a conditional use permit is required for five or more units; in the City of Lake Geneva, a conditional use permit is required for five to 10 units.*

^e*The Towns of Genesee, Oconomowoc, Ottawa, and Vernon are regulated under the Waukesha County zoning ordinance. The County zoning ordinance allows multi-family dwellings as a conditional use in the R-3 zoning district. All other Towns in Waukesha County have adopted a separate general Town zoning ordinance. All Towns in the County are regulated under the County shoreland zoning ordinance.*

^f*Multi-family dwellings may be allowed as part of a planned unit development.*

^g*Minimum floor area requirements for single- and two-family dwellings in the Village of Caledonia are established in the Village Building Code ordinance.*

^h*Multi-family condominiums with a minimum of 5,000 square feet of lot area per dwelling unit may be allowed as part of a Planned Development Project in the Planned Residential (PRD) zoning district if a rezoning is approved by the Village Board. No minimum home size is specified in the ordinance.*

ⁱ*The area of the City of Racine containing Johnson Park is included in Sub-area 29.*

^j*All towns in Racine County are regulated under the Racine County zoning ordinance. Minimum lot sizes and maximum densities listed are based on existing zoning in each Town as of March 2010. Generally, a minimum lot size of 40,000 square feet is required in areas not served by a sanitary sewerage system. The County zoning ordinance requires a minimum core area of living space of 800 square feet for single- and two-family dwellings. No minimum floor area is specified for multi-family dwellings.*

^k*Minimum floor area requirements for single- and two-family dwellings in the Towns of Norway and Yorkville are established in their respective Town land division ordinances.*

^l*All towns in Kenosha County are regulated under the Kenosha County zoning ordinance. Minimum lot sizes and maximum densities listed are based on existing zoning in each Town as of May 2008. Generally, a minimum lot size of 40,000 square feet is required in areas not served by a sanitary sewerage system. Minimum single-family lot sizes exclude the R-12 Mobile Home Park zoning district, which requires 7,500 square feet per home. Existing R-12 zoning occurs in the Village of Bristol and Towns of Brighton, Somers, and Wheatland.*

^m*Under the Kenosha County zoning ordinance, new subdivisions with lot sizes of 6,000 square feet, which are permitted in the R-6 zoning district, may be permitted only if the area proposed to be rezoned to R-6 abuts a residential subdivision located in a city of the second class that contains individual parcels of 6,000 square feet per unit or less, and if the subdivision is served by a sanitary sewerage system. In all other cases, the minimum lot size allowed for new subdivisions is 10,000 square feet (R-5 zoning district).*

ⁿ*The Village of Bristol was incorporated from a portion of the Town of Bristol in December 2009. The remaining portions of the Town were annexed into the Village of Bristol in June 2010. The Village of Bristol has adopted the Kenosha County zoning ordinance as the Village zoning ordinance.*

**Table V-2
(continued)**

^o*With the exception of the Town of Bloomfield, all towns in Walworth County are regulated under the County zoning ordinance.*

^p*Minimum lot sizes and maximum densities listed are based on existing zoning in each Town as of March 2010. Generally, a minimum lot size of 40,000 square feet is required in areas not served by a sanitary sewerage system. Minimum single-family lot sizes exclude the R-6 Planned Mobile Home Park zoning district, which allows up to five dwelling units per net developable acre, and the R-7 Mobile Home Subdivision zoning district, which requires 15,000 square feet per home in areas served by a sanitary sewerage system and a minimum of 40,000 square feet in areas not served by sanitary sewer. Existing R-6 zoning occurs in the Towns of Darien, Delavan, Geneva, Lyons, Richmond, and Troy. There was no existing R-7 zoning in the County as of March 2010.*

^q*With respect to minimum floor area requirements, the Walworth County zoning ordinance requires that single-family and two-family dwellings have a core area of living space of at least 22 feet by 22 feet, equivalent to 484 square feet.*

^r*Minimum floor area requirements for single-family dwellings in the Town of LaGrange are established in the Town land division ordinance.*

^s*The community zoning ordinance specifies a "minimum dwelling core dimension" of 24 feet by 40 feet (960 square feet).*

^t*The Town of Bloomfield withdrew from County zoning in 2010 and is preparing an independent Town zoning ordinance. The Town has adopted the Walworth County zoning ordinance as an interim ordinance until the Town ordinance is completed and adopted.*

^u*Minimum floor area requirements for all new dwellings in the Town of Geneva are established in the Town Building Ordinance.*

Source: County and local zoning ordinances and SEWRPC.

Table V-3

**CONFORMANCE OF URBAN COMMUNITIES^a WITH THE
 MINIMUM LOT SIZE RECOMMENDATIONS FROM THE 1975 REGIONAL HOUSING PLAN: 2012**

Analysis Area/Community	Local Zoning Ordinance Includes a Single- Family Zoning District with a Minimum Lot Size of 7,200 Square Feet or Less	Local Zoning Ordinance Includes a Two-Family Zoning District with a Minimum Lot Size of 8,000 Square Feet or Less
1 Village of Belgium Village of Fredonia	No No	No Yes
2 City of Port Washington Village of Saukville	No No	No No
3 City of Cedarburg Village of Grafton	No Yes	No Yes
4 City of Mequon Village of Thiensville	No Yes	No No
Ozaukee County	N/A	N/A
5 Village of Kewaskum	Yes	No
6 City of West Bend Village of Newburg	Yes No	Yes No
7 Town of Addison	No	No
8 Village of Jackson	No	No
9 City of Hartford Village of Slinger	Yes Yes	No No
10 Village of Germantown	No	No
11 None	--	--
Washington County	N/A	N/A
12 City of Glendale Village of Bayside Village of Brown Deer Village of Fox Point Village of River Hills Village of Shorewood Village of Whitefish Bay	Yes No No No No Yes Yes	Yes No No No No Yes Yes
13-16 City of Milwaukee	Yes	Yes
17 City of Greenfield City of Wauwatosa City of West Allis Village of Greendale Village of Hales Corners Village of West Milwaukee	Yes Yes Yes No No Yes	Yes Yes Yes No No Yes

**Table V-3
(continued)**

Analysis Area/Community	Smallest Single Family Zoning District Minimum Lot Size 7,200 Square Feet or Less	Smallest Two-Family Zoning District Minimum Lot Size 8,000 Square Feet or Less
18 City of Cudahy City of St. Francis City of South Milwaukee	Yes Yes Yes	Yes Yes Yes
19 City of Franklin City of Oak Creek	No ^b No	No No
Milwaukee County	N/A	N/A
20 Village of Butler Village of Lannon Village of Menomonee Falls	Yes No Yes	Yes No No
21 City of Brookfield Village of Elm Grove Town of Brookfield	No No No	No No No
22 City of New Berlin	No	No
23 City of Muskego	No	No
24 Village of Sussex	Yes	No
25 City of Delafield City of Oconomowoc Village of Hartland Village of Lac La Belle Village of Nashotah Village of Summit Town of Oconomowoc ^c	No No No No No No No	Yes Yes No No No No No
26 City of Pewaukee City of Waukesha Village of Pewaukee	No No No	No No No
27 Village of Big Bend Village of Mukwonago Village of Wales	No No No	No No No
28 Village of Dousman	No	No
Waukesha County	N/A	N/A
29 Village of Caledonia Village of Elmwood Park Village of Mt. Pleasant Village of Sturtevant Village of Wind Point	Yes No Yes No No	No No Yes Yes No
30 City of Racine ^d Village of North Bay	Yes No	Yes No
31 Village of Rochester Village of Union Grove Village of Waterford Town of Raymond Town of Yorkville	No No No No ^e No ^e	Yes Yes Yes No No

**Table V-3
(continued)**

Analysis Area/Community	Smallest Single Family Zoning District Minimum Lot Size 7,200 Square Feet or Less	Smallest Two-Family Zoning District Minimum Lot Size 8,000 Square Feet or Less
32 City of Burlington	No	No
Racine County	Yes	No
33 Village of Pleasant Prairie	Yes	No
Town of Somers	No ^f	No
34 City of Kenosha	Yes	Yes
35 Village of Bristol ^g	Yes	No
Village of Paddock Lake	No	No
Village of Silver Lake	No	No
Village of Twin Lakes	No	No
Town of Salem	No ^f	No
Kenosha County	Yes	No
36 Village of East Troy	Yes	No
37 City of Whitewater	No	No
38 City of Delavan	No	No
City of Elkhorn	No	Yes
City of Lake Geneva	No	No
Village of Darien	No	No
Village of Genoa City	No	No
Village of Sharon	No	No
Town of Bloomfield ^h	No	No
Town of Delavan ^h	No	No
39 Village of Fontana on Geneva Lake	Yes	No
Village of Walworth	No	No
Village of Williams Bay	No ⁱ	Yes
Walworth County^h	No	No

^aUrban communities include those communities in the Region with sanitary sewer service.

^bLots of 7,200 square feet are allowed in the VR Residence zoning district, which applies only within the St. Martins Planning District to provide for infill development in vacant or redevelopment areas of the unincorporated area of St. Martins.

^cThe Waukesha County zoning ordinance applies to the Town.

^dThe area of the City of Racine containing Johnson Park is included in Sub-area 29.

^eThe Racine County zoning ordinance applies to the Town. Lots of 7,200 square feet or less are allowed only in the R-5 zoning district, which requires lots to be served by sanitary sewer. No areas in the Towns were zoned R-5 in 2012.

^fThe Kenosha County zoning ordinance applies to the Town. Lots of 7,200 square feet or less are allowed only in the R-6 zoning district. No areas in the Towns were zoned R-6 in 2008.

^gThe Village of Bristol has adopted the Kenosha County zoning ordinance as the Village zoning ordinance.

^hThe Walworth County zoning ordinance applies to all Towns in the County except the Town of Bloomfield. The Town has adopted the County ordinance as an interim ordinance until the Town develops its own ordinance.

ⁱThe Village of Williams Bay zoning ordinance includes two zoning districts that allow single-family lots of 7,200 square feet or smaller; however, no new, undeveloped areas can be placed in the districts.

Source: SEWRPC.

occupied units (see Part 2 for additional information on housing costs). Areas zoned as single family residential typically allow only one detached single family home per lot. The majority of these homes are owner-occupied, although some may be rental units. Areas zoned for two-family residential uses allow for duplexes that may be owner-occupied or rental units, or include one unit occupied by the owner with the second unit rented. Areas zoned for multi-family residential uses typically allow buildings with three or more units. Multi-family zoning districts vary in the number of units and number of floors allowed per structure. Many housing units in these districts are rental units; however, some may be owner-occupied (such as condominiums). Map V-24 shows communities whose zoning ordinances do not allow multi-family dwellings as a principal use² and whether those communities are located within sewer service areas. Most of the communities that do not allow multi-family dwellings as a principal use are towns that do not have the infrastructure, such as sanitary sewer, to provide service to more intensive residential uses. Towns under County zoning in Kenosha, Racine, and Walworth Counties typically do not have any areas zoned for multi-family use because they lack sanitary sewer service. The County zoning ordinances include multi-family zoning districts that could be applied if sewer service is provided and if the rezoning is consistent with county and local comprehensive plans.

Minimum Floor Area Requirements

Community zoning ordinances also include minimum floor area requirements that affect the size and, therefore, the cost of housing units. Minimum floor area requirements should be designed to ensure the provision of decent, safe, and sanitary housing and reduce overcrowding; however, many communities include requirements that exceed the amount of space that is necessary to avoid these housing problems. Minimum floor area requirements generally correlate to minimum lot size requirements, as shown by Table V-2. Zoning districts with larger minimum lot size requirements often include larger minimum floor area requirements. This further increases the cost of housing in many of the Region's outlying communities.

Conditional Uses

Community zoning ordinances typically identify principal uses and conditional uses in each zoning district. Principal uses are typically allowed subject to the restrictions applicable to the zoning district. Conditional uses require additional review and scrutiny compared to that of principal uses because of the demands put on infrastructure or other factors that make the use more intense than the principal uses allowed in the district. A conditional use approval typically requires a case-by-case review and often a public hearing before the local plan commission, and approval is often contingent on specific "conditions" attached to the permit intended to mitigate adverse impacts of the conditional use on the surrounding area. Concerns have been raised that the conditional use process can be used to prevent certain land uses, such as multi-family residential development, through excessive conditions of approval or the length of the review period. Map V-24 shows communities in the Region that require a conditional use permit for the development of multi-family housing.

Flexible Zoning Regulations

Several local governments in the Region allow housing development through more flexible zoning regulations that may allow for variations in lot configuration, increased density, and mixed uses. These allowances can result in an increase in affordable market based housing units and housing units that are more accessible to the Region's aging population and persons with disabilities. Two examples of flexible zoning regulations used by communities in the Region include planned unit developments (PUD) and traditional neighborhood developments (TND).

Table V-4 lists communities that have adopted PUD regulations and the types of development that may be allowed within a PUD. Provisions allowed for by PUD regulations in various communities range from flexibility in lot design and building placement, to increased densities, to a mix of uses that would not otherwise be allowed in the underlying zoning district.

² *Communities that do not allow multi-family dwellings as a principal use may allow such dwellings as a conditional use or as part of a planned unit development. Table V-2 indicates with a footnote those communities where multi-family dwellings may be permitted as conditional uses or as part of planned unit developments, subject to review and approval by the local or county government.*

Table V-4

**COMMUNITY PLANNED UNIT DEVELOPMENT (PUD)
 REGULATIONS IN THE SOUTHEASTERN WISCONSIN REGION: 2010**

Community/Analysis Area	Flexible Lot Design and Building Placement	Allowance for Increased Density	Allowance for Mixed Land Uses^a
1 Village of Belgium Village of Fredonia Town of Belgium Town of Fredonia	N/A N/A N/A N/A	N/A N/A N/A N/A	N/A N/A N/A N/A
2 City of Port Washington Village of Saukville Town of Port Washington Town of Saukville	Yes Yes Yes N/A	Yes No No N/A	Yes No No N/A
3 City of Cedarburg Village of Grafton Town of Cedarburg ^b Town of Grafton	Yes Yes Yes Yes	No Yes No No	Yes Yes Yes Yes
4 City of Mequon Village of Thiensville	Yes Yes	Yes No	Yes No
Ozaukee County	N/A	N/A	N/A
5 Village of Kewaskum Town of Farmington Town of Kewaskum	Yes Yes N/A	No Yes N/A	No No N/A
6 City of West Bend Village of Newburg Town of Barton Town of Trenton Town of West Bend	Yes N/A Yes Yes N/A	No N/A Yes No N/A	No N/A No No N/A
7 Town of Addison Town of Wayne	Yes Yes	No No	No No
8 Village of Jackson Town of Jackson	Yes Yes	Yes No	No No
9 City of Hartford ^b Village of Slinger Town of Hartford Town of Polk	Yes Yes Yes Yes	No No Yes No	No No No No
10 Village of Germantown Town of Germantown	Yes N/A	No N/A	Yes N/A
11 Village of Richfield Town of Erin	Yes N/A	Yes N/A	No N/A
Washington County	N/A	N/A	N/A
12 City of Glendale Village of Bayside Village of Brown Deer Village of Fox Point Village of River Hills	Yes Yes Yes Yes N/A	Yes No Yes Yes N/A	Yes No Yes Yes N/A

**Table V-4
(continued)**

Community/Analysis Area	Flexible Lot Design and Building Placement	Allowance for Increased Density	Allowance for Mixed Land Uses
12 (continued)			
Village of Shorewood	Yes	Yes	Yes
Village of Whitefish Bay	Yes	Yes	Yes
13			
City of Milwaukee	Yes	Yes	Yes
14			
City of Milwaukee	Yes	Yes	Yes
15			
City of Milwaukee	Yes	Yes	Yes
16			
City of Milwaukee	Yes	Yes	Yes
17			
City of Greenfield	Yes	No	Yes
City of Wauwatosa	Yes	Yes	Yes
City of West Allis	Yes	Yes	Yes
Village of Greendale	N/A	N/A	N/A
Village of Hales Corners	Yes	Yes	Yes
Village of West Milwaukee	Yes	No	No
18			
City of Cudahy	Yes	Yes	Yes
City of St. Francis	Yes	No	Yes
City of South Milwaukee	N/A	N/A	N/A
19			
City of Franklin	Yes	No	Yes
City of Oak Creek	Yes	No	No
Milwaukee County	N/A	N/A	N/A
20			
Village of Butler	Yes	No	Yes
Village of Lannon	N/A	N/A	N/A
Village of Menomonee Falls	Yes	Yes	Yes
21			
City of Brookfield	Yes	Yes	Yes
Village of Elm Grove	Yes	Yes	Yes
Town of Brookfield	Yes	No	No
22			
City of New Berlin	Yes	No	Yes
23			
City of Muskego	Yes	Yes	Yes
24			
Village of Sussex	Yes	No	No
Town of Lisbon ^b	Yes	Yes	Yes
25			
City of Oconomowoc	Yes	Yes	Yes
City of Delafield ^b	Yes	No	Yes
Village of Chenequa	N/A	N/A	N/A
Village of Hartland	Yes	Yes	Yes
Village of Lac La Belle	N/A	N/A	N/A
Village of Merton	N/A	N/A	N/A
Village of Nashotah	Yes	No	No
Village of Oconomowoc Lake ^b	Yes	No	No
Village of Summit	Yes	Yes	Yes
Town of Delafield	N/A	N/A	N/A
Town of Merton	N/A	N/A	N/A
Town of Oconomowoc ^c	Yes	Yes	Yes

**Table V-4
(continued)**

Community/Analysis Area	Flexible Lot Design and Building Placement	Allowance for Increased Density	Allowance for Mixed Land Uses
26 City of Pewaukee ^b City of Waukesha Village of Pewaukee Town of Waukesha ^b	Yes Yes Yes Yes	No No No ^d Yes	No Yes No No
27 Village of Big Bend ^b Village of Mukwonago Village of North Prairie Village of Wales Town of Genesee ^c Town of Mukwonago Town of Vernon ^c	Yes Yes Yes Yes Yes Yes Yes	No No No No Yes No Yes	Yes No Yes Yes Yes No Yes
28 Village of Dousman ^b Village of Eagle Town of Eagle ^b Town of Ottawa ^c	Yes N/A Yes Yes	No N/A No Yes	No N/A Yes Yes
Waukesha County^b	Yes	Yes	Yes
29 Village of Caledonia Village of Elmwood Park Village of Mt. Pleasant Village of Sturtevant Village of Wind Point	Yes Yes Yes Yes Yes	No No Yes No Yes	No Yes Yes Yes Yes
30 City of Racine ^e Village of North Bay	Yes N/A	Yes N/A	Yes N/A
31 Village of Rochester Village of Union Grove Village of Waterford Town of Dover ^f Town of Norway ^f Town of Raymond ^f Town of Waterford ^f Town of Yorkville ^f	Yes Yes Yes Yes Yes Yes Yes Yes	Yes No Yes No No No No No	No No Yes No No No No No
32 City of Burlington Town of Burlington	Yes Yes	No No	Yes No
Racine County	Yes	No	No
33 Village of Pleasant Prairie Town of Somers ^g	Yes Yes	No No	Yes No
34 City of Kenosha	Yes	No	No
35 Village of Paddock Lake Village of Silver Lake Village of Twin Lakes Town of Brighton ^g Village of Bristol ^h Town of Paris ^g Town of Randall ^g Town of Salem ^g Town of Wheatland ^g	Yes Yes N/A Yes Yes Yes Yes Yes Yes	No No N/A No No No No No No	No Yes N/A No No No No No No
Kenosha County	Yes	No	No

**Table V-4
(continued)**

Community/Analysis Area	Flexible Lot Design and Building Placement	Allowance for Increased Density	Allowance for Mixed Land Uses
36 Village of East Troy Town of East Troy ⁱ Town of Spring Prairie ⁱ Town of Troy ^g	Yes Yes Yes Yes	No No No No	Yes No No No
37 City of Whitewater Town of La Grange ⁱ Town of Richmond ⁱ Town of Whitewater ⁱ	Yes Yes Yes Yes	Yes No No No	Yes No No No
38 City of Delavan City of Elkhorn City of Lake Geneva Village of Darien Village of Genoa City Village of Sharon Town of Bloomfield ⁱ Town of Darien ⁱ Town of Delavan ⁱ Town of Geneva ⁱ Town of Lafayette ⁱ Town of Linn ⁱ Town of Lyons ⁱ Town of Sharon ⁱ Town of Sugar Creek ⁱ	Yes Yes Yes Yes Yes N/A Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes	Yes Yes Yes Yes No N/A No No No No No No No No No No	Yes Yes Yes Yes Yes N/A No No No No No No No No No No
39 Village of Fontana on Geneva Lake Village of Walworth Village of Williams Bay Town of Walworth ⁱ	Yes Yes Yes Yes	Yes Yes Yes No	Yes Yes Yes No
Walworth County^b	Yes	No	No

Notes: The Town of Lisbon zoning ordinance is currently under revision. Proposed revisions have been adopted by the Town Board and are expected to be reviewed by the Waukesha County Board in March 2010.

On this table "N/A" means that the community's zoning ordinance does not include PUD regulations.

^aMixed land uses may be allowed for in the underlying zoning district, such residential dwelling units over ground floor commercial uses in downtown commercial districts, if not specifically allowed for by the PUD regulation.

^bThe zoning ordinance allows for PUDs as a conditional use.

^cThe Waukesha County zoning ordinance applies to the Town.

^dThe Village may waive maximum density requirements for redevelopment projects. In this instance, redevelopment projects are defined as construction activity where more than 50 percent of the existing improvement value of a property is razed or removed and replaced with new construction.

^eThe area of the City of Racine containing Johnson Park is included in Sub-area 29.

^fThe Racine County zoning ordinance applies to the Town.

^gThe Kenosha County zoning ordinance applies to the Town.

**Table V-4
(continued)**

^hThe Village of Bristol was incorporated from a portion of the Town of Bristol in 2009. The Village annexed remaining portions of the Town in June 2010. The Village has adopted the Kenosha County zoning ordinance as the Village zoning ordinance.

ⁱThe Walworth County zoning ordinance applies to all Towns in the County except the Town of Bloomfield. The Town has adopted the County ordinance as an interim ordinance until the Town develops its own ordinance.

Source: SEWRPC.

Table V-5 sets forth communities with a population of 12,500 or greater that allow TNDs. The State comprehensive planning law required every city and village with a population greater than 12,500 to adopt a traditional neighborhood development ordinance by January 1, 2002. Although these cities and villages were required to adopt TND regulations, they were not required to include TND districts on their zoning map. Rather than adopting TND regulations, several communities include TND design concepts in their PUD regulations. The comprehensive planning law defines a traditional neighborhood development as a compact mixed use neighborhood where residential, commercial, and civic buildings are within close proximity. Compact development patterns and mixed uses, including various types of residential uses and commercial and civic uses, promote more efficient use of land; may lower the cost of providing public infrastructure and services; and provide opportunities for social interaction and multiple modes of transportation. The traditional neighborhood development concept is also compatible with other development concepts such as transit-oriented development (TOD). The use of PUD, TND, and TOD regulations to promote affordable and accessible housing development is discussed in further detail in Chapter XI.

Conservation Subdivisions

Conservation subdivision regulations typically reduce the minimum lot size that would be required for each home in a conventional subdivision, while maintaining the overall density of development specified by the local comprehensive plan or zoning ordinance. Homes are located on a portion or portions of a development site, and the balance of the site is maintained as open space or in agricultural use. Community zoning or subdivision ordinances may also allow the construction of recreational facilities, such as trails or playfields, or stormwater management or other public facilities in the open space areas. Conservation subdivisions typically offer more opportunity for preserving open space and maintaining the natural resources of the site being developed in comparison to conventional subdivision designs.

Conservation subdivisions are typically authorized under community zoning or subdivision regulations. Regulations allowing conservation subdivisions may be written differently; however, three basic elements must be included and balanced. These include development density, lot size, and the amount of required open space. Generally, subdivisions with a lower average residential density require a higher percentage of open space to be provided. Communities may also choose to allow a density bonus for subdivisions that use a conservation design (that is, allow more homes in a conservation subdivision than would be permitted in a conventional subdivision in the same zoning district). As of 2010, 15 of the 42 communities in the Region that had adopted specific regulations for conservation subdivisions provided density bonuses for conservation subdivisions. Table V-6 lists County and local governments that have adopted conservation subdivision regulations and Appendix C includes a summary of those regulations.

A review of subdivisions approved in the Region between 1990 and 2005 shows that 87 conservation subdivisions with 4,808 lots were platted in areas with sanitary sewer service and 71 conservation subdivisions with 1,722 lots were platted in areas without sanitary sewers. Conservation subdivisions in areas served by sanitary sewers had an average density of 0.92 homes per gross acre, with a median lot size of about 23,000 square feet and an average of about 25 percent of the site maintained in common open space. In unsewered areas, the average density was 0.28 homes per gross acre, with a median lot size of about 59,000 square feet and an average of about 51 percent of the site maintained in common open space. Conservation subdivisions in unsewered areas were designed to accommodate single-family homes. While most of the conservation subdivisions in sewerred areas accommodated primarily single-family homes, two of the subdivisions accommodated lots for two-family dwellings, one subdivision included lots for four-family dwellings, and one included an area for development of a commercial/office building in addition to lots for single-family homes.

Accessory Apartments and Additional Dwelling Units in Agricultural Zoning Districts

Several communities in the Region allow accessory apartments as a conditional use. An accessory apartment, sometimes referred to as a “mother-in-law” apartment, is a secondary dwelling unit established in conjunction with and clearly subordinate to a primary dwelling unit, and may be part of the same structure as the primary dwelling unit or a detached dwelling unit on the same lot, as specified in each zoning ordinance. These units are

Table V-5

**COMMUNITY TRADITIONAL NEIGHBORHOOD DEVELOPMENT
 (TND) REGULATIONS IN THE SOUTHEASTERN WISCONSIN REGION: 2010**

Community^a	Adopted TND Regulations^b	TND Concepts Allowed for in PUD Regulations^b
City of Mequon	X ^c	
City of West Bend		X
City of Hartford		
Village of Germantown		
City of Glendale		X
City of Whitefish Bay		
Village of Shorewood		
City of Milwaukee		
City of Greenfield	X	
City of Wauwatosa		
City of West Allis		
Village of Greendale		
City of Cudahy		X
City of South Milwaukee		
City of Franklin		X
City of Oak Creek		X
Village of Menomonee Falls		
City of Brookfield		
City of New Berlin		X
City of Muskego	X	
City of Oconomowoc	X	
City of Pewaukee ^d		
City of Waukesha		X
Village of Caledonia		
Village of Mt. Pleasant		
City of Racine		X
Village of Pleasant Prairie		
City of Kenosha	X ^e	
City of Whitewater		X

^a Includes only cities and villages with a population of 12,500 or greater. Population is based on 2008 U.S. Bureau of the Census estimate data. Section 66.1027 of the Wisconsin Statutes requires Wisconsin cities and villages with a population of 12,500 or greater to adopt a TND ordinance by January 1, 2002.

^b Includes only those regulations that refer to Section 66.1027(1)(c) of the Wisconsin Statutes or the document identified as "A Model Ordinance for Traditional Neighborhood Development" pursuant to Section 66.1027(1)(c).

^c The adopted 2035 comprehensive plan for the City of Mequon includes a traditional neighborhood development planned land use category (Town Center).

^d The City of Pewaukee had an estimated population of 12,494 in 2008.

^e The City of Kenosha zoning ordinance includes two traditional neighborhood development districts, the TRD-1 Traditional Single- and Two-Family Residential District and the TRD-2 Traditional Multiple-Family Residential District.

Source: SEWRPC.

Table V-6

**COUNTY AND LOCAL GOVERNMENT CONSERVATION
 SUBDIVISION REGULATIONS IN SOUTHEASTERN WISCONSIN: 2010^a**

County/Local Government	Type of Ordinance
Kenosha County ^b	Zoning
Village of Bristol	Zoning
City of Franklin	Unified Development
City of Greenfield	Zoning
City of Cedarburg	Zoning
Village of Grafton	Zoning
Town of Cedarburg	Zoning
Town of Grafton	Zoning
Town of Saukville	Zoning
Racine County ^c	Zoning
Village of Caledonia	Subdivision
Village of Mt. Pleasant	Zoning
Town of Dover	Subdivision
Town of Raymond	Condominium and Conservation Subdivision
Town of Yorkville	Subdivision
Walworth County ^d	Zoning and Subdivision
City of Delavan	Zoning
City of Lake Geneva	Zoning
Town of LaGrange	Subdivision
City of Hartford	Zoning
City of West Bend	Zoning
Town of Addison	Zoning
Town of Barton	Zoning
Town of Erin	Subdivision
Town of Hartford	Zoning
Town of Jackson	Zoning
Town of Kewaskum	Zoning
Village of Richfield	Zoning
Town of Wayne	Zoning
Town of West Bend	Zoning
Waukesha County ^e	Zoning
City of Brookfield	Zoning
City of Muskego	Land Division and Zoning
City of New Berlin	Subdivision and Zoning
City of Pewaukee	Zoning
Village of Chenequa	Zoning
Village of Menomonee Falls	Zoning
Village of Pewaukee	Development Ordinance
Village of Summit	Zoning
Town of Delafield	Zoning
Town of Merton	Zoning
Town of Mukwonago	Zoning
Town of Waukesha	Zoning

**Table V-6
(continued)**

^aSee Appendix C for a summary of County and local government ordinances.

^bAll Towns in Kenosha county are regulated under the County zoning and subdivision ordinances.

^cAll Towns in Racine County are regulated under the County zoning and subdivision ordinances.

^dThe Walworth County zoning ordinance applies to all Towns in the County except the Town of Bloomfield. The Town has adopted the County ordinance as an interim ordinance until the Town develops its own ordinance.

^eThe Towns of Genesee, Ottawa, Oconomowoc, and Vernon are regulated under the Waukesha County zoning ordinances.

Source: SEWRPC.

typically intended for use by relatives of the individuals residing in the primary dwelling. Community zoning ordinances that allow for accessory apartments or dwellings are set forth in Table V-7.

Several communities in the Region allow for an additional dwelling unit on the same lot as a principal residential structure in agricultural districts with the intent of providing housing for farm workers or relatives of the farm owner. Community zoning ordinances that allow for additional dwelling units in agricultural districts are also included in Table V-7.

Land Division Regulations

A land division ordinance is a public law that regulates the division of land into smaller parcels. Land division ordinances are intended to accomplish the following purposes:

1. Ensure that proposed land divisions will fit harmoniously into the existing land use pattern and will serve to implement the community's comprehensive plan and its various components for the physical development of the community.
2. Ensure that adequate provision is made for necessary and planned community and neighborhood facilities, including parks, accessways to navigable waters, schools, and shopping areas, so that an attractive and efficient environment results.
3. Ensure that sound standards for the development of land are met, with particular attention to such factors as street layouts, widths, and grades; bicycle and pedestrian circulation; park and open space requirements; block configurations; lot sizes; and street utility, stormwater management, and transit improvements.
4. Provide a basis for clear and accurate property boundary line records.
5. Ensure the fiscal stability of the community, minimizing the cost of public facilities and services and protecting against the development of blighted areas over time.
6. Promote the public health, safety, and general welfare.
7. Balance private property rights against the need to protect and preserve the public health, safety, and general welfare.

Land division is regarded as an important means of implementing community comprehensive plans and should be prepared and administered within the context of the comprehensive plan, including its land use and housing elements, to avoid arbitrary development decisions. It should also be recognized that land division design is a dynamic art when considering public regulation. New ideas and emerging community concerns, such as affordability and access to multiple modes of transportation, must be integrated into the land division design and infrastructure process. Accordingly, the intent of a land division control ordinance should be to ensure compliance with at least minimum standards for new development to prevent further occurrences of abuses in land development that may have occurred in the past, while at the same time facilitating the best site design possible. Principles of good design are discussed in greater detail in Chapter XI and in SEWRPC Planning Guide No. 1 (2nd edition), *Land Division Control Guide*, July 2001.

Land division ordinances can be enacted by cities, villages, towns, and counties, with the latter applying only in unincorporated areas. In unincorporated areas it is possible for both counties and towns to have concurrent

Table V-7

COMMUNITIES THAT ALLOW ACCESSORY DWELLING UNITS IN THE SOUTHEASTERN WISCONSIN REGION: 2010

Analysis Area	Accessory Apartment in Single Family Residential Zoning Districts ^a		Additional Dwelling Unit in Agricultural Zoning Districts	
	Permitted Use (districts)	Conditional Use (districts)	Permitted Use (districts)	Conditional Use (districts)
1 Village of Belgium Village of Fredonia Town of Belgium Town of Fredonia	None None None None	None None None None	None None None None	None None None None
2 City of Port Washington Village of Saukville Town of Port Washington Town of Saukville	None None None None	None None None All	None None None None	None None A-1, A-2 A-1, A-2
3 City of Cedarburg Village of Grafton Town of Cedarburg Town of Grafton	None None None None	None None None All	None None None None	None None A-1, A-2 A-1
4 City of Mequon Village of Thiensville	None None	R-2, R-2B, R-3, R-4 None	None N/A	None N/A
Ozaukee County	N/A	N/A	N/A	N/A
5 Village of Kewaskum Town of Farmington Town of Kewaskum	None None None	None RD, CE None	None None None	None AG None
6 City of West Bend Village of Newburg Town of Barton Town of Trenton Town of West Bend	None None None None None	None None None R-1, R-2, R-3, R-4 None	N/A None None None N/A	N/A None None EA, AT, A-1 N/A
7 Town of Addison Town of Wayne	None None	None None	None None	A-1 None
8 Village of Jackson Town of Jackson	None None	None R-1	None None	None A-1, A-2
9 City of Hartford Village of Slinger Town of Hartford Town of Polk	None None None None	None None None None	None None None None	None None None A-1
10 Village of Germantown Town of Germantown	None None	None None	None None	None None
11 Village of Richfield Town of Erin	RS-1, RS-1a, RS-1b, RS-2, RS-3 (all) None	None None	None None	A-1, A-1A, A-2 None
Washington County	N/A	N/A	N/A	N/A
12 City of Glendale Village of Bayside Village of Brown Deer	None None None	None None None	N/A N/A N/A	N/A N/A N/A

**Table V-7
(continued)**

Analysis Area	Accessory Apartment in Single Family Residential Zoning Districts ^a		Additional Dwelling Unit in Agricultural Zoning Districts	
	Permitted Use (districts)	Conditional Use (districts)	Permitted Use (districts)	Conditional Use (districts)
12 (continued) Village of Fox Point Village of River Hills Village of Shorewood Village of Whitefish Bay	None None None None	None None None None	N/A N/A N/A N/A	N/A N/A N/A N/A
13 City of Milwaukee	RS6	None	N/A	N/A
14 City of Milwaukee	RS6	None	N/A	N/A
15 City of Milwaukee	RS6	None	N/A	N/A
16 City of Milwaukee	RS6	None	N/A	N/A
17 City of Greenfield City of Wauwatosa City of West Allis Village of Greendale Village of Hales Corners Village of West Milwaukee	None None None None None None	None None None None None None	N/A N/A N/A None N/A N/A	N/A N/A N/A None N/A N/A
18 City of Cudahy City of St. Francis City of South Milwaukee	None None None	None None None	N/A N/A N/A	N/A N/A N/A
19 City of Franklin City of Oak Creek	None None	None None	None None	A-2 None
Milwaukee County	N/A	N/A	N/A	N/A
20 Village of Butler Village of Lannon Village of Menomonee Falls	None None None	None None None	N/A None None	N/A None A-1
21 City of Brookfield Village of Elm Grove Town of Brookfield	None None None	None None None	N/A N/A None	N/A N/A None
22 City of New Berlin	None	None	None	A-1
23 City of Muskego	RCE, RC-1, RC-2, RC-3, RSE, RS-1, RS-2, RS-3, ERS-1, ERS-2, ERS-3, RL-1, RL-2, RL-3 (all)	None	EA, A-1	None
24 Village of Sussex Town of Lisbon	None None	Rs-1, Rs-2, Rs-3, Rs-4 (all) RD-5, R-1, R-2, R-3 (all)	None None	A-1 AD-10, A-10, A-5 (all)
25 City of Oconomowoc City of Delafield Village of Chenequa Village of Hartland Village of Lac La Belle	None None None None None	None None None None None	None A-1, A-1E N/A None N/A	None None N/A A-1 N/A

**Table V-7
(continued)**

Analysis Area	Accessory Apartment in Single Family Residential Zoning Districts ^a		Additional Dwelling Unit in Agricultural Zoning Districts	
	Permitted Use (districts)	Conditional Use (districts)	Permitted Use (districts)	Conditional Use (districts)
25 (continued)				
Village of Merton	None	None	None	None
Village of Nashotah	None	None	None	None
Village of Oconomowoc Lake	None	None	None	None
Village of Summit	None	RCE, RRE, R-1, R-2, R-3 (all)	None	A
Town of Delafield	None	R-1, R-1(A), R-2, R-3, R-L, A-2, A-3 (all)	None	A-1, A-E
Town of Merton	None	A-2, A-3, R-1, R-2, R-3 (all)	None	A-I
Town of Oconomowoc ^b	None	R-1, R-1a, R-2, R-3, RRD-5 (all)	None	A-1, A-1a, A-2, A-3, A-4, A-5, A-B, A-E, A-P, A-T, AD-10 (all)
26				
City of Pewaukee	None	None	None	A-1
City of Waukesha	None	RS-3	N/A	N/A
Village of Pewaukee	None	R-1, R-2, R-3, R-4, R-5 (all)	None	None
Town of Waukesha	None	R-E, R-SE, R-1, R-2, R-3 (all)	None	A-1
27				
Village of Big Bend	None	None	None	None
Village of Mukwonago	None	None	None	None
Village of North Prairie	None	R-1, R-2	None	None
Village of Wales	None	None	None	None
Town of Genesee ^b	None	R-1, R-1a, R-2, R-3, RRD-5 (all)	None	A-1, A-1a, A-2, A-3, A-4, A-5, A-B, A-E, A-P, A-T, AD-10 (all)
Town of Mukwonago	None	R-1, R-2, R-3	None	A-P, A-1
Town of Vernon ^b	None	R-1, R-1a, R-2, R-3, RRD-5 (all)	None	A-1, A-1a, A-2, A-3, A-4, A-5, A-B, A-E, A-P, A-T, AD-10 (all)
28				
Village of Dousman	None	RR, SR-1, SR-2, SR-3, General Residence	A	None
Village of Eagle	None	None	None	None
Town of Eagle	None	A-3, R-1, R-L	None	A-P
Town of Ottawa ^b	None	R-1, R-1a, R-2, R-3, RRD-5 (all)	None	A-1, A-1a, A-2, A-3, A-4, A-5, A-B, A-E, A-P, A-T, AD-10 (all)
Waukesha County	None	R-1, R-1a, R-2, R-3, RRD-5 (all)	None	A-1, A-1a, A-2, A-3, A-4, A-5, A-B, A-E, A-P, A-T, AD-10 (all)
29				
Village of Caledonia	None	None	None	None
Village of Elmwood Park	None	None	N/A	N/A
Village of Mt. Pleasant	None	None	AG	None
Village of Sturtevant	None	None	None	None
Village of Wind Point	None	None	None	None
30				
City of Racine ^c	None	None	N/A	N/A
Village of North Bay	None	None	N/A	N/A
31				
Village of Rochester	None	None	N/A	N/A
Village of Union Grove	None	None	A	None

**Table V-7
(continued)**

Analysis Area	Accessory Apartment in Single Family Residential Zoning Districts ^a		Additional Dwelling Unit in Agricultural Zoning Districts	
	Permitted Use (districts)	Conditional Use (districts)	Permitted Use (districts)	Conditional Use (districts)
31 (continued)				
Village of Waterford	None	None	N/A	N/A
Town of Dover ^d	None	None	A-1, A-2, A-3, A-4	None
Town of Norway ^d	None	None	A-1, A-2, A-3, A-4	None
Town of Raymond ^d	None	None	A-1, A-2, A-3, A-4	Npne
Town of Waterford ^d	None	None	A-1, A-2, A-3, A-4	None
Town of Yorkville ^d	None	None	A-1, A-2, A-3, A-4	None
32				
City of Burlington	None	None	None	None
Town of Burlington ^d	None	None	A-1, A-2, A-3, A-4	None
Racine County	None	None	A-1, A-2, A-3, A-4	None
33				
Village of Pleasant Prairie	None	None	None	A-1, A-2, A-4
Town of Somers ^e	None	None	None	A-1, A-2, A-4
34				
City of Kenosha	None	None	None	A-1, A-2
35				
Village of Paddock Lake	None	None	A-A	None
Village of Silver Lake	None	None	None	None
Village of Twin Lakes	None	None	None	None
Town of Brighton ^e	None	None	None	A-1, A-2, A-4
Village of Bristol ^f	None	None	None	A-1, A-2, A-4
Town of Paris ^e	None	None	None	A-1, A-2, A-4
Town of Randall ^e	None	None	None	A-1, A-2, A-4
Town of Salem ^e	None	None	None	A-1, A-2, A-4
Town of Wheatland ^e	None	None	None	A-1, A-2, A-4
Kenosha County	None	None	None	A-1, A-2, A-4
36				
Village of East Troy	None	None	None	A-1
Town of East Troy ^g	None	None	None	A-1, A-2, A-3
Town of Spring Prairie ^g	None	None	None	A-1, A-2, A-3
Town of Troy ^g	None	None	None	A-1, A-2, A-3
37				
City of Whitewater	None	None	AT	None
Town of La Grange ^g	None	None	None	A-1, A-2, A-3
Town of Richmond ^g	None	None	None	A-1, A-2, A-3
Town of Whitewater ^g	None	None	None	A-1, A-2, A-3
38				
City of Delavan	None	None	None	None
City of Elkhorn	None	None	None	A-1
City of Lake Geneva	None	None	None	None
Village of Darien	None	None	A-1	
Village of Genoa City	None	None	None	None
Village of Sharon	None	None	None	A-1
Town of Bloomfield ^g	None	None	None	A-1, A-2, A-3
Town of Darien ^g	None	None	None	A-1, A-2, A-3
Town of Delavan ^g	None	None	None	A-1, A-2, A-3
Town of Geneva ^g	None	None	None	A-1, A-2, A-3
Town of Lafayette ^g	None	None	None	A-1, A-2, A-3
Town of Linn ^g	None	None	None	A-1, A-2, A-3
Town of Lyons ^a	None	None	None	A-1, A-2, A-3
Town of Sharon ^g	None	None	None	A-1, A-2, A-3
Town of Sugar Creek ^g	None	None	None	A-1, A-2, A-3

**Table V-7
(continued)**

Analysis Area	Accessory Apartment in Single Family Residential Zoning Districts ^a		Additional Dwelling Unit in Agricultural Zoning Districts	
	Permitted Use (districts)	Conditional Use (districts)	Permitted Use (districts)	Conditional Use (districts)
³⁹ Village of Fontana-on-Geneva Lake	None	RS-1, RS-1P, RS-2, RS-2P, RS-3, RS-3P, RSA-1	N/A	N/A
Village of Walworth	None	None	None	None
Village of Williams Bay	None	None	None	None
Town of Walworth ⁹	None	None	None	A-1, A-2, A-3
Walworth County	None	None	None	A-1, A-2, A-3

^aIncludes single-family detached dwellings only.

^bRegulated under the Waukesha County zoning ordinance.

^cThe area of the City of Racine containing Johnson Park is included in Sub-area 29.

^dAll Towns in the County are regulated under the Racine County zoning ordinance.

^eAll Towns in the County are regulated under the Kenosha County zoning ordinance.

^fThe Village of Bristol was incorporated from a portion of the Town of Bristol in 2009. The Village annexed remaining portions of the Town in June 2010. The Village has adopted the Kenosha County zoning ordinance as the Village zoning ordinance.

⁹The Walworth County zoning ordinance applies to all Towns in the County except the Town of Bloomfield. The Town has adopted the County ordinance as an interim ordinance until the Town develops its own ordinance.

Source: SEWRPC.

jurisdiction over land divisions. Cities and villages also have “extraterritorial” plat approval jurisdiction over subdivisions proposed near their corporate boundaries.³

Chapter 236 of the *Wisconsin Statutes* sets forth general requirements governing the subdivision of land, including surveying and monumenting requirements, necessary approvals, recording procedures, and requirements for amending or changing subdivision maps. The *Statutes* also grant authority to local governments and counties to review subdivision maps, commonly referred to as plats, with respect to local plans and ordinances. Section 236.45 of the *Statutes* authorizes local governments and counties to adopt their own land division ordinances, which may be more restrictive than State requirements. Subdivisions are defined in the *Statutes* as “a division of a lot, where the act of division creates five or more parcels or building sites of 1.5 acres each or less in area; or five or more parcels or building sites of 1.5 acres each or less in area are created by successive land divisions within a period of five years.” Local subdivision ordinances may be broader in scope and require review and approval of land divisions in addition to those meeting the statutory definition of a “subdivision,” including review of proposed condominium projects. Appendix D provides a summary of the scope of land division ordinances adopted by local governments and counties in the Region.

Community Comprehensive Plans

As described in Chapter III, counties and communities within the Region have prepared and adopted comprehensive plans to comply with the comprehensive planning law enacted by the Wisconsin Legislature in 1999. Comprehensive plans must include nine elements, including a land use element and a housing element, which are particularly relevant to the preparation of this regional housing plan.

Land Use Element

Maps III-5 through III-11 in Chapter III show the land use plan maps adopted by the Kenosha, Ozaukee, Racine, Washington, and Waukesha County Boards as part of each County comprehensive plan; a compilation of the land use plan maps adopted as part of each city and village comprehensive plan in Milwaukee County; and a compilation of the land use plan map adopted by the Walworth County Board for unincorporated (town) areas and the land use plan maps adopted as part of city and village comprehensive plans within incorporated portions of Walworth County. Maps III-5 through III-11 typically include planned land uses from town comprehensive plans

³ A city or village may review and approve or reject subdivision plats located within its extraterritorial area under Section 236.10 of the *Statutes* if it has adopted a subdivision ordinance or an official map. Section 236.02 of the *Statutes* defines the extraterritorial plat review jurisdiction as the unincorporated area within three miles of the corporate limits of a city of the first, second, or third class, or within 1.5 miles of the corporate limits of a city of the fourth class or a village. In accordance with Section 66.0105 of the *Statutes*, in situations where the extraterritorial plat approval jurisdiction of two or more cities or villages would otherwise overlap, the extraterritorial jurisdiction between the municipalities is divided on a line, all point of which are equidistant from the boundaries of each municipality concerned, so that no more than one city or village exercises extraterritorial jurisdiction of any unincorporated area. The extraterritorial area changes whenever a city or village annexes land, unless the city or village has established a permanent extraterritorial area through a resolution of the common council or village board or through an agreement with a neighboring city or village. A city or village may also waive its right to approve plats within any portion of its extraterritorial area by adopting a resolution that describes or maps the area in which it will review plats, as provided in Section 236.10 of the *Statutes*. The resolution must be recorded with County register of deeds.

in the extraterritorial areas⁴ of cities and villages, because the towns have primary zoning authority⁵ within extraterritorial areas unless the area is subject to extraterritorial zoning regulations.

The land use plan maps adopted by local governments that provide sanitary sewer service, or plan to provide such service by 2035, were compiled to help identify areas that have been designated for residential development at densities that could potentially accommodate new affordable housing. Planned land uses are shown on Maps V-3, V-6, V-9, V-12, V-15, V-18, and V-21 for areas within adopted (refined) sanitary sewer service areas and additional areas proposed to be provided with sewer service in local comprehensive plans. The maps include planned land uses from city and village comprehensive plans for their extraterritorial areas, because cities and villages typically require land to be annexed before extending sanitary sewers to serve urban development.

The land use categories included in local plans were converted to a uniform legend for mapping and analysis purposes. Tables E-1 through E-7 in Appendix E show the relationship between the uniform categories used on the countywide maps and the corresponding categories used on the land use plan maps in local comprehensive plans. Table V-8 lists the residential structure types and densities within each of the residential land use categories shown on the countywide maps.

Under the State comprehensive law, County and local plans must have at least a 20-year planning horizon. Many community plans used a design year of 2035 to be consistent with the regional land use and transportation plans, which must plan for a longer time period to meet Federal transportation planning requirements. Areas on the outskirts of planned sewer service areas may not develop with urban uses for many years, depending on the rate of growth and timing for extending sanitary sewer and public water to serve urban development. Maps V-4, V-7, V-10, V-13, V-16, V-19, and V-22 show areas served by public sewer in 2010, additional areas included in planned sewer service areas approved by the Department of Natural Resources, and areas beyond those included in planned sewer service areas proposed to be provided with sewer service by local comprehensive plans at a future date, pending an update and amendment to the community's sewer service area plan. These areas may not be developed for urban uses for several years.

The land use plan maps adopted by sewer service communities were analyzed to determine the amount of land designated for new residential development at densities that would be suitable for accommodating new affordable housing, defined as densities equating to a lot area of 10,000 square feet or less per dwelling unit. In some cases, residential categories on local land use plan maps that would allow a broad range of lot areas per dwelling unit were analyzed based on current zoning to determine which areas would allow development equating to a lot area of 10,000 square feet or less per dwelling unit. Residential areas within these density classifications were further analyzed to identify undeveloped areas in 2010 that are located outside wetlands, floodplains, and primary environmental corridors. Maps V-5, V-8, V-11, V-14, V-17, V-20, and V-23 depict areas designated for residential use at densities that could potentially accommodate affordable housing, and were suitable for development and vacant in 2010. The number of acres of developable land within relatively high density residential land use categories in each sewer service community is shown on Tables V-9 through V-15. The tables also indicate areas designated for higher-density residential development that are vacant and suitable for development expressed as a percentage of the total area designated for urban development in each community land use plan.

⁴ Under the Wisconsin Statutes, cities of the first, second, and third class may exercise specified extraterritorial platting and planning authority within three miles of their boundary, and cities of the fourth class and villages may exercise extraterritorial authority within 1.5 miles of their boundary. Cities and villages may also adopt extraterritorial zoning regulations if such regulations are approved by a joint committee composed of representatives of the city or village and the affected town. Extraterritorial zoning is uncommon within the Region.

⁵ Towns regulated under a general County zoning ordinance share primary zoning authority with the County. General County zoning ordinances are in effect in all of the towns in Kenosha and Racine Counties, 15 of the 16 towns in Walworth County, and four of the 11 towns in Waukesha County.

Table V-8

**DESCRIPTION OF RESIDENTIAL LAND USE CATEGORIES USED FOR STANDARDIZED
 LAND USE PLAN MAPS FOR SEWERED COMMUNITIES IN SOUTHEASTERN WISCONSIN COUNTIES**

County	Land Use Plan Category	Description
Kenosha	Suburban Density Residential	Single-family residential development at densities equivalent to 40,000 square feet to 4.9 acres per dwelling
	Low Density Residential	Single-family residential development at densities equivalent to 10,001 to 39,999 square feet per dwelling
	Medium Density Residential ^a	Single-family residential development at densities equivalent to 6,000 to 10,000 square feet per dwelling
	High Density Residential ^a	Multi-family or a mix of housing structure types with an average density of less than 6,000 square feet per dwelling
	Mixed Use ^a	A mix of residential, commercial, and institutional uses. Residential uses are typically high or medium-high density
Milwaukee	Suburban Density Residential	Single-family residential development at densities equivalent to 1.0 to 4.9 acres per dwelling
	Low Density Residential	Single-family residential development at densities equivalent to 20,000 to 43,559 square feet per dwelling
	Medium-Low Density Residential	Single-family residential development at densities equivalent to 10,001 to 19,999 square feet per dwelling
	Medium Density Residential ^a	Single-family residential development at densities equivalent to 10,000 square feet or less per dwelling
	Medium-High Density Residential ^a	Two-family, townhouse, or a mix of single- and two-family development at an average density of less than 10,000 square feet per dwelling
	High Density Residential ^a	Multi-family or a mix of housing structure types with an average density of less than 10,000 square feet per dwelling
	Mixed Use Including Residential ^a	A mix of residential, commercial, and institutional uses. Residential uses are typically high or medium-high density
Ozaukee	Suburban Density Residential	Single-family residential development at densities equivalent to 1.0 to 4.9 acres per dwelling
	Medium Density Residential	Single- and two-family residential development at densities equivalent to 10,000 to 43,559 square feet per dwelling
	Medium-High Density Residential ^a	Two-family or a mix of single- and two-family development at an average density of less than 10,000 square feet per dwelling
	High Density Residential ^a	Multi-family or a mix of housing structure types that includes multi-family with an average density of less than 10,000 square feet per dwelling
	Traditional Neighborhood Development and Mixed Use ^a	A mix of residential, commercial, and institutional uses. Residential uses are typically high or medium-high density
Racine	Suburban Density Residential	Single-family residential development at densities equivalent to 1.5 to 2.9 acres per dwelling
	Low Density Residential	Single-family residential development at densities equivalent to 19,000 square feet to 1.49 acres per dwelling

**Table V-8
(continued)**

County	Land Use Plan Category	Description
Racine (continued)	<p>Medium Density Residential</p> <p>Medium-High Density Residential^a</p> <p>High Density Residential^a</p> <p>Mixed Use^a</p>	<p>Single-family residential development at densities equivalent to 10,001 to 18,999 square feet per dwelling</p> <p>Single-, two-, and multi-family dwellings with an average density of 6,200 to 10,000 square feet per dwelling</p> <p>Single-, two-, and multi-family dwellings with an average density of less than 6,200 square feet per dwelling</p> <p>A mix of residential, commercial, and institutional uses. Residential uses are typically high or medium-high density</p>
Walworth	<p>Suburban Density Residential</p> <p>Low Density Residential</p> <p>Medium-Low Density Residential</p> <p>Medium Density Residential^a</p> <p>Medium-High Density Residential^a</p> <p>High Density Residential^a</p> <p>Mixed Use^a</p>	<p>Single-family residential development at densities equivalent to 1.0 to 4.9 acres per dwelling</p> <p>Single-family residential development at densities equivalent to 20,000 to 43,559 square feet per dwelling</p> <p>Single-family residential development at densities equivalent to 10,000 to 19,999 square feet per dwelling</p> <p>Single-family residential development with an average density of less than 10,000 square feet per dwelling</p> <p>Two-family, townhouse, or a mix of single- and two-family development at an average density of less than 10,000 square feet per dwelling</p> <p>Multi-family or a mix of housing structure types with an average density of less than 10,000 square feet per dwelling</p> <p>A mix of residential, commercial, and institutional uses. Residential uses are typically high or medium-high density</p>
Washington	<p>Suburban Density Residential</p> <p>Medium Density Residential</p> <p>Medium-High Density Residential^a</p> <p>High Density Residential^a</p> <p>Mixed Use^a</p>	<p>Single-family residential development at densities equivalent to 1.0 to 4.9 acres per dwelling</p> <p>Single-family and two-family residential development at densities equivalent to 10,000 to 43,559 square feet per dwelling</p> <p>Single- and two-family development at an average density of less than 10,000 square feet per dwelling</p> <p>Multi-family or a mix of housing structure types with an average density of less than 10,000 square feet per dwelling</p> <p>A mix of residential, commercial, and institutional uses. Residential uses are typically high or medium-high density</p>
Waukesha	<p>Suburban Density Residential</p> <p>Low Density Residential</p> <p>Medium Density Residential</p> <p>Medium-High Density Residential^a</p> <p>High Density Residential and Housing for the Elderly^{a, b}</p> <p>Mixed Use (Residential and Commercial)^a</p>	<p>Single-family residential development at densities equivalent to 1.5 to 4.9 acres per dwelling</p> <p>Single-family residential development at densities equivalent to 20,000 square feet to 1.4 acres per dwelling</p> <p>Single-family residential development at densities equivalent to 10,000 to 19,999 square feet per dwelling</p> <p>Single-, two-, and multi-family dwellings with an average density of 6,000 to 9,999 square feet per dwelling</p> <p>Single-, two-, and multi-family dwellings with an average density of less than 6,000 square feet per home</p> <p>A mix of residential, commercial, and institutional uses. Residential uses are typically high or medium-high density</p>

**Table V-8
(continued)**

^a*Land use categories identified as suitable for accommodating new affordable housing on Maps V-10 through V-16.*

^b*The Villages of Hartland and Nashotah have identified existing areas developed for housing for the elderly on the Village land use plan maps. No vacant land in Waukesha County has been designated in comprehensive plans adopted by sewerred communities specifically for the development of housing for the elderly.*

Source: SEWRPC.

Table V-9

LAND AVAILABLE FOR RESIDENTIAL DEVELOPMENT AT DENSITIES THAT COULD POTENTIALLY ACCOMMODATE AFFORDABLE HOUSING IN KENOSHA COUNTY: 2010

Community	Medium Density Residential ^a (gross acres)	High Density Residential ^b (gross acres)	Mixed Use ^c (gross acres)	Subtotal (gross acres)	Proposed Sewered Area (gross acres) ^d	Percent of Sewered Area Available for Affordable Housing ^e
City						
Kenosha	891.9	387.4	34.0	1,313.3	19,814.5	6.6
Villages						
Bristol	88.5	92.3	0.0	180.8	3,830.8	4.7
Genoa City ^f	0.0	0.0	0.0	0.0	383.4	0.0
Paddock Lake	1,298.6	20.1	50.8	1,369.5	3,315.0	41.3
Pleasant Prairie	320.0	0.0	83.0	403.0	20,801.6	1.9
Silver Lake	44.4	0.0	0.0	44.4	1,913.7	2.3
Twin Lakes	188.1	0.0	17.0	205.1	11,570.3	1.8
Towns						
Salem	97.4	60.3	0.0	157.7	16,775.5	0.9
Somers	1.4	134.9	280.2	416.5	13,561.2	3.1
Total	2,930.3	695.0	465.0	4,090.3	91,966.0	4.4

NOTE: Information on this table includes areas in adopted sanitary sewer service areas and additional areas proposed to be provided with sewer service in local comprehensive plans. Land use categories on each community land use plan map were converted to uniform categories, which are shown on Map V-3. Map V-5 shows areas available for development in each of the above categories.

^aIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors planned for single-family dwellings at a density equating to 6,000 to 10,000 square feet per dwelling.

^bIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors planned for multi-family development or a mix of dwelling types that includes multi-family residential at a density equating to less than 6,000 square feet per dwelling.

^cIncludes 75 percent of vacant areas outside wetlands, floodplains, and primary environmental corridors designated for mixed use in local comprehensive plans.

^dTotal area proposed to be sewered in community comprehensive plans; including areas of existing development.

^eIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors designated in local comprehensive plans for residential development at densities appropriate for the development of affordable housing. Areas of existing development are not included.

^fIncludes only that portion of the Village in Kenosha County. See Table V-13 for information for that portion of the Village of Genoa City planning area located in Walworth County.

Source: SEWRPC.

Table V-10

LAND AVAILABLE FOR RESIDENTIAL DEVELOPMENT AT DENSITIES THAT COULD POTENTIALLY
 ACCOMMODATE AFFORDABLE HOUSING IN MILWAUKEE COUNTY: 2010

Community	Medium Density Residential ^a (gross acres)	Medium-High Density Residential ^b (gross acres)	High Density Residential ^c (gross acres)	Mixed Use ^d (gross acres)	Subtotal (gross acres)	Proposed Sewered Area (gross acres) ^e	Percent of Sewered Area Available for Affordable Housing ^f
Cities							
Cudahy	0.3	0.0	2.0	0.0	2.3	3,055.2	0.1
Franklin	0.0	56.6	75.2	425.8	557.8	22,198.1	2.5
Glendale.....	2.4	0.0	0.0	0.0	2.4	3,817.4	0.1
Greenfield	11.5	25.0	72.4	28.6	137.5	7,388.9	1.9
Milwaukee	336.4	96.8	62.8	30.2	526.2	61,945.9	0.8
Oak Creek	195.5	55.5	131.0	190.3	572.3	18,217.0	3.1
St. Francis.....	0.0	104.3	0.0	3.6	107.9	1,647.0	6.6
South Milwaukee..	22.4	0.0	5.2	2.7	30.3	3,103.6	1.0
Wauwatosa	0.0	0.8	19.0	0.0	19.8	8,465.6	0.2
West Allis	19.7	0.0	1.5	0.0	21.2	7,300.0	0.3
Villages							
Bayside ^g	0.0	0.0	0.0	1.7	1.7	1,541.6	0.1
Brown Deer.....	0.0	0.0	8.8	2.1	10.9	2,811.7	0.4
Fox Point	0.0	0.0	0.0	0.0	0.0	1,842.7	0.0
Greendale.....	0.0	0.0	0.2	0.0	0.2	3,564.6	0.0 ^h
Hales Corners.....	0.0	5.7	0.0	0.0	5.7	2,045.8	0.3
River Hills	0.0	0.0	0.0	0.0	0.0	3,411.5	0.0
Shorewood.....	0.0	0.0	0.0	0.0	0.0	1,022.3	0.0
West Milwaukee...	0.0	0.0	0.0	1.1	1.1	719.8	0.2
Whitefish Bay.....	0.0	0.0	0.0	0.0	0.0	1,360.7	0.0
Total	588.2	344.7	378.1	686.1	1,997.1	155,459.4	1.3

NOTE: Information on this table includes areas in adopted sanitary sewer service areas (all of Milwaukee County). Land use categories on each community land use plan map were converted to uniform categories, which are shown on Map V-6. Map V-8 shows areas available for development in each of the above categories.

^aIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors planned for single-family dwellings at a density equating to 10,000 square feet or less per dwelling.

^bIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors planned for townhomes, single-, and/or two-family dwellings at a density equating to 10,000 square feet or less per dwelling.

^cIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors planned for multi-family development or a mix of dwelling types that includes multi-family residential at a density equating to 10,000 square feet or less per dwelling.

^dIncludes 75 percent of vacant areas designated for mixed use, including residential uses, in local comprehensive plans.

^eTotal area proposed to be sewered in community comprehensive plans; including areas of existing development.

^fIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors designated in local comprehensive plans for residential development at densities appropriate for the development of affordable housing. Areas of existing development are not included.

^gIncludes only that portion of the Village of Bayside in Milwaukee County. See Table V-11 for that portion of the Village in Ozaukee County.

^hLess than 0.05 percent.

Source: SEWRPC.

Table V-11

LAND AVAILABLE FOR RESIDENTIAL DEVELOPMENT AT DENSITIES THAT COULD POTENTIALLY ACCOMMODATE AFFORDABLE HOUSING IN OZAUKEE COUNTY: 2010

Community	Medium-High Density Residential ^a (gross acres)	Traditional Neighborhood Development ^b (gross acres)	High Density Residential ^c (gross acres)	Mixed Use ^d (gross acres)	Subtotal (gross acres)	Proposed Sewered Area (gross acres) ^e	Percent of Sewered Area Available for Affordable Housing ^f
Cities							
Cedarburg.....	127.0	0.0	31.3 ^g	8.9	167.2	6,174.2	2.7
Mequon	0.0	0.0	0.0	10.8	10.8	12,955.1	0.1
Port Washington .	0.0	0.0	61.1	81.3	142.4	9,816.8	1.5
Villages							
Bayside ^h	0.0	0.0	0.0	0.0	0.0	57.2	0.0
Belgium	0.0	0.0	0.0	0.0	0.0	2,767.2	0.0
Fredonia	0.2	521.6	10.8	0.0	532.6	3,610.8	14.8
Grafton	0.0	234.2	20.1	0.0	254.3	10,127.5	2.5
Newburg ⁱ	0.0	0.0	0.0	0.0	0.0	347.3	0.0
Saukville.....	1.4	0.0	199.5	0.0	200.9	9,252.0	2.2
Thiensville.....	0.0	0.0	0.0	0.0	0.0	674.4	0.0
Total	128.6	755.8	322.8	101.0	1,308.2	55,782.5	2.3

NOTE: Information on this table includes areas in adopted sanitary sewer service areas and additional areas proposed to be provided with sewer service in local comprehensive plans. Land use categories on each community land use plan map were converted to uniform categories, which are shown on Map V-9. Map V-11 shows areas available for development in each of the above categories.

^aIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors planned for single- and/or two-family development at a density equating to less than 10,000 square feet per dwelling.

^bIncludes 75 percent of vacant areas outside wetlands, floodplains, and primary environmental corridors planned for a mix of dwelling types using traditional neighborhood development patterns at a density equating to less than 10,000 square feet per dwelling.

^cIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors planned for multi-family development or a mix of dwelling types that includes multi-family residential at a density equating to less than 10,000 square feet per dwelling.

^dIncludes 75 percent of vacant areas outside wetlands, floodplains, and primary environmental corridors designated for mixed use in local comprehensive plans.

^eTotal area proposed to be sewered in community comprehensive plans, including areas of existing development.

^fIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors designated in local comprehensive plans for residential development at densities appropriate for the development of affordable housing. Areas of existing development are not included.

^gIncludes 26.5 acres of land planned for multi-family development for the elderly and 4.8 acres planned for general multi-family development.

^hIncludes only that portion of the Village of Bayside in Ozaukee County. See Table V-10 for that portion of the Village in Milwaukee County.

ⁱIncludes only that portion of the Village of Newburg in Ozaukee County. See Table V-14 for that portion of the Village in Washington County.

Source: SEWRPC.

Table V-12

LAND AVAILABLE FOR RESIDENTIAL DEVELOPMENT AT DENSITIES THAT COULD POTENTIALLY ACCOMMODATE AFFORDABLE HOUSING IN RACINE COUNTY: 2010

Community	Medium-High Density Residential ^a (gross acres)	High Density Residential ^b (gross acres)	Mixed Use ^c (gross acres)	Subtotal (gross acres)	Proposed Sewered Area (gross acres) ^d	Percent of Sewered Area Available for Affordable Housing ^e
City						
Burlington	8.4	76.5	0.0	84.9	5,740.2	1.5
Racine	34.4	20.2	15.7	70.3	10,051.6	0.7
Villages						
Caledonia	107.1	42.0	273.8	422.9	17,441.7	2.4
Elmwood Park	0.0	0.0	0.0	0.0	98.0	0.0
Mount Pleasant ...	239.1	137.6	0.0	376.7	16,129.6	2.3
North Bay	0.0	0.0	0.0	0.0	67.7	0.0
Rochester	0.0	11.9	0.0	11.9	2,046.4	0.6
Sturtevant	424.3	20.8	0.0	445.1	2,690.4	16.5
Union Grove	42.1	1.4	0.0	43.5	2,901.9	1.5
Waterford	0.0	8.9	87.8	96.7	2,450.2	3.9
Wind Point	0.0	0.0	0.0	0.0	824.9	0.0
Towns						
Raymond	0.0	0.0	0.0	0.0	3,241.4	0.0
Yorkville	0.0	0.0	0.0	0.0	2,296.7	0.0
Total	855.4	319.3	377.3	1,552.0	65,980.7	2.4

NOTE: Information on this table includes areas in adopted sanitary sewer service areas and additional areas proposed to be provided with sewer service in local comprehensive plans. Land use categories on each community land use plan map were converted to uniform categories, which are shown on Map V-12. Map V-14 shows areas available for development in each of the above categories.

^aIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors planned for a mix of dwelling types at a density equating to 6,200 to 10,000 square feet per dwelling.

^bIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors planned for a mix of dwelling types at a density equating to less than 6,200 square feet per dwelling.

^cIncludes 75 percent of vacant areas outside wetlands, floodplains, and primary environmental corridors designated for mixed use in local comprehensive plans.

^dTotal area proposed to be sewered in community comprehensive plans, including areas of existing development.

^eIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors designated in local comprehensive plans for residential development at densities appropriate for the development of affordable housing. Areas of existing development are not included.

Source: SEWRPC.

Table V-13

LAND AVAILABLE FOR RESIDENTIAL DEVELOPMENT AT DENSITIES THAT COULD POTENTIALLY ACCOMMODATE AFFORDABLE HOUSING IN WALWORTH COUNTY: 2010

Community	Medium Density Residential ^a (gross acres)	Medium-High Density Residential ^b (gross acres)	High Density Residential ^c (gross acres)	Mixed Use ^d (gross acres)	Subtotal (gross acres)	Proposed Sewered Area (gross acres) ^e	Percent of Sewered Area Available for Affordable Housing ^f
Cities							
Delavan.....	788.3	11.9	3.5	355.4	1,159.1	15,863.6	7.3
Elkhorn.....	3,259.6	89.5	36.6	123.5	3,509.2	11,987.0	29.3
Lake Geneva.....	52.7	312.4	3.3	229.1	597.5	11,124.0	5.4
Whitewater ^g	1,583.1	39.9	90.2	279.1	1,992.3	9,592.3	20.8
Villages							
Darien	302.7	3.6	31.9	0.0	338.2	4,472.5	7.6
East Troy.....	401.1	16.3	0.0	49.7	467.1	9,349.5	5.0
Fontana on Geneva Lake.....	0.0	11.2	3.8	49.4	64.4	3,350.7	1.9
Genoa City ^h	36.9	0.0	0.0	1.9	38.8	3,227.8	1.2
Mukwonago ⁱ	0.0	114.3	66.3	0.0	180.6	1,830.3	9.9
Sharon	265.5	0.0	12.0	142.9	420.4	6,192.5	6.8
Walworth ^j	0.0	37.5	0.0	0.5	38.0	2,475.9	1.5
Williams Bay	0.9	0.0	4.8	0.0	5.7	6,882.4	0.1
Towns							
Bloomfield ^k	0.0	0.0	0.0	0.0	0.0	3,312.3	0.0
Delavan/Walworth ^l	0.0	0.0	0.0	0.0	0.0	5,566.4	0.0
Lyons ^m	0.0	0.0	0.0	0.0	0.0	1,056.2	0.0
Total	6,690.8	636.6	252.4	1,231.5	8,811.3	96,283.4	9.2

NOTE: Information on this table includes areas in adopted sanitary sewer service areas and additional areas proposed to be provided with sewer service in local comprehensive plans. Land use categories on each community land use plan map were converted to uniform categories, which are shown on Map V-15. Map V-17 shows areas available for development in each of the above categories.

^aIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors planned for single-family dwellings at a density equating to less than 10,000 square feet per dwelling.

^bIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors planned for townhomes, single-, and/or two-family dwellings at a density equating to less than 10,000 square feet per dwelling.

^cIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors planned for multi-family development or a mix of dwelling types that includes multi-family residential at a density equating to less than 10,000 square feet per dwelling.

^dIncludes 75 percent of vacant areas outside wetlands, floodplains, and primary environmental corridors designated for mixed use in local comprehensive plans.

^eTotal area proposed to be sewered in community comprehensive plans; including areas of existing development.

^fIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors designated in local comprehensive plans for residential development at densities appropriate for the development of affordable housing. Areas of existing development are not included.

^gIncludes vacant residential and mixed use areas in the City of Whitewater planning area in both Walworth and Jefferson Counties.

^hIncludes only that portion of the Village in Walworth County. See Table V-9 for information for that portion of the Village of Genoa City planning area located in Kenosha County.

**Table V-13
(continued)**

ⁱ*Includes only that portion of the Village in Walworth County. See Table V-15 for information for that portion of the Village of Mukwonago planning area located in Waukesha County.*

^j*Based on the Village of Walworth Master Plan adopted in 2002. The Village had not adopted a comprehensive plan under Section 66.1001 of the Wisconsin Statutes as of July 2011.*

^k*Includes planned residential areas within the Pell Lake Sanitary District No. 1 planned sanitary sewer service area in the Town of Bloomfield, including the proposed expansion of the service area included in the Town comprehensive plan.*

^l*Includes planned residential areas within the Delavan Lake Sanitary District planned sanitary sewer service area in the Towns of Delavan and Walworth.*

^m*Includes planned residential areas within the Town of Lyons Sanitary District No. 2 planned sanitary sewer service area in the Town of Lyons.*

Source: SEWRPC.

Table V-14

LAND AVAILABLE FOR RESIDENTIAL DEVELOPMENT AT DENSITIES THAT COULD POTENTIALLY ACCOMMODATE AFFORDABLE HOUSING IN WASHINGTON COUNTY: 2010

Community	Medium-High Density Residential ^a (gross acres)	High Density Residential ^b (gross acres)	Mixed Use ^c (gross acres)	Subtotal (gross acres)	Proposed Sewered Area (gross acres) ^d	Percent of Sewered Area Available for Affordable Housing ^e
Cities						
Hartford ^f	155.0	55.1	0.0	210.1	14,425.3	1.5
West Bend.....	1,428.6	90.7	10.6	1,529.9	16,340.3	9.4
Villages						
Germantown	0.0	35.5 ^g	103.1	138.6	9,385.3	1.5
Jackson	26.7	3.1	0.0	29.8	4,010.9	0.7
Kewaskum	348.2	28.7	0.0	376.9	3,389.8	11.1
Newburg ^h	5.0	0.0	0.0	5.0	1,052.3	0.5
Slinger	62.5	18.7 ⁱ	0.0	81.2	11,304.8	0.7
Town						
Addison.....	0.0	0.0	84.0	84.0	2,349.7	3.6
Total	2,026.0	231.8	197.7	2,455.5	62,258.4	3.9

NOTE: Information on this table includes areas in adopted sanitary sewer service areas and additional areas proposed to be provided with sewer service in local comprehensive plans. Land use categories on each community land use plan map were converted to uniform categories, which are shown on Map V-18. Map V-20 shows areas available for development in each of the above categories.

^aIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors planned for single- or two-family development at a density equating to less than 10,000 square feet per dwelling.

^bIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors planned for multi-family development or a mix of dwelling types that includes multi-family residential at a density equating to less than 10,000 square feet per dwelling.

^cIncludes 75 percent of vacant areas outside wetlands, floodplains, and primary environmental corridors designated for mixed use in local comprehensive plans.

^dTotal area proposed to be sewered in community comprehensive plans; including areas of existing development.

^eIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors designated in local comprehensive plans for residential development at densities appropriate for the development of affordable housing. Areas of existing development are not included.

^fIncludes areas in the City of Hartford planning area in both Dodge and Washington Counties.

^gIncludes 33.8 acres identified for the development of housing for the elderly (balance of 1.7 acres for non-elderly high-density residential development).

^hIncludes only that portion of the Village of Newburg in Washington County. See Table V-11 for that portion of the Village planning area in Ozaukee County.

ⁱIncludes 2.6 acres identified for the development of housing for the elderly (balance of 16.1 acres for non-elderly high-density residential development).

Source: SEWRPC.

Table V-15

LAND AVAILABLE FOR RESIDENTIAL DEVELOPMENT AT DENSITIES THAT COULD POTENTIALLY ACCOMMODATE AFFORDABLE HOUSING IN WAUKESHA COUNTY: 2010

Community	Medium-High Density Residential ^a (gross acres)	High Density Residential ^b (gross acres)	Mixed Use ^c (gross acres)	Subtotal (gross acres)	Proposed Sewered Area (gross acres) ^d	Percent of Sewered Area Available for Affordable Housing ^e
Cities						
Brookfield	43.1	0.0	3.4	46.5	17,652.5	0.3
Delafield	36.1	37.1	42.8	116.0	7,074.1	1.6
Muskego	39.0	0.0	0.0	39.0	13,448.2	0.3
New Berlin	0.0	0.0	21.8	21.8	11,172.6	0.2
Oconomowoc	1.3	188.1	0.0	189.4	10,424.6	1.8
Pewaukee	30.7	8.0	0.0	38.7	11,426.2	0.3
Waukesha	115.9	32.5	0.0	148.4	30,163.2	0.5
Villages						
Big Bend	0.0	0.0	0.0	0.0	1,898.8	0.0
Butler	0.0	0.0	0.0	0.0	509.0	0.0
Dousman	86.2	15.3	0.0	101.5	7,961.0	1.3
Elm Grove	2.0	0.0	0.0	2.0	2,106.4	0.1
Hartland	3.2	2.4	24.2	29.8	3,819.4	0.8
Lac La Belle ^f	0.0	0.0	0.0	0.0	613.0	0.0
Lannon ^g	20.1	40.0	41.7	101.8	1,593.4	6.4
Menomonee Falls	19.9	0.0	65.4	85.3	15,498.5	0.6
Mukwonago ^h	135.4	38.5	0.0	173.9	6,715.1	2.6
Nashotah	0.0	0.0	0.0	0.0	1,048.2	0.0
Pewaukee	0.0	0.0	0.0	0.0	2,895.6	0.0
Sussex	92.6	0.0	0.0	92.6	7,384.1	1.3
Wales	0.0	0.0	1.1	1.1	307.2	0.4
Towns						
Brookfield	0.0	0.0	0.0	0.0	2,759.6	0.0
Delafield	0.0	0.0	0.0	0.0	5,235.9	0.0
Oconomowoc	13.1	0.0	0.0	13.1	1,669.2	0.8
Total	638.6	361.9	200.4	1,200.9	163,375.8	0.7

NOTE: Information on this table includes areas in adopted sanitary sewer service areas and additional areas proposed to be provided with sewer service in local comprehensive plans, but does not include areas within unrefined sanitary sewer service areas. Land use categories on each community land use plan map were converted to uniform categories, which are shown on Map V-21. Map V-23 shows areas available for development in each of the above categories.

^aIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors planned for a mix of dwelling types equating to a density of 6,000 to 9,999 square feet per dwelling.

^bIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors planned for a mix of dwelling types at a density equating to less than 6,000 square feet per dwelling.

^cIncludes 75 percent of vacant areas outside wetlands, floodplains, and primary environmental corridors designated for mixed use in local comprehensive plans.

^dTotal area proposed to be sewered in community comprehensive plans, including areas of existing development.

^eIncludes vacant areas outside wetlands, floodplains, and primary environmental corridors designated in local comprehensive plans for residential development at densities appropriate for the development of affordable housing. Areas of existing development are not included.

^fIncludes areas in the Village of Lac La Belle planning area in both Jefferson and Waukesha Counties.

Table V-15 (continued)

^gBased on the Village of Lannon Land Use Plan adopted in 1999. The Village had not adopted a comprehensive plan under Section 66.1001 of the Wisconsin Statutes as of July 2011.

^hIncludes only that portion of the Village in Waukesha County. See Table V-13 for that portion of the Village of Mukwonago planning area in Walworth County.

Source: SEWRPC.

The results of an analysis of the relationship between housing and jobs that could be accommodated in each sub-area based on the comprehensive plans adopted by sewerer communities are presented in Chapter VIII.

Housing Element and Community Housing Mix Policies

Chapter III also includes a compilation of the goals and objectives from Housing Elements adopted as part of the multi-jurisdictional comprehensive plans for Kenosha, Ozaukee, Racine, Walworth, Washington, and Waukesha Counties and the Housing Element goals and objectives adopted by the Cities of Milwaukee, West Allis, and Wauwatosa as part of the cities' comprehensive plans. Each comprehensive plan also includes policies and programs as part of the Housing Element. Several local governments include a housing mix policy in the community's comprehensive plan. Other housing mix policies have been adopted as freestanding written documents or reports. Table V-16 lists communities in the Region that have a currently-adopted housing mix policy specifying a percentage split between housing types. Because it is not feasible to construct substantial amounts of multi-family or small-lot housing in communities without a sanitary sewerage system, Table V-16 includes only those communities that provide sewer service. The table also indicates if the community limits or provides exemptions for multi-family housing for seniors. Communities with sewer service that have adopted a policy recommending that 70 percent or more of the housing units in the community should be single-family include the Village of Fredonia, Village of Thiensville, City of New Berlin, Village of Mukwonago, Village of Waterford, and Town of Salem.

PART 2: HOUSING DEVELOPMENT COSTS ANALYSIS

The cost of developing new housing affects the ability of households to obtain affordable housing near job centers, especially in the outlying areas of the Region where existing affordable housing may not be as plentiful as in larger urban centers. A variety of housing is important to ensure the housing stock of an area matches the housing needs of an area, based on household income and size characteristics and the type and pay scale of jobs in the area. This section describes the significant factors affecting the cost of new single- and multi-family housing development, including the cost of raw land, land development and site improvement costs, construction costs, and the costs associated with government agency review and permitting of a proposed housing development. This analysis also focuses on the development of land for new housing in areas that provide sanitary sewer service, which would better accommodate higher-density, and more affordable, housing.

The focus of this analysis is on costs on which governmental agencies have a direct impact and may be able to adjust to lower the cost of housing. These impacts include:

- **Raw Land Costs:** The cost of land is affected by both market demand and through County and local government regulations that specify minimum lot sizes.
- **Land Development and Site Improvement Costs:** These costs are affected by subdivision improvement and infrastructure requirements and stormwater management requirements.
- **Construction Costs:** Zoning or subdivision ordinances or local policies may specify minimum home sizes, façade materials, and building types, which affect construction costs. Construction costs are also determined by the price of raw materials, home fixtures, and labor costs.
- **Government Regulations and Permit Fees:** Permitting and the time needed for project review are largely determined by government agencies.

Although much of the cost associated with government regulation of housing (and other) development is necessary to assure that new development meets acceptable standards relating to health, safety, and impact on existing communities and the environment, this analysis is intended to help identify potential policies that could facilitate more affordable housing.

Table V-16

HOUSING MIX POLICIES IN SEWERED COMMUNITIES IN THE SOUTHEASTERN WISCONSIN REGION: 2010

Analysis Area/Community	Housing Policy^a	Percentage Split Between Housing Types	Exceptions for Elderly Multi-Family
1 Village of Belgium Village of Fredonia	Yes Yes	65% single-family; 25% two-family; 10% multi-family 75% single-family; 15% two-family; 10% multi-family	No No
2 City of Port Washington Village of Saukville	Yes Yes	-- ^b 50% single-family; 15% two-family; 35% multi-family	-- ^b No
3 City of Cedarburg Village of Grafton	No ^c Yes	-- 68% single-family; 10% two family; 22% multi-family	-- Yes
4 City of Mequon Village of Thiensville	No Yes	-- 86.3% single-family; 1.7% two-family; 12.0% multi-family	-- No
Ozaukee County	No	--	--
5 Village of Kewaskum	Yes	60% single-family; 10% two-family; 30% multi-family	No
6 City of West Bend Village of Newburg	Yes Yes	55% single-family; 14% two-family; 31% multi-family 60% single-family; 40% two- and multi-family	No No
7 Town of Addison	No	--	--
8 Village of Jackson	No	--	--
9 City of Hartford Village of Slinger	Yes Yes	55% single-family; 15% two-family; 30% multi-family 60% single-family; 10% two-family; 30% multi-family	No No
10 Village of Germantown	No ^c	--	--
Washington County	No	--	--
12 City of Glendale Village of Bayside Village of Brown Deer Village of Fox Point Village of River Hills Village of Shorewood Village of Whitefish Bay	-- ^d No (built out) No No No ^e -- ^d No (built out)	-- -- -- -- -- -- --	-- -- -- -- -- -- --
13-16 City of Milwaukee	No ^c	--	--
17 City of Greenfield City of Wauwatosa City of West Allis Village of Greendale Village of Hales Corners Village of West Milwaukee	No No -- ^d No (built out) No No (built out)	-- -- -- -- -- --	-- -- -- -- -- --
18 City of Cudahy City of St. Francis City of South Milwaukee	No No No	-- -- --	-- -- --

**Table V-16
(continued)**

Community/Analysis Area	Housing Policy^a	Percentage Split Between Housing Types	Exceptions for Elderly Multi-Family
19 City of Franklin City of Oak Creek	No ^c No ^c	-- --	-- --
Milwaukee County	No	--	--
20 Village of Butler Village of Lannon Village of Menomonee Falls	No -- ^d No ^c	-- -- --	-- -- --
21 City of Brookfield Village of Elm Grove Town of Brookfield	No ^c No No	-- -- --	-- -- --
22 City of New Berlin	Yes	80% single-family; 20% two- and multi-family	No
23 City of Muskego	No ^c	--	--
24 Village of Sussex	No ^c	--	--
25 City of Delafield City of Oconomowoc Village of Hartland Village of Lac La Belle Village of Nashotah Village of Summit Town of Oconomowoc	No Yes No ^c No ^e No No No	-- 60% single-family; 40% two- and multi-family -- -- -- -- --	-- No -- -- -- -- --
26 City of Pewaukee City of Waukesha Village of Pewaukee	No Yes ^f No	-- 65% single-family; 35% two- and multi-family --	-- No --
27 Village of Mukwonago	Yes	80% single-family; 20% two- and multi-family	Yes
28 Village of Dousman	No	--	--
Waukesha County	No	--	--
29 Village of Caledonia Village of Elmwood Park Village of Mt. Pleasant Village of Sturtevant Village of Wind Point	No No No No No	-- -- -- -- --	-- -- -- -- --
30 City of Racine ^g Village of North Bay	No No ^e	-- --	-- --
31 Village of Rochester Village of Union Grove Village of Waterford Town of Norway Town of Yorkville	No No Yes No No	-- -- 70% single-family; 30% two- and multi-family -- --	-- -- No -- --
32 City of Burlington	No	--	--
Racine County	No	--	--

**Table V-16
(continued)**

Community/Analysis Area	Housing Policy^a	Percentage Split Between Housing Types	Exceptions for Elderly Multi-Family
33 Village of Pleasant Prairie Town of Somers	No ^c No ^c	-- --	-- --
34 City of Kenosha	No ^c	--	--
35 Village of Paddock Lake Village of Silver Lake Village of Twin Lakes Village of Bristol ^h Town of Salem	No No No Yes Yes	-- -- -- -- ⁱ -- ^j	-- -- -- No No
Kenosha County	No	--	--
36 Village of East Troy	Yes ^k	60% single-family; 15% two-family; 25% multi-family	No
37 City of Whitewater	No	--	--
38 City of Delavan City of Elkhorn City of Lake Geneva Village of Darien Village of Genoa City Village of Sharon Town of Bloomfield Town of Delavan Town of Geneva	Yes ^k No Yes ^k Yes ^k No No No Yes No	65% single-family; 35% two- and multi-family -- 60% single-family; 15% two-family; 25% multi-family 65% single-family; 15% two-family; 20% multi-family -- -- -- 85% single-family; 15% two- and multi-family --	No -- No No -- -- -- No --
39 Village of Fontana on Geneva Lake Village of Walworth Village of Williams Bay	Yes -- ^d No	65% single-family; 15% two-family; 20% multi-family -- --	No -- --
Walworth County	No	--	--

^aHousing mix policy included in community's adopted comprehensive plan.

^bThe City of Port Washington housing mix policy includes 50 percent single-family units, 5 percent single-family condominiums, 15 percent multi-family units, 10 percent duplex, 12 percent apartments for the elderly, 6 percent apartments for families and individuals, and 2 percent mixed use, which are typically apartments.

^cHousing mix policy included in earlier community master or land use plan, but not carried forward in the adopted comprehensive plan.

^dComprehensive plan not adopted as of November 1, 2010.

^eCommunity's zoning ordinance allows only single-family housing units.

^fHousing mix policy also included in the City of Waukesha Ad Hoc Housing Mix Committee Report, which was adopted by the Waukesha Common Council in 2009.

^gThe area of the City of Racine containing Johnson Park is included in Sub-area 29.

^hThe Village of Bristol was incorporated from a portion of the Town of Bristol in 2009. The Village annexed remaining portions of the Town in June 2010. The Village has adopted the Kenosha County zoning ordinance as the Village zoning ordinance.

ⁱThe Bristol housing mix policy is: single-family detached housing units, 77 percent; single-family attached units, less than 1 percent; units in two-family structures, 2.3 percent; units in multi-family structures, about 6 percent; and mobile home units, 14 percent.

**Table V-16
(continued)**

^jThe Town of Salem housing mix policy is: single-family detached housing units, about 86 percent; single-family attached units, less than 1 percent; units in two-family structures, 3 percent; units in multi-family structures, about 7 percent; and all other units, 1 percent.

^kHousing mix policy applies in designated planned neighborhoods.

Source: SEWRPC.

Cost of New Single-Family Housing

Raw Land Costs

The cost of raw land⁶ for single-family residential use is affected by a combination of amenities and limitations. These include lot size, site improvements, and adjacent properties and land uses. Natural features such as wet soils, steep slopes, rare or endangered species, and flood hazards may limit or preclude development in certain areas. Other natural features, such as stands of trees or lakes and rivers may limit development density, but enhance the appeal (and cost) of land.

Factors that make a location desirable for housing are dependent on household preferences, which make the impact of location on land cost difficult to generalize. Average land sales for vacant residential land of five acres or greater from 2005 through 2010 (data from 2010 includes transactions through April 15, 2010) in communities that provide sanitary sewer service are shown in Table V-17 in an attempt to quantify the impact of location on land cost. The average cost for vacant land available for residential use was \$27,414 per acre in the Region between 2005 and 2009. The average cost per acre in each County over the same time period was:

- Kenosha County: \$27,565
- Milwaukee County: \$24,518
- Ozaukee County: \$29,457
- Racine County: \$27,560
- Walworth County: \$21,621
- Washington County: \$18,487
- Waukesha County: \$37,457

With the exception of 2006, Waukesha County had the highest average cost per residential land transaction each year between 2005 and 2010. The highest average transaction cost per acre in the Region between 2005 and 2010 was \$48,697 in Waukesha County in 2007 and the highest average cost regionwide was \$34,509 in 2008. Washington County had the lowest average transaction cost in the Region in 2006, 2007, 2009, and 2010. Milwaukee County had the lowest in 2005 and Walworth County had the lowest in 2008. The higher land costs in Waukesha County may be explained by the County's job growth. The number of jobs in Waukesha County increased by 256 percent between 1970 and 2008, from 81,000 to 288,489 jobs.⁷

The preceding data are useful in indicating the impact of location on the cost of land in the Region, most notably the higher cost of land in Waukesha County; however, the data may not reflect the true cost of land for new single-family residential development. The inventory excludes transactions under five acres in size or \$1,000 with the intent of excluding those transactions that were not 'arms length' sales⁸ (the best indicators of market value); however, some transactions that would lower the average cost, such as family sales, correction deeds, and delinquent tax sales, may be included. The building industry typically estimates land cost at 20 percent of the cost of the home and lot package.

Lot Size

An important factor in the cost of raw land for new single-family housing development is the size of the lot. Without considering other factors such as site improvements and location, the cost of a lot typically increases with

⁶ *Raw land refers to land that has no urban improvements, such as clearing, grading, or utilities.*

⁷ *SEWRPC Technical Report No. 10 (4th Edition), The Economy of Southeastern Wisconsin, July 2004 and the U.S. Bureau of Economic Analysis (BEA).*

⁸ *Characteristics of an arm's length sale typically include availability on the open market for a typical period of time, buyer and seller knowledgeable about the real estate market and the present and potential allowable uses of the land, willing buyer and seller with neither compelled to act, and a payment in cash or typical of normal financing and payment arrangements.*

Table V-17

RESIDENTIAL LAND TRANSACTIONS IN SEWERED COMMUNITIES IN THE REGION: 2005-2010^a

County	Average Cost Per Acre													
	2005		2006		2007		2008		2009		2010 ^b		Average (2005-2009)	
	Number	Cost	Number	Cost	Number	Cost	Number	Cost	Number	Cost	Number	Cost	Number	Cost
Kenosha	30	\$34,831	42	\$18,503	16	\$23,410	13	\$40,281	17	\$21,236	11	\$20,184	26	\$27,656
Milwaukee	25	\$20,088	18	\$15,107	18	\$40,468	3	\$39,139	6	\$17,167	0	\$0	14	\$24,518
Ozaukee	17	\$21,732	26	\$30,243	9	\$30,034	13	\$37,907	16	\$31,842	0	\$0	16	\$29,457
Racine	37	\$20,493	28	\$27,952	12	\$18,526	26	\$47,114	18	\$15,087	0	\$0	24	\$27,560
Walworth	39	\$25,718	28	\$23,606	23	\$24,286	13	\$12,502	10	\$17,193	3	\$17,193	23	\$21,621
Washington	34	\$25,457	17	\$14,296	15	\$11,110	7	\$15,026	4	\$7,861	6	\$14,933	17	\$18,487
Waukesha	62	\$36,787	28	\$27,577	14	\$48,697	15	\$48,188	19	\$41,115	2	\$31,094	28	\$37,457
Region	244	\$29,028	187	\$22,750	107	\$26,638	90	\$34,509	90	\$26,813	22	\$21,882	148	\$27,414

^a Includes only vacant residential land transactions. Excludes all transactions of land under five acres in size or \$1,000.

^b Includes transactions through April 15, 2010.

Source: Wisconsin Department of Revenue and SEWRPC.

its size. Table V-18 shows the average typical lot size in subdivision plats recorded in five-year periods between 1985 and 2009 in sewered portions of each sub-area, and Table V-19 shows similar information for subdivisions recorded in unsewered portions of each sub-area. Figure V-1 shows the average typical lot size and number of sewered and unsewered subdivisions recorded in each five-year period between 1985 and 2009. The average size of the typical subdivision lot decreased by about 10 percent in sewered areas, and increased by about 59 percent in unsewered areas, between 1985 and 2009. The size of a typical lot in both sewered and unsewered subdivisions peaked between 1995 and 1999. Average typical lot sizes are listed below:

- 1985 – 1989: 18,735 sq. ft. in sewered subdivisions and 46,833 sq. ft. in unsewered subdivisions
- 1990 – 1994: 17,795 sq. ft. in sewered subdivisions and 70,508 sq. ft. in unsewered subdivisions
- 1995 – 1999: 21,171 sq. ft. in sewered subdivisions and 82,723 sq. ft. in unsewered subdivisions
- 2000 – 2004: 17,192 sq. ft. in sewered subdivisions and 67,263 sq. ft. in unsewered subdivisions
- 2005 – 2009: 16,776 sq. ft. in sewered subdivisions and 74,290 sq. ft. in unsewered subdivisions

As described in Part 1, local government zoning ordinances regulate the size of single-family residential lots. Lot size requirements for single-family residential zoning districts are summarized by community in Appendix B. Table V-2 sets forth the smallest minimum lot size allowed by each community. Several ordinances in communities that provide sanitary sewer service include a zoning district with a minimum lot size of between 7,200 and 10,000 square feet, and a few community ordinances include zoning districts with a minimum lot size less than 7,200 square feet. Local government minimum lot size requirements are substantially less than the average size of lots in sewered subdivisions developed in the last 25 years.

Land Development and Site Improvements

The installation of site improvements has a direct bearing on the cost of developing new single-family housing. The level of site improvements required is typically greater for developments located in urban areas than developments located outside urban areas. Minimum improvements in urban residential areas typically include survey monuments; street grading to the full street width in accordance with community-approved cross-sections and to established street grades; permanent roadway pavements; stormwater management facilities; and public sanitary sewers and water supply distribution mains. Concrete curb and gutter and piped storm sewers may be required in higher density urban areas. The installation of sidewalks, street lights, street signs, and planting of street trees and other landscaping may also be required. The total cost of site improvements for a typical 10,000 square foot lot in a sewered area of the Region ranges from about \$25,000 to \$30,000.

Sewage disposal, water supply, and stormwater management systems often differ in single-family residential development located outside urban areas. Private onsite wastewater treatment systems and private wells are typically installed on a residential lot in lieu of public sanitary sewer and water supply facilities. In addition, the stormwater management system may take the form of roadside ditches and culverts discharging to open drainage channels in lieu of the use of curbs, gutters, and storm sewers.

The street system is one of the most important elements of land division design because it determines the shape, size, and orientation of each building site. The street system provides access to individual home sites for vehicular and pedestrian traffic, emergency service vehicles, snow plows, and waste collection vehicles. The street system also serves as part of the development's drainage system and provides space for utilities, including public sanitary and storm sewers and water distribution mains (in urban areas) and gas mains, electric power, and communication cables.

Within the constraints of good engineering practice, it is generally desirable to hold pavement widths to a minimum. Use of minimum pavement widths reduces the amount and rate of stormwater runoff and reduces non-point source water pollution. Minimum pavement also reduces long-term capital and maintenance costs, including lower costs for snow removal, street repairs, and street reconstruction. Cross-section dimensions for collector and land access streets recommended by SEWRPC are shown on Table V-20. Recommended pavement widths for collector streets range from 36 to 48 feet, and recommended pavement widths for land access streets range from 28 to 36 feet. Right-of-way and pavement widths should be determined by the local government

Table V-18

**AVERAGE TYPICAL LOT SIZE IN NEWLY PLATTED SUBDIVISIONS SERVED BY SANITARY SEWER
 IN THE SOUTHEASTERN WISCONSIN REGION: 1985-2009**

Sub-Area	Average Typical Lot Size in Square Feet (number of subdivisions)				
	1985-1989	1990-1994	1995-1999	2000-2004	2005-2009
1	12,067 (2)	12,604 (8)	20,081 (11)	12,746 (10)	16,684 (9)
2	15,255 (10)	15,391 (11)	11,817 (5)	13,030 (8)	13,389 (10)
3	15,939 (11)	14,267 (17)	22,609 (12)	16,095 (15)	17,582 (7)
4	32,247 (21)	37,099 (22)	48,263 (15)	35,968 (2)	30,030 (4)
Ozaukee County	24,752 (44)	22,763 (58)	27,294 (43)	15,150 (35)	16,774 (30)
5	13,700 (1)	12,702 (2)	13,921 (3)	13,581 (4)	14,403 (3)
6	12,794 (11)	15,554 (20)	11,841 (18)	18,080 (17)	13,700 (13)
7	N/A	15,525 (2)	91,500 (1)	N/A	N/A
8	10,244 (3)	13,204 (14)	11,858 (10)	23,362 (8)	13,413 (5)
9	14,507 (8)	13,010 (13)	18,698 (18)	14,443 (27)	16,699 (14)
10	14,316 (12)	17,447 (22)	18,681 (10)	18,445 (12)	15,700 (1)
11	N/A	N/A	N/A	N/A	N/A
Washington County	13,538 (35)	15,447 (73)	15,180 (60)	17,294 (68)	15,094 (36)
12	137,910 (4)	53,717 (3)	16,998 (1)	18,600 (1)	17,628 (1)
13-16	N/A	N/A	13,680 (1)	10,344 (18)	11,375 (19)
17	14,522 (15)	15,004 (13)	17,331 (10)	13,919 (7)	13,758 (7)
18	9,513 (8)	9,783 (15)	14,446 (4)	N/A	8,467 (2)
19	12,359 (25)	14,707 (91)	18,262 (57)	17,799 (43)	17,350 (33)
Milwaukee County	15,552 (52)	14,707 (122)	18,472 (73)	16,155 (69)	15,240 (62)
20	13,139 (13)	16,761 (25)	21,449 (23)	22,016 (18)	18,079 (11)
21	21,225 (37)	23,450 (25)	73,438 (16)	29,123 (9)	33,749 (7)
22	15,135 (18)	18,282 (25)	25,804 (15)	20,536 (3)	25,220 (6)
23	21,393 (11)	23,154 (31)	22,190 (9)	19,266 (20)	20,074 (12)
24	15,387 (12)	16,995 (11)	26,304 (11)	25,638 (16)	25,889 (9)
25	25,383 (20)	33,351 (24)	27,152 (26)	20,681 (37)	23,393 (11)
26	28,082 (34)	13,970 (44)	17,237 (53)	13,048 (29)	21,757 (26)
27	12,750 (1)	26,607(1)	26,862 (11)	16,217 (3)	24,072 (8)
28	N/A	13,350 (1)	13,846 (1)	24,000 (1)	18,4170 (2)
Waukesha County	20,301 (146)	19,826 (187)	25,044 (165)	19,160 (136)	22,204 (92)
29	20,832 (20)	15,537 (47)	20,757 (39)	13,995 (48)	12,956 (36)
30	14,938 (3)	69,825 (1)	10,442(2)	6,300 (1)	6,200 (1)
31	17,095 (3)	21,959 (26)	24,802 (18)	20,259 (14)	26,238 (7)
32	13,043 (3)	14,200 (5)	18,937 (4)	15,330 (5)	12,637 (4)
Racine County	18,517 (29)	18,079 (79)	21,689 (63)	15,493 (68)	14,570 (48)
33	38,983 (5)	18,795 (17)	17,494 (14)	22,068 (17)	18,599 (15)
34	14,042 (20)	13,412 (28)	16,765 (20)	10,306 (22)	11,003 (14)
35	13,587 (2)	22,017 (10)	33,333 (11)	22,611 (14)	19,140 (13)
Kenosha County	16,818 (27)	15,941 (55)	20,053 (45)	15,786 (53)	15,910 (42)
36	16,952 (2)	16,988 (7)	30,206 (5)	28,328 (2)	11,907 (1)
37	12,163 (3)	12,293 (3)	33,485 (2)	14,518 (6)	11,841 (4)
38	15,129 (9)	17,138 (27)	13,691 (28)	18,261 (24)	14,272 (20)
39	N/A	15,093 (5)	16,446 (8)	14,056 (5)	20,825 (7)
Walworth County	14,748 (14)	16,404 (42)	16,702 (43)	17,462 (37)	15,109 (32)
Region	18,735 (347)	17,795 (616)	21,171 (492)	17,192 (466)	16,776 (342)

Source: SEWRPC.

Table V-19

**AVERAGE TYPICAL LOT SIZE IN NEWLY PLATTED SUBDIVISIONS NOT SERVED BY SANITARY SEWER
 IN THE SOUTHEASTERN WISCONSIN REGION: 1985-2009**

Analysis Area	Average Typical Lot Size in Square Feet (number of subdivisions)				
	1985-1989	1990-1994	1995-1999	2000-2004	2005-2009
1	N/A	N/A	63,750 (1)	88,979 (3)	N/A
2	N/A	80,000 (1)	N/A	110,296 (4)	46,897 (3)
3	N/A	57,846 (1)	124,002 (9)	59,697 (6)	47,800 (9)
4	N/A	N/A	225,503 (2)	94,254 (9)	75,978 (7)
Ozaukee County	N/A	62,545 (2)	142,441 (12)	87,413 (22)	55,391 (19)
5	54,600 (1)	42,050 (1)	114,464 (6)	85,671 (3)	N/A
6	55,630 (2)	83,929 (3)	83,943 (10)	58,425 (12)	120,493 (3)
7	N/A	53,911 (3)	66,742 (3)	110,966 (6)	107,947 (6)
8	41,600 (1)	N/A	63,027 (3)	60,575 (2)	52,278 (4)
9	N/A	43,200 (1)	N/A	57,225 (2)	81,198 (5)
10	N/A	N/A	N/A	N/A	92,927 (4)
11	79,465 (9)	88,765 (24)	103,885 (15)	68,177 (22)	63,042 (7)
Washington County	67,311 (13)	84,480 (32)	95,560 (37)	72,228 (47)	81,129 (29)
12	N/A	N/A	N/A	N/A	N/A
13-16	N/A	N/A	N/A	N/A	N/A
17	N/A	N/A	N/A	N/A	N/A
18	N/A	N/A	N/A	N/A	N/A
19	N/A	N/A	N/A	N/A	N/A
Milwaukee County	N/A	N/A	N/A	N/A	N/A
20	N/A	N/A	25,650 (1)	N/A	N/A
21	N/A	25,500 (1)	42,480 (1)	N/A	227,106 (1)
22	11,305 (1)	118,958 (1)	77,905 (2)	N/A	30,093 (4)
23	17,303 (1)	24,750 (1)	23,700 (1)	44,400 (1)	111,529 (2)
24	44,813 (4)	52,393 (10)	53,105 (7)	52,708 (11)	46,692 (9)
25	72,575 (15)	64,816 (38)	69,151 (36)	52,703 (31)	74,205 (13)
26	33,793 (14)	62,788 (10)	56,080 (8)	54,269 (4)	36,413 (2)
27	56,577 (15)	82,186 (18)	78,330 (30)	73,443 (20)	83,631 (21)
28	96,293 (3)	85,748 (8)	69,896 (9)	61,865 (6)	63,031 (7)
Waukesha County	48,284 (53)	67,579 (87)	70,490 (95)	58,457 (73)	66,437 (59)
29	26,740 (1)	N/A	N/A	N/A	60,040 (1)
30	14,300 (1)	N/A	N/A	N/A	N/A
31	37,502 (2)	N/A	62,018 (2)	58,752 (2)	143,875 (10)
32	N/A	N/A	67,796 (3)	81,567 (1)	148,317 (5)
Racine County	30,464 (4)	N/A	65,339 (5)	61,546 (3)	135,667 (16)
33	N/A	N/A	N/A	N/A	N/A
34	N/A	N/A	N/A	N/A	N/A
35	N/A	67,410 (1)	132,590 (6)	58,102 (6)	60,412 (7)
Kenosha County	N/A	67,410 (1)	132,590 (6)	58,102 (6)	60,412 (7)
36	N/A	45,373 (1)	147,587 (6)	196,151 (3)	60,638 (2)
37	N/A	45,290 (2)	61,169 (4)	91,006 (3)	106,494 (4)
38	26,040 (3)	48,900 (1)	163,167 (6)	95,675 (11)	68,416 (7)
39	N/A	N/A	92,255 (3)	N/A	N/A
Walworth County	26,040 (3)	45,451 (4)	121,822 (19)	102,168 (17)	71,924 (13)
Region	46,833 (73)	70,508 (126)	82,723 (174)	67,263 (168)	74,290 (143)

Source: SEWRPC.

Table V-20

**RECOMMENDED CROSS-SECTIONS FOR URBAN LAND ACCESS
 AND COLLECTOR STREETS^a**

LAND ACCESS STREETS

Land Access Streets	Land Use Served	Traffic Volume	Bus and Truck Travel	Type of Land Access Street
Pavement Width.....28 feet ^b Terrace.....5-10 feet ^c Sidewalk.....5 feet Sidewalk Buffer.....1 foot Right-of-Way.....60 feet	Single-family residential with lots of ¼ acre or more, and with attached garages and driveways. No regular demand for on-street parking	Less than 1,500 vehicles per average weekday	No fixed route bus traffic, and little truck traffic	Cul-de-sac, loop street, or low volume land access street
Pavement Width.....36 feet ^b Terrace.....6-9 feet ^c Sidewalk.....5 feet Sidewalk Buffer.....1 foot Right-of-Way.....60-66 feet	Multi-family residential and single-family with lots of less than ¼ acre, and with detached garages and alleys. Regular demand for on-street parking expected, for example, from schools, parks, retail areas, and by visitors to multi-family areas.	More than 1,500 vehicles per average weekday	Route for bus traffic, and designated access route for heavy truck traffic to neighborhood commercial area.	Land access streets which may also serve some collector function

COLLECTOR STREETS

Collector Streets	Land Use Served	Traffic Volume	Bus and Truck Traffic
Pavement Width.....36 feet ^d Terrace.....6-11 feet ^c Sidewalk.....5 feet Sidewalk Buffer.....1 foot Right-of-Way.....60-70 feet	Single-family residential area with lots of ¼ acre or more and attached garage and driveways. No regular demand for on-street parking expected	Less than 3,000 vehicles per average weekday	No fixed route bus and limited truck traffic
Pavement Width.....48 feet ^d Terrace.....5-10 feet ^c Sidewalk.....5 feet Sidewalk Buffer.....1 foot Right-of-Way.....70-80 feet	Multi-family residential and single-family with lots of ¼ acre or more, and detached garages and alleys. Regular demand for on-street parking expected, for example, from schools and retail areas.	More than 3,000 vehicles per average weekday	Route for bus traffic and designated access route for truck traffic to neighborhood commercial area

**Table V-20
(continued)**

^a Land access streets are defined as streets intended to serve primarily as a means of access to abutting property. Collector streets are defined as streets which are intended to serve primarily as connections between the arterial street system and the land access streets. In addition to collecting traffic from, and distributing traffic to, the land access streets, collector streets usually perform a secondary function of providing access to abutting property.

An arterial street is a street intended to serve primarily as a means of carrying through vehicular traffic, including truck and bus traffic. Providing access to abutting property may be a secondary function of some arterial streets; however, this secondary function should be subordinate to the primary function of carrying through traffic. The cross-section of an arterial street is determined principally by its existing and forecast future traffic volume.

An urban street is a street having a cross-section improved with vertical face curb and gutter, and storm sewer.

^b An intermediate pavement width—30, 32, or 34 feet—may be provided on those land access streets which do not clearly require the narrower or wider pavement widths, or address concerns that during periods of heavy snow, the effective width of a land access street may be reduced by two to four feet. Also, the provision of sidewalks on one or both sides of the street may be optional for short cul-de-sacs or loop streets, or subdivisions with internal pedestrian paths. The necessary street right-of-way could be reduced to 40 feet.

^c A landscaped terrace should be provided between the curb and the inside edge of the sidewalk to provide separation between vehicular and pedestrian traffic. Terraces provide a more pleasant pedestrian environment by providing an area off the sidewalk for sign posts, street lights, utility poles, fire hydrants, and mailboxes; provide an area for street trees and other landscaping; allow driveway aprons to be located outside the sidewalk area; provide area for snow storage; and reduce splashing of pedestrians by passing vehicles operating on wet pavements. Terraces that are to contain trees should be at least six feet wide, and desirably could be 10 feet or wider, to allow sufficient space for the tree root system and to minimize damage to adjacent pavements, especially sidewalks.

^d Collector street pavement widths, like land access street pavement widths, should be selected based on careful consideration of the street.

Source: SEWRPC.

based on the street pattern, abutting development, and traffic and parking conditions related to each proposed land access and collector street. The narrowest 28-foot recommended pavement width would be applicable to land access streets with very low traffic volumes and little on-street parking demand, such as short cul-de-sac and loop streets within areas of single-family dwellings with lots of at least 10,000 square feet. Each lot should include adequate area for off-street parking and snow storage. No bus or truck traffic other than occasional school buses and service or delivery trucks should be expected to operate over the street. Reducing the street pavement width from 36 feet to 28 feet would result in a construction cost savings of \$17 per linear foot of roadway, which could be used to reduce the cost of homes to the consumer.

Other potential cost-saving measures include narrower lot widths and smaller lot sizes to decrease the length of streets, sidewalks, and water and sewer mains for each dwelling unit, resulting in lower costs to install and deliver services, and limiting subdivision landscaping to planting street trees.

Engineering and Inspection Fees

Local and County subdivision ordinances typically require the subdivider to pay the cost of engineering work and inspection fees incurred by the municipal engineer to review plans for improvements and to inspect work after its completion to ensure it meets municipal standards. These fees will typically amount to about \$5,000 for a 10,000 square foot sewered lot. The SEWRPC model land division ordinance⁹ recommends that such fees be limited to the actual cost of plan review and inspection. With regard to engineering fees, the model ordinance provides that the municipal engineer may permit the subdivider to submit all or some of required construction plans and specifications, in which case no engineering fees are required for the municipality to prepare such plans. The local government would, however, assess a fee for the municipal engineer to review the plans. Local developers have noted that engineering and inspection fees tend to be higher in local governments that contract with consulting engineers to perform municipal engineering services, compared to local governments that employ in-house engineers.

Financing Costs

The developer must obtain financing to cover the cost of installing required improvements before lots or homes and lots within a subdivision are sold, and must continue to pay finance charges until all lots (or home and lot packages) are sold. Although this practice protects the community from having to bear the costs of developing improvements within a subdivision, it typically contributes about \$5,000 to the developer's cost per lot and ultimately affects the cost to the consumer. A performance bond or letter of credit is typically obtained to ensure that the developer meets the obligations of the agreement to provide improvements within a subdivision. A performance bond is typically issued based on the size and feasibility of the subdivision proposal, while a developer's assets are pledged to secure a bank letter of credit. A performance bond may be preferred by the developer because it does not limit the developer's line of credit in the same manner as a bank letter of credit, and it is typically easier to obtain.

Construction Costs

The cost of constructing a new single-family home is affected by a combination of factors, including but not limited to home size, construction materials, amenities, and type of construction (site built, modular, or manufactured home), and labor. These factors are influenced by both consumer preferences and government regulations.

An important factor in the cost of construction for a new single-family home is the size of the home. As discussed earlier in this Chapter, a single-family home should be large enough to avoid overcrowding; however, the cost of a home generally increases as the size increases. Table V-21 sets forth the minimum floor area for a three bedroom single-family home required by county and local zoning ordinances in the Region in 1971 and 2012. The average minimum floor area requirement for a three bedroom single-family home has increased by 19 percent between 1971 and 2012, from 994 square feet to 1,179 square feet. The average household size in the Region decreased from 3.20 to 2.45 persons per household between 1970 and 2010, and is projected to decrease

⁹ See Appendix A in *SEWRPC Planning Guide No. 1, 2nd ed.*, Land Division Control Guide, July 2001.

Table V-21

**MINIMUM FLOOR AREA REQUIREMENTS IN
 COMMUNITY ZONING ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 1971 AND 2012**

Analysis Area/Community	Minimum Floor Area Requirement ^a (Square Feet)			
	Single-Family Three Bedroom Units		Multi-Family Two-Bedroom Units	
	1971	2012	1971	2012
1				
Village of Belgium	1,000	1,300	1,000	950
Village of Fredonia	1,000	1,080	Not Permitted ^b	900
Town of Belgium	1,000	1,200	Not Permitted ^b	Not a Permitted Use ^c
Town of Fredonia	1,000	1,000	1,000	Not a Permitted Use ^c
2				
City of Port Washington	1,000	1,000	800	400
Village of Saukville	1,150	1,200	1,000	1,000
Town of Port Washington	1,200	1,200	Not Permitted ^b	Not a Permitted Use ^c
Town of Saukville	1,200	1,500	Not Permitted ^b	Not a Permitted Use ^c
3				
City of Cedarburg	1,000	1,100	800	800
Village of Grafton	1,225	1,250	1,025	--
Town of Cedarburg	1,200	1,200	1,200	Not a Permitted Use ^c
Town of Grafton	1,225	1,500	1,025	Not a Permitted Use ^c
4				
City of Mequon	1,200	1,400	1,000	1,100
Village of Thiensville	No Minimum	1,000	950	675
Ozaukee County	N/A	N/A	N/A	N/A
5				
Village of Kewaskum	900	1,000	650	650
Town of Farmington	1,000	1,200	600	Not a Permitted Use ^{c,d}
Town of Kewaskum	1,000	1,200	600	Not a Permitted Use ^{c,d}
6				
City of West Bend	900	1,000	600	750
Village of Newburg	-- ^e	1,100	-- ^e	800
Town of Barton	1,200	1,400	600	950
Town of Trenton	1,000	1,000	600	800
Town of West Bend	1,000	1,200	600	Not a Permitted Use ^{c,d}
7				
Town of Addison	1,000	1,200	600	900 ^c
Town of Wayne	1,000	1,200	600	900
8				
Village of Jackson	1,000	1,000	1,000	700 ^c
Town of Jackson	1,000	1,200	600	900
9				
City of Hartford	505	900	410	700
Village of Slinger	600	950	600	800 ^c
Town of Hartford	1,000	1,000	600	Not a Permitted Use ^{c,d}
Town of Polk	1,400	1,200	Not Permitted ^b	Not a Permitted Use ^{c,d}
10				
Village of Germantown	1,300	1,200	850	650
Town of Germantown	1,050	1,400	Not Permitted ^b	Not a Permitted Use ^c
11				
Village of Richfield ^f	1,200	1,300	700	Not a Permitted Use ^c
Town of Erin	1,000	1,200	600	Not a Permitted Use ^{c,d}

**Table V-21
(continued)**

Analysis Area/Community	Minimum Floor Area Requirement ^a (Square Feet)			
	Single-Family Three Bedroom Units		Multi-Family Two-Bedroom Units	
	1971	2012	1971	2012
Washington County^g	1,000	N/A	600	N/A
12				
City of Glendale	1,000	1,000	Not Permitted ^b	--
Village of Bayside	1,500	1,500	Not Permitted ^b	Not a Permitted Use ^c
Village of Brown Deer	1,500	1,100	1,000	1,000 ^c
Village of Fox Point	1,000	--	Not Permitted ^b	--
Village of River Hills	No Minimum	--	Not Permitted ^b	Not a Permitted Use ^c
Village of Shorewood	630	1,200	750	750
Village of Whitefish Bay	1,750	--	650	650
13-16				
City of Milwaukee	No Minimum	900 ^h	No Minimum	No Minimum
17				
City of Greenfield	1,100	1,200	950	800 ^c
City of Wauwatosa	No Minimum	1,100	No Minimum	900
City of West Allis	No Minimum	--	No Minimum	--
Village of Greendale	1,000	1,300	800	800 ^c
Village of Hales Corners	1,100	--	900	-- ^c
Village of West Milwaukee	No Minimum	1,000	No Minimum	600
18				
City of Cudahy	1,125	1,100	800	600
City of St. Francis	900	1,600	No Minimum	1,400 ^c
City of South Milwaukee	850	1,125	400	400 ^c
19				
City of Franklin	1,250	1,250	810	950 ^c
City of Oak Creek	850	850	442	700
Milwaukee County	N/A	N/A	N/A	N/A
20				
Village of Butler	1,200	1,200	900	500
Village of Lannon	1,100	1,400	600	800
Village of Menomonee Falls	1,000	900	900	900
21				
City of Brookfield	--	1,400	1,000	1,000
Village of Elm Grove	1,100	1,100	1,000	1,000
Town of Brookfield	1,000	1,100	900	950
22				
City of New Berlin	No Minimum	1,350	810	800
23				
City of Muskego	1,200	1,200	800	--
24				
Village of Sussex	1,100	1,200	442	750
Town of Lisbon	1,000	1,400	900	900
25				
City of Delafield	1,200	1,000	800	1,000
City of Oconomowoc	562	1,200	462	750
Village of Chenequa	1,500	2,000	Not Permitted ^b	Not a Permitted Use ^c
Village of Hartland	1,200	1,200	--	900
Village of Lac La Belle	1,200	1,200	Not Permitted ^b	Not a Permitted Use ^c
Village of Merton	1,300	1,300	1,000	1,050
Village of Nashotah	1,200	1,400	Not Permitted ^b	Not a Permitted Use ^c
Village of Oconomowoc Lake	1,500	1,500	Not Permitted ^b	Not a Permitted Use ^c
Village of Summit	1,200	1,400	Not Permitted ^b	800
Town of Delafield	1,200	1,200	900	Not a Permitted Use ^c
Town of Merton	1,000	1,100	Not Permitted ^b	Not a Permitted Use ^c
Town of Oconomowoc	1,000	1,100	900	1,000 ^{c,i}

**Table V-21
(continued)**

Analysis Area/Community	Minimum Floor Area Requirement ^a (Square Feet)			
	Single-Family Three Bedroom Units		Multi-Family Two-Bedroom Units	
	1971	2012	1971	2012
26				
City of Pewaukee ^j	1,200	1,300	Not Permitted ^b	650
City of Waukesha	No Minimum	1,000	700	600
Village of Pewaukee	1,200	1,200	950	950
Town of Waukesha	1,000	1,400	900	Not a Permitted Use ^c
27				
Village of Big Bend	1,000	1,600	800	800
Village of Mukwonago	1,150	1,200	800	950
Village of North Prairie	850	1,100	850	1,000
Village of Wales	1,000	1,200	Not Permitted ^b	1,000 ^k
Town of Genesee	1,000	1,100	900	1,000 ^{c,i}
Town of Mukwonago	1,000	1,200	900	Not a Permitted Use ^c
Town of Vernon	1,000	1,100	900	1,000 ^{c,i}
28				
Village of Dousman	750	1,200	900	1,500 ^c
Village of Eagle	1,000	1,500	800	850
Town of Eagle	1,000	1,100	900	Not a Permitted Use ^{c,d}
Town of Ottawa	1,000	1,100	900	1,000 ^{c,i}
Waukesha County	1,000	1,100	900	1,000 ^{c,i}
29				
Village of Caledonia ^l	1,000	800	900	--
Village of Elmwood Park	1,200	1,500	Not Permitted ^b	Not a Permitted Use ^c
Village of Mt. Pleasant ^m	460	1,000	390	700
Village of Sturtevant	1,100	1,200	600	750 ^c
Village of Wind Point	1,200	1,200	Not Permitted ^b	--
30				
City of Racine ⁿ	520	--	420	--
Village of North Bay	1,700	1,700	Not Permitted ^b	Not a Permitted Use ^c
31				
Village of Rochester ^o	1,000	1,200	1,000	900
Village of Union Grove	1,000	1,100	900	750
Village of Waterford	1,000	1,200	1,000	1,050
Town of Dover	720	800	720	--
Town of Norway	600	1,400 ^p	600	--
Town of Raymond	900	800	900	Not a Permitted Use ^c
Town of Waterford	1,150	800	1,150	--
Town of Yorkville	1,200	1,400 ^p	1,200	--
32				
City of Burlington	600	--	400	--
Town of Burlington	540	800	440	--
Racine County	800	800	--	--
33				
Village of Pleasant Prairie ^q	1,000	1,200	1,000	1,000
Town of Somers	1,000	1,200	600	750
34				
City of Kenosha	No Minimum	--	No Minimum	--
35				
Village of Bristol ^r	864	800	864	750
Village of Paddock Lake	600	1,250	Not Permitted ^b	720
Village of Silver Lake	900	1,250	900	800
Village of Twin Lakes	800	--	Not Permitted ^b	--
Town of Brighton	840	1,200	840	Not a Permitted Use ^c
Town of Paris	1,000	1,200	Not Permitted ^b	Not a Permitted Use ^c

**Table V-21
(continued)**

Analysis Area/Community	Minimum Floor Area Requirement ^a (Square Feet)			
	Single-Family Three Bedroom Units		Multi-Family Two-Bedroom Units	
	1971	2012	1971	2012
35 (continued)				
Town of Randall	800	1,000	800	Not a Permitted Use ^c
Town of Salem	1,100	1,000	1,100	750
Town of Wheatland	800	1,200	800	Not a Permitted Use ^c
Kenosha County	800	800	800	500
36				
Village of East Troy	960	1,000	960	--
Town of East Troy	900	-- ^s	900	--
Town of Spring Prairie	600	-- ^s	600	--
Town of Troy	No Minimum	-- ^s	No Minimum	--
37				
City of Whitewater	1,000	--	800	-- ^c
Town of La Grange	500	1,000 ^p	500	Not a Permitted Use ^c
Town of Richmond	600	-- ^s	600	Not a Permitted Use ^c
Town of Whitewater	800	-- ^s	800	--
38				
City of Delavan	No Minimum	1,200	No Minimum	800 ^c
City of Elkhorn	562	1,000	462	--
City of Lake Geneva	No Minimum	-- ^t	No Minimum	960 ^{c,t}
Village of Darien	No Minimum	-- ^t	No Minimum	960 ^t
Village of Genoa City	800	1,200	800	800
Village of Sharon	Not Specified	--	800	--
Town of Bloomfield	576	-- ^s	576	--
Town of Darien	No Minimum	-- ^s	No Minimum	--
Town of Delavan	No Minimum	-- ^s	No Minimum	--
Town of Geneva	480	960 ^u	480	960 ^u
Town of Lafayette	No Minimum	-- ^s	No Minimum	--
Town of Linn	750	-- ^s	750	--
Town of Lyons	600	-- ^s	600	--
Town of Sharon	No Minimum	-- ^s	No Minimum	Not a Permitted Use ^c
Town of Sugar Creek	576	-- ^s	576	--
39				
Village of Fontana on Geneva Lake	1,000	1,250	800	800
Village of Walworth	800	1,450	800	1,040
Village of Williams Bay	1,200	1,200	500	800
Town of Walworth	No Minimum	--	No Minimum	--
Walworth County	--	-- ^s	--	--
Region (average)^v	994	1,179	776	825

NOTE: On this table, "--" means that no regulation is specified in the zoning ordinance. "N/A" means that the county does not have a general zoning ordinance. Multi-family dwellings are those with three or more units per building.

^aThe least restrictive floor area required, based on the number of bedrooms, was used, except for residential zoning districts in communities with their own zoning ordinance that apply only to existing platted areas or to historic lake communities. The following zoning districts are excluded: the R-8 Hamlet and Waterfront Residential Neighborhood Conservation District in the Town of Barton; the R-L Residential Lake District in the Town of Eagle; the VR Village Residence District in the City of Franklin; the R-1 Single-Family Residential (existing) and R-2 General Residence (existing) in the Village of Genoa City; the ROP Single-Family Residence Original Plat District in the Village of Lannon; the R-40E Residential Existing Limited District in the Village of Mt. Pleasant; the R-3 Residential District in the Town of Mukwonago; the ERS-1, ERS-2, and ERS-3 Existing Suburban Residence Districts and the RL-1, RL-2, and RL-3 Existing Lakeshore Residence Districts in the City of Muskego; the R-5 Medium-Density Single Family Residential District in the City of New Berlin; the R-4 Single-Family Residential District in the Village of Newburg; the R-1 Single Family Residential and the R-2 Single-Family and Duplex Residential Districts in the City of St. Francis; and the RF-6 Village Residential and SF-CPP Cedar Point Park districts in the Village of Williams Bay. In towns regulated under County zoning ordinances (all towns in Kenosha and Racine Counties; all towns except the Town of Bloomfield in Walworth County; and the Towns of Genesee, Oconomowoc, Ottawa, and Vernon in Waukesha County), the smallest lot and home sizes allowed by zoning districts currently mapped in the town are reflected on this table.

**Table V-21
(continued)**

^bMulti-family structure type was considered “not permitted” for purposes of analysis if it was not specified in any zoning district or if it was an overlay district which had no land allocated to that structure type.

^cMulti-family residential development not permitted as a principal use in community’s zoning ordinance or, for towns under County zoning, no areas are designated for multi-family development on the town zoning map. If a minimum floor area is shown, multi-family dwellings may be permitted only as a conditional use. In the Village of Slinger and City of Whitewater, a conditional use permit is required for five or more units; in the City of Lake Geneva, a conditional use permit is required for four or more units. Unless footnoted otherwise, this table does not reflect special zoning provisions for multi-family or senior housing, manufactured housing or mobile homes, housing conversions, or planned unit developments.

^dTown was under County zoning in 1971. At that time, the County ordinance included a multi-family zoning district, which may or may not have been mapped within the town.

^eThe Village of Newburg was incorporated in 1973.

^fThe Town of Richfield incorporated as a Village in 2008.

^gWashington County repealed the County zoning ordinance in 1986. All towns that had been regulated under the County ordinance subsequently adopted an individual town zoning ordinance.

^hThe RS6 zoning district in the City of Milwaukee, which requires a minimum lot size of 3,600 square feet, has no minimum home size requirement. The RS5 district, which requires a minimum lot size of 6,000 square feet, requires a minimum home size of 900 square feet.

ⁱThe Towns of Genesee, Oconomowoc, Ottawa, and Vernon are regulated under the Waukesha County zoning ordinance. The County zoning ordinance allows multi-family dwellings as a conditional use in the R-3 zoning district. All other Towns in Waukesha County have adopted a separate general Town zoning ordinance. All Towns in the County are regulated under the County shoreland zoning ordinance.

^jThe Town of Pewaukee incorporated as a City in 1994.

^kMulti-family dwellings may be allowed as part of a Planned Unit Development in the Village of Wales.

^lThe Town of Caledonia incorporated as a Village in 2005.

^mThe Town of Mount Pleasant incorporated as a Village in 2003.

ⁿThe area of the City of Racine containing Johnson Park is included in Sub-area 29.

^oThe Town and Village of Rochester were consolidated as the Village of Rochester in 2008.

^pMinimum floor area requirement is included in the Town land division ordinance.

^qThe Town of Pleasant Prairie incorporated as a Village in 1989.

^rThe Village of Bristol was incorporated from a portion of the Town of Bristol in December 2009. The remaining portions of the Town were annexed into the Village of Bristol in June 2010.

^sThe Walworth County zoning ordinance applies to all Towns in the County except the Town of Bloomfield. The Town has adopted the County ordinance as an interim ordinance until the Town develops its own ordinance. With respect to minimum floor areas, the County zoning ordinance requires that single-family and two-family dwellings have a core area of living space of at least 22 feet by 22 feet, equivalent to 484 square feet.

^tThe community zoning ordinance specifies a “minimum dwelling core dimension” of 24 feet by 40 feet (960 square feet).

^uMinimum floor area requirement is included in the Town Building Ordinance.

^vIncludes only those communities that have a minimum floor area requirement.

Source: County and local zoning ordinances and SEWRPC.

to 2.39 persons per household in 2035. The increase in the minimum size required for single-family homes is therefore not due to changes in household size. In addition to minimum home sizes required by zoning ordinances, private subdivision covenants may also specify a minimum home size, which typically is larger than that required by the zoning ordinance.

Table V-21 also compares minimum floor area requirements for multi-family two-bedroom dwellings in 1971 and 2012. The average minimum floor area requirement increased from 776 to 825 square feet during this period. Six community zoning ordinances that allowed multi-family housing in 1971 do not permit such housing in 2012 (the Towns of Cedarburg, Fredonia, Grafton, Delafield, Mukwonago, and Waukesha). None of these communities provide public water or sanitary sewer services, and large-scale multi-family housing would not be appropriate unless adequate public services could be provided. Twelve communities with public sewer service that allowed multi-family housing in 1971 now require a conditional use permit for such housing. The remaining communities listed on Table V-21 as moving from allowing multi-family dwellings in 1971 to not allowing such dwellings in 2012 appear to be due to the 2012 analysis being based on a review of zoning district maps in Kenosha, Racine, and Walworth Counties to determine whether multi-family development is allowed in a particular community in towns that are regulated under a county zoning ordinance, and to towns in Washington and Waukesha Counties moving from being regulated by a county zoning ordinance that included a multi-family district (which may or may not have been mapped in the town) to a local ordinance that does not include a multi-family district.

While local government minimum home size requirements have risen somewhat over the last four decades, the homes currently being developed in the Region are much larger than the minimums specified in local zoning ordinances. In 2009, the average square footage of the 1,261 new single-family homes constructed in the Region was 2,580 square feet.¹⁰ Recent findings from an analysis of housing supply in the Milwaukee metropolitan area done by the Multiple Listing Service (MLS) suggest that consumers are not in the market for larger and more expensive homes. The MLS study states that the housing market is considered balanced when there is a five- to six-month supply of homes available for purchase. As shown on Figure V-2, in April 2010 there was about a six-month supply of homes priced under \$100,000, an eight-month supply of homes priced between \$100,001 and \$150,000, and a seven-month supply of homes priced between \$150,001 and \$200,000. In contrast, there was a greater supply of higher priced homes, which are typically larger in size. There was an 11-month supply of homes priced between \$250,001 and \$350,000, and an 18-month supply of homes priced over \$350,000.

Figure V-2 also shows that demand for less expensive homes has increased since the beginning of 2009. In January 2009, there was a 10-month supply of homes priced under \$100,000, a nine-month supply of homes priced between 100,001 and \$150,000, an eight-month supply of homes priced between \$250,001 and \$350,000, and a 14-month supply of homes priced over \$350,000. Part of the increased demand for lower priced homes may be explained by the Federal Worker, Homebuyer, and Business Assistance Act of 2009, which provided an \$8,000 tax credit for first time homebuyers purchasing a principal residence. The tax credit may have made it possible for moderate income households to purchase lower priced homes that would otherwise not have been affordable to these households.

The types of materials used to construct a home also represent a significant portion of the development cost for new single-family homes. Similar to most of the other factors contributing to housing development costs, construction materials are influenced by consumer preference and government regulations; however, they are also influenced by international and domestic economic forces that are, for the most part, outside the scope of a regional study. An exception is requirements for building façade materials. Although zoning ordinances do not typically specify façade materials for single-family homes, materials such as brick, wood, or stone, or a minimum percentage of such materials on a home's exterior, may be required by a local government as part of a planned unit development, conditional use, subdivision plat, or other approval. Subdividers may also include such requirements in private covenants. These types of requirements add to the cost of a home and their use should be carefully considered by the local government.

¹⁰ Data obtained from MTD Marketing Services LLC.

The typical cost of constructing a modest site-built single-family home in the Region in 2010 ranges from \$60 to \$86¹¹ per square foot, based on a home size of 1,400 square feet, three bedrooms, two bathrooms, a two-car garage, and good quality, but basic, amenities. It does not include such amenities as hardwood floors and granite countertops, for example.

Alternative Construction Methods

The most common type of single-family home construction in the Region is the traditional site-built home. This construction process requires the labor (contractors and various sub-contractors such as electricians and plumbers) to build the home on site. It also requires the materials used in the construction of the home to be delivered directly to the home site. An alternative to the site-built construction process is the panelized building process (sometimes referred to as off-site or modular construction), which results in a panelized home. Panelized homes are constructed in segments in a factory using assembly line techniques. The segments are then delivered to the home site and set on a permanent foundation. About 90 percent of the construction process takes place off-site, with a local contractor completing the finishing work on the home site.

Panelized homes are typically constructed in a shorter period of time and are less costly to construct than site-built homes. The time and cost savings are attributed to the indoor assembly line approach to construction. This approach reduces delays in construction due to weather and availability of labor. The delivery of construction materials is also more efficient. While the panelized approach to home construction has time and cost savings advantages, the site-built construction process is much more common. Based on data compiled by the National Association of Home Builders, panelized homes accounted for less than 10 percent of the new homes constructed in the Midwest in 2001; however, the City of Milwaukee has been recognized as a national leader in the use of panelized homes as a method of providing new affordable single family housing. Figure V-3 shows examples of panelized homes recently constructed in the City of Milwaukee.

A manufactured home is also a less expensive alternative to a traditional site-built home. Like panelized homes, manufactured homes are constructed in a factory; however, they differ from panelized homes. Panelized homes are built following local building code requirements (the Wisconsin Uniform Dwelling Code is followed in the Southeastern Wisconsin Region), while manufactured homes are required to meet the National HUD Code for manufactured homes. All HUD Code manufactured homes have a steel undercarriage that supports the home and it is delivered to the site on its own wheels and axels. The wheels and axels are removed when the home reaches the site and it typically rests on steel piers as opposed to a permanent foundation. Although manufactured homes are a less expensive alternative to site-built homes, they are often associated with “mobile homes” or “trailer homes” and not all communities in the Region allow them. Map V-25 identifies communities in the Region with zoning districts that allow manufactured homes.

Government Regulations and Permit Fees

All new single-family subdivisions require review and approval by the local government in which the subdivision is located, and by the Wisconsin Department of Administration. County review is also required in cases where the County has established a County planning agency that employs a full-time engineer or planner. In order to obtain approval from the concerned units of government, the subdivider must prepare a number of documents, including concept plans, preliminary and final plats, grading plans, and plans for the installation of improvements such as stormwater management facilities and streets. Table V-22 summarizes the fees charged by local governments to review the plans and documents typically required for a single-family residential subdivision. There are also costs to the developer to prepare the plans and documents. The total cost of the review and approval process is typically about \$3,000 per single-family lot, including the cost of document preparation and time involved in working with agency staff, plan commissions, and governing bodies. The project timeline and cost may increase if a comprehensive plan amendment and/or a rezoning is required to allow for subdivision of the land. Table V-23 summarizes local government fees associated with a comprehensive plan amendment, rezoning, planned unit development (PUD), or a conditional use permit.

¹¹ The range is based on estimates provided by Brookstone Homes Inc. and RS Means 2008 construction data for a one story economy class home in the Milwaukee area.

Table V-22

LOCAL GOVERNMENT FEES FOR PLAN COMMISSION REVIEW OF SUBDIVISIONS AND SITE PLANS: 2010

Analysis Area/Community	Subdivision				Multi-Family	
	Conceptual Review	Preliminary Plat	Developer's Agreement	Final Plat	Site Plan/ Architectural Review	Architectural Review
1 Village of Belgium Village of Fredonia Town of Belgium Town of Fredonia	-- -- --a --	\$100 plus \$5/lot \$50 plus \$5/lot --a Cost of public hearing	-- Cost of Village review --a --	\$50 plus \$3/lot \$50 plus \$5/lot --a Cost of public hearing	-- -- N/A N/A	-- -- N/A N/A
2 City of Port Washington Village of Saukville Town of Port Washington Town of Saukville	\$300 -- -- \$75	\$550 \$25 plus \$5/lot \$250 \$75	-- -- -- --	\$250 \$50 plus \$5/lot \$250 \$75	\$450 -- N/A N/A	\$450 -- N/A N/A
3 City of Cedarburg Village of Grafton Town of Cedarburg Town of Grafton	\$100 \$150 \$100 --	\$150 plus \$6/unit \$125 plus \$5/lot Greater of \$250 or \$150 plus \$10/lot \$800	-- -- -- Captured as part of plat review process	\$100 plus \$3/unit \$75 plus \$3/lot Greater of \$250 or \$150 plus \$10/lot \$250	\$350 \$150 N/A N/A	\$350 \$150 N/A N/A
4 City of Mequon Village of Thiensville	\$857 --	\$857 --	\$558 --	\$757 --	\$717 \$900 plus \$95/hour over 9 hours	\$717 \$900 plus \$95/hour over 9 hours
Ozaukee County	--a	\$550	--a	--a	N/A	N/A
5 Village of Kewaskum Town of Farmington Town of Kewaskum	--a -- \$200 plus services	--a \$75 plus \$2/acre \$550 plus \$50/lot	--a -- --	--a \$50 \$300 plus \$5/lot	--a N/A N/A	--a N/A N/A
6 City of West Bend Village of Newburg Town of Barton	\$400 for first acre, \$20/each additional \$100 --a	\$700 plus \$20/lot; \$400 plus \$15/lot in extraterritorial area \$100 plus \$2/lot --a	Captured as part of plat review process Cost of Village review --a	\$600 plus \$20/lot; \$350 plus \$15/lot in extraterritorial area \$50 plus \$1/lot --a	\$800 for first acre, \$40/each additional \$50 --a	\$800 for first acre, \$40/each additional \$50 --a

Table V-22
(continued)

Analysis Area/Community	Subdivision				Multi-Family Site Plan/ Architectural Review
	Conceptual Review	Preliminary Plat	Developer's Agreement	Final Plat	
6 (continued) Town of Trenton Town of West Bend	-- --	\$50 plus \$2/lot \$100 plus \$5/lot	-- --	\$200 plus \$10/unit \$50 plus \$2/lot	\$200 plus services N/A
7 Town of Addison Town of Wayne	--a --	--a --b	--a --	--a \$500/lot ^b	--a N/A
8 Village of Jackson Town of Jackson	\$50 --	\$300 \$400 plus \$50/lot	-- --	\$100 \$200 plus \$25/lot	-- --
9 City of Hartford Village of Slinger Town of Hartford Town of Polk	Less than 10 acres = \$300; More than 10 acres = \$450 \$50 --a \$100	\$500 plus \$15/lot (\$400 plus \$12/lot in ET area) \$175 plus \$10/lot --a --a	\$70/hour consultation fee -- --a --a	\$500 plus \$12/lot (\$400 plus \$8/lot in ET area) \$175 plus \$10/lot --a --a	<10 acres = \$400, >10 acres = \$600 \$100 N/A N/A
10 Village of Germantown Town of Germantown	\$200 --a	--b --a	Cost of Village review --a	Under 10 lots \$4,575, 11-25 lots \$5,600, 26-50 lots \$6,625, Over 50 lots \$7,650 ^b --a	\$3,460 N/A
11 Village of Richfield Town of Erin	\$150 --a	\$1,000 --a	Cost of Village review --a	\$1,000 --a	\$800 N/A
Washington County	N/A	\$911	\$11/first page plus \$2/ea. additional page	\$303	--
12 City of Glendale Village of Bayside Village of Brown Deer Village of Fox Point Village of River Hills Village of Shorewood Village of Whitefish Bay	-- --c \$250 --c Cost of Village review --c --c	\$100 plus \$5/unit --c \$550 --c Cost of Village review --c --c	-- --c \$350 --c Cost of Village review --c --c	\$50 plus \$5/unit --c \$350 --c Cost of Village review --c --c	-- N/A \$700 -- N/A -- --

Table V-22
(continued)

Analysis Area/Community	Subdivision				Multi-Family Site Plan/ Architectural Review
	Conceptual Review	Preliminary Plat	Developer's Agreement	Final Plat	
13 - 16 City of Milwaukee	-	\$375	--	\$375 plus \$50 for first 50 lots, \$.10 for each over 50	Establish General/Detailed Planned Development: \$2,500; Amend General/Detailed Planned Development: \$1,500; Establish Overlay District (DIZ/SPROD) ^d : \$1,500
17 City of Greenfield City of Wauwatosa City of West Allis Village of Greendale Village of Hales Corners Village of West Milwaukee	\$150 \$75 -- \$150 plus professional services -- --a	\$500 plus \$5/lot \$75 --b \$150 plus professional services \$400 --a	--e Captured as part of plat review process Captured as part of plat review process \$150 plus professional services -- --a	\$300 \$75 \$1,700 ^b \$150 plus professional services \$200 --a	\$550 -- \$500 \$150 plus professional services -- --a
18 City of Cudahy City of St. Francis City of South Milwaukee	-- Cost of City review --	\$400 Cost of City review \$500/lot	-- Cost of City review --	\$300/lot Cost of City review \$100/lot	\$900 Cost of City review --
19 City of Franklin City of Oak Creek	\$250 \$250 (optional)	\$5,000 filing fee, \$100 map review \$475	Cost of City review Captured as part of plat review process	\$1,000 filing fee, \$100 map review \$400	\$2,000 \$350
Milwaukee County	N/A	N/A	N/A	N/A	N/A
20 Village of Butler Village of Lannon Village of Menomonee Falls	--c --a \$100	--c --a \$1,000	-- --a --	--c --a \$500	-- --a \$1,000
21 City of Brookfield Village of Elm Grove Town of Brookfield	-- Cost of Village review --a	\$900 Cost of Village review --a	\$525 Cost of Village review --a	\$225 Cost of Village review --a	\$1,105 Cost of Village review --a

Table V-22
(continued)

Analysis Area/Community	Subdivision				Multi-Family Site Plan/ Architectural Review
	Conceptual Review	Preliminary Plat	Developer's Agreement	Final Plat	
22 City of New Berlin	\$50/lot plus \$50 filing fee	\$100/lot plus \$50 filing fee	\$300	\$150/acre plus \$50 filing fee	\$100/unit plus \$50 filing fee
23 City of Muskego	\$100	\$750 plus \$11/lot	\$600	\$650 plus \$11/lot	\$350
24 Village of Sussex Town of Lisbon	\$250 --a	\$50 plus \$10/lot --a	-- --a	\$50 plus \$10/lot --a	-- --a
25 City of Delafield	--	\$250 plus \$2/additional acre over 20	Cost of City review	\$190 plus \$2/additional acre over 20	\$150
City of Oconomowoc	--	\$50 plus professional services	Cost of City review	\$50 plus professional services	\$50 plus professional services
Village of Chenequa	--	\$500 plus professional services	--	Included in preliminary plat review if no major changes	N/A
Village of Hartland	--	--b	\$1,000	\$1,000 ^b	--
Village of Lac La Belle	--a	--a	--a	--a	N/A
Village of Merton	--a	--a	--a	--a	--a
Village of Nashotah	Cost of Village review	\$120 plus \$5/lot	Cost of Village review	\$60 plus \$3/lot	Cost of Village review
Village of Oconomowoc Lake	N/A	N/A	N/A	N/A	N/A
Village of Summit	--	\$250 plus \$5/lot	Cost of Town review	\$100	N/A
Town of Delafield	--a	--a	--a	--a	N/A
Town of Merton	--	\$100 plus \$2/lot	--	\$50 plus \$2/lot	N/A
Town of Oconomowoc	--a	--a	--a	--a	--a
26 City of Pewaukee	--	\$350 plus \$20/lot	--	\$250 plus \$10/lot	--a
City of Waukesha	--	\$500 plus \$10/lot	--	\$300 plus \$10/lot	\$300 plus \$15/unit – prelim, \$200 plus \$10/unit – final
Village of Pewaukee	--a	--a	--a	--a	--a
Town of Waukesha	--a	--a	--a	--a	N/A
27 Village of Big Bend	\$100 plus \$10/lot	\$250 plus \$20/lot	Cost of Village review	\$200 plus \$10/lot	\$200
Village of Mukwonago	\$200 plus \$11/lot	\$250 plus \$16/lot	--	\$250 plus \$11/lot	\$250 plus \$.02/sf
Village of North Prairie	--a	--a	--a	--a	--a
Village of Wales	--a	--a	--a	--a	--a
Town of Genesee	--a	--a	--a	--a	--a
Town of Mukwonago	--a	--a	--a	--a	N/A
Town of Vernon	--	\$500 plus \$15/lot	\$50	\$400	\$100

Table V-22
(continued)

Analysis Area/Community	Subdivision				Multi-Family Site Plan/ Architectural Review
	Conceptual Review	Preliminary Plat	Developer's Agreement	Final Plat	
28 Village of Dousman Village of Eagle Town of Eagle Town of Ottawa	--a -- \$165 plus \$15/lot --	--a \$50 plus \$1/lot \$255 plus \$20/lot \$30 plus \$5/lot \$600	--a -- -- --	--a \$12.50 plus \$50/lot \$225 plus \$15/lot \$5 plus \$1/lot \$350	--a -- N/A -- N/A
Waukesha County	--	\$600	--	\$350	N/A
29 Village of Caledonia Village of Elmwood Park Village of Mt. Pleasant Village of Sturtevant Village of Wind Point	-- --a -- \$250 --a	\$500 plus \$100/lot (\$200 plus \$25/lot in ET area) --a \$1,000 plus \$100/lot \$250 --a	-- --a -- Cost of Village review --a	\$400 plus \$50/lot (\$100 plus \$25/lot in ET area) --a \$500 plus \$25/lot \$250 --a	\$150 N/A \$650 plus \$.02/sf over 30,000 \$500 --a
30 City of Racine ^f Village of North Bay	-- --a	\$300 plus \$15/lot --a	-- --a	\$200 plus \$15/lot --a	-- N/A
31 Village of Rochester Village of Union Grove Village of Waterford Town of Dover Town of Norway Town of Raymond Town of Waterford Town of Yorkville	-- --a --a --a --a \$250 Cost of Town review	\$500 plus \$100/lot \$500 plus \$20/lot --a --a --a --a \$1,000 Cost of Town review	-- Cost of Village review --a --a --a --a -- Cost of Town review	\$400 plus \$50/lot \$500 plus \$20/lot --a --a --a --a \$400 plus \$20/lot Cost of Town review	\$400 plus services \$175 --a --a --a --a -- -- N/A
32 City of Burlington Town of Burlington	-- \$200	\$30 plus \$5/lot --b	--a Captured as part of plat review process	\$5 plus \$1/lot 5-10 lots: \$1,000 11-20 lots: \$1,500 21+ lots: \$2,000 ^b	-- \$150 plus \$15/unit
Racine County	--	\$500 plus \$100/lot	--	\$400 plus \$50/lot	\$150
33 Village of Pleasant Prairie Town of Somers	\$800 \$600 plus \$5/lot	\$800 \$600 plus \$5/lot	\$800 Cost of Town review	\$800 \$600 plus \$5/lot	\$800 \$600 plus \$5/lot

Table V-22
(continued)

		Subdivision				Multi-Family Site Plan/ Architectural Review
Analysis Area/Community	Conceptual Review	Preliminary Plat	Developer's Agreement	Final Plat		
34 City of Kenosha	\$1,150 plus \$5/lot	\$2,300 plus \$10/lot	\$1,250	With approved preliminary plat: \$2,800 plus \$10/lot; Without approved preliminary plat: \$3,300 plus \$10/lot	\$600	
35 Village of Bristol Village of Paddock Lake Village of Silver Lake Village of Twin Lakes Town of Brighton Town of Paris Town of Randall Town of Salem Town of Wheatland	--a -- -- --a --a --a --a \$500 plus \$15/lot Cost of Town review	--a \$500 plus \$150/lot \$200 plus \$5/lot --a --a --a --a \$1,000 plus \$15/lot Cost of Town review	--a -- -- --a --a --a --a Cost of Town review Cost of Town review	--a \$100/lot \$10/lot --a --a --a --a \$750 plus \$15/lot Cost of Town review	--a -- -- --a N/A N/A N/A \$1,000 plus \$15/unit N/A	
Kenosha County	--	\$3,000 plus \$25/lot	--	\$3,000 plus \$25/lot	3,000 sf or less: \$500; 3,001-10,000 sf: \$750; 10,001-50,000 sf: \$1,000; 50,001-100,000 sf: \$1,200; 100,001+ sf: \$1,500	
36 Village of East Troy Town of East Troy Town of Spring Prairie Town of Troy	-- --a --a \$50	\$150 plus \$5/lot --a --a \$50	-- --a --a Cost of Town review	\$75 plus \$2.50/lot --a --a \$50	-- --a --a --	
37 City of Whitewater Town of La Grange Town of Richmond Town of Whitewater	\$100 --a --a --a	\$200 plus \$10/lot --a --a --a	Varies by project impact and developer negotiations --a --a --a	\$100 plus \$5/lot --a --a --a	\$100 N/A N/A --a	
38 City of Delavan City of Elkhorn City of Lake Geneva	Cost of City review \$350 Cost of City review	\$100 plus \$10/lot over six \$275 plus \$16/lot \$1/lot - \$25 minimum, \$100 maximum	Cost of City review -- Cost of City review	\$25 plus \$2/unit \$275 plus \$16/lot Cost of City review	\$250 \$175 plus \$.04/sf floor area \$400	

Table V-22
(continued)

Analysis Area/Community	Subdivision				Multi-Family Site Plan/ Architectural Review
	Conceptual Review	Preliminary Plat	Developer's Agreement	Final Plat	
38 (continued)					
Village of Darien	--	\$100 plus \$5/lot	--	\$100 plus \$5/lot	\$300
Village of Genoa City	--a	--	--	--	--
Village of Sharon	--a	--a	--a	--a	--a
Town of Bloomfield	--a	--a	--a	--a	--a
Town of Darien	--a	--a	--a	--a	--a
Town of Delavan	\$1,000	\$1,000	Cost of Town review	\$1,000	--
Town of Geneva	\$520	\$325	--	\$325	--
Town of Lafayette	--a	--a	--a	--a	--a
Town of Linn	--a	--a	--a	--a	--a
Town of Lyons	\$200	\$200	Cost of Town review	\$200	\$200
Town of Sharon	--a	--a	--a	--a	N/A
Town of Sugar Creek	--a	--a	--a	--a	--a
39					
Village of Fontana on Geneva Lake	Cost of Village review	\$100 plus \$50/lot	Cost of Village review	\$100 plus \$50/lot	Cost of Village review
Village of Walworth	--	\$100 plus \$50/lot	--	\$100/lot	--
Village of Williams Bay	--	\$15 plus \$2/ lot	--	\$5 plus \$1/lot	--
Town of Walworth	--a	--a	--a	--a	--a
Walworth County	--	\$500 plus \$50/lot	--	\$500 plus \$50/lot	N/A

NOTES: This table is a summary and should not be used as a guide to answer permit fee-related questions. Local governments should be contacted for specific fee information. On this table, "- " means that no fee is charged or specified. "N/A" means that the community does not allow or does not regulate the specific type of development. Subdividers are typically required to pay a fee to the community equal to the actual cost to the community for inspection, engineering, legal, administrative, or fiscal work incurred in connection with a plat.

^aFee is not documented in SEWRPC files or specified on the community's website.

^bFees for preliminary and final plat reviews are combined.

^cCommunity is built-out and therefore has not established subdivision review fees.

^dThe fee to establish a Site Plan Review Overlay District (SPROD) or Development Incentive Zone (DIZ) in the City of Milwaukee is \$2,500. The fee for all other zoning amendments is \$1,500.

**Table V-22
(continued)**

^eIn the City of Greenfield, Developer's Agreements are typically approved in conjunction with subdivision plat approval. As part of any executed agreement \$1,500 is collected for City administrative and legal costs.

^fThe area of the City of Racine containing Johnson Park is included in Sub-area 29.

Source: SEWRPC.

Table V-23

LOCAL GOVERNMENT FEES FOR REVIEW OF ZONING RELATED PERMITS: 2010

Analysis Area/Community	Comprehensive Plan Amendment	Rezoning	Planned Unit Development (PUD)	Conditional Use
1				
Village of Belgium	--a	--a	N/A	--a
Village of Fredonia	--	\$150	N/A	\$150
Town of Belgium	--	\$125	N/A	\$125
Town of Fredonia	--	\$250	N/A	\$500
2				
City of Port Washington	\$100	\$250 plus cost of public hearing notice	\$300	\$300 plus cost of public hearing notice
Village of Saukville	\$200 plus cost of public hearing notice	\$200 plus cost of public hearing notice	\$200 plus cost of public hearing notice	\$200 plus cost of public hearing notice
Town of Port Washington	--	\$250	\$250	\$250
Town of Saukville	--	\$300	N/A	\$300
3				
City of Cedarburg	\$200	\$250	\$350	\$300
Village of Grafton	\$200	\$200	\$200	\$200
Town of Cedarburg	--	\$300	\$250	\$300
Town of Grafton	\$550	\$700	\$700	\$450
4				
City of Mequon	--	\$1,275	Considered rezoning	\$717
Village of Thiensville	--	\$250 plus \$95/hour over 2 hours plus public hearing costs	\$835 plus \$95/hour over 2 hours plus public hearing costs	\$350 plus \$95/hour over 4 hours plus public hearing costs
Ozaukee County	--	\$330	--	\$275
5				
Village of Kewaskum	--a	--a	--a	--a
Town of Farmington	--a	--a	--a	--a
Town of Kewaskum	--	\$300 plus services	N/A	\$300 plus services
6				
City of West Bend	--	\$500	\$500	\$400
Village of Newburg	Cost of Village review	\$175 plus services	N/A	\$150 plus services
Town of Barton	--a	--a	--a	--a
Town of Trenton	\$300	\$300	\$200 plus \$10/unit	\$175
Town of West Bend	--	\$100	N/A	\$150
7				
Town of Addison	--a	--a	--a	--a
Town of Wayne	--	\$400 per lot plus professional costs	--	\$400 per lot plus professional costs
8				
Village of Jackson	--	\$200	\$150	\$150
Town of Jackson	--	\$300	--	\$300
9				
City of Hartford	\$515	\$400	\$400	\$400
Village of Slinger	\$400	\$100	--a	\$300
Town of Hartford	--a	--a	--a	--a
Town of Polk	--	\$375	--	\$375 (\$475 if special meeting)
10				
Village of Germantown	--	\$1,085	Considered rezoning	\$1,460
Town of Germantown	--a	--a	N/A	--a
11				
Village of Richfield	\$350	\$400	\$500	\$400
Town of Erin	--a	--a	N/A	--a

**Table V-23
(continued)**

Analysis Area/Community	Comprehensive Plan Amendment	Rezoning	Planned Unit Development (PUD)	Conditional Use
Washington County	\$100	\$414	\$456 plus \$10/unit	\$387
12				
City of Glendale	-- ^a	-- ^a	-- ^a	-- ^a
Village of Bayside	--	--	--	\$250
Village of Brown Deer	--	\$550	\$700	\$500
Village of Fox Point	--	--	--	\$300
Village of River Hills	--	Cost of Village review	N/A	Cost of Village review
Village of Shorewood	--	--	\$170	\$125
Village of Whitefish Bay	--	--	--	\$250
13 - 16				
City of Milwaukee	--	\$1,500 ^b	\$2,500 ^b	\$150
17				
City of Greenfield	\$600	\$600	-- ^c	\$700
City of Wauwatosa	--	\$250	\$300 for first acre, \$100/ additional acre	\$200
City of West Allis	--	\$500	\$1,500	\$500
Village of Greendale	\$150	\$150	N/A	\$150 plus professional services
Village of Hales Corners	--	\$200	\$200	\$200
Village of West Milwaukee	-- ^a	-- ^a	-- ^a	-- ^a
18				
City of Cudahy	--	\$300	\$300	\$300
City of St. Francis	--	\$195	\$300 + \$.00065 per \$1 projected building cost	\$195
City of South Milwaukee	--	\$350	N/A	\$100
19				
City of Franklin	--	\$1,250	-- ^d	\$1,500
City of Oak Creek	--	\$775	\$900	\$875
Milwaukee County	N/A	N/A	N/A	N/A
20				
Village of Butler	--	\$100	\$100	\$100
Village of Lannon	-- ^a	-- ^a	N/A	-- ^a
Village of Menomonee Falls	\$1,000	\$1,000	\$500	\$1,000
21				
City of Brookfield	--	\$735	\$1,995 general Planned Development District (PDD) plan, \$900 specific	\$205
Village of Elm Grove	\$1,000	\$1,000	\$1,500 plus \$3,000 deposit	\$75
Town of Brookfield	-- ^a	-- ^a	-- ^a	-- ^a
22				
City of New Berlin	--	\$650	\$800 plus \$10/acre plus \$15/unit	\$600 plus \$15/sf new construction
23				
City of Muskego	\$500	\$500	\$1,200	\$600
24				
Village of Sussex	--	\$500	--	\$210
Town of Lisbon	-- ^a	-- ^a	-- ^a	-- ^a
25				
City of Delafield	--	\$250	\$250 general plan, \$300 specific	\$250
City of Oconomowoc	\$300 plus professional services	\$300 plus professional services	\$500 plus professional services	\$650 plus professional services
Village of Chenequa	--	N/A (all residential zoning)	N/A	\$500 plus professional services

**Table V-23
(continued)**

Analysis Area/Community	Comprehensive Plan Amendment	Rezoning	Planned Unit Development (PUD)	Conditional Use
25 (continued)				
Village of Hartland	--	\$200	\$1,000	\$150 plus \$300 projected fee deposit
Village of Lac La Belle	--	\$100	N/A	\$500
Village of Merton	--a	--a	N/A	--a
Village of Nashotah	--	Cost of Village review	Cost of Village review	Cost of Village review
Village of Oconomowoc Lake	--	Cost of Village review	Cost of Village review	\$300
Village of Summit	\$500	\$250	--	\$300
Town of Delafield	--	\$225 plus services	N/A	\$225 plus services
Town of Merton	--	\$150	N/A	\$150
Town of Oconomowoc	--a	--a	--a	--a
26				
City of Pewaukee	--	\$400 plus services	--	\$400 plus services
City of Waukesha	--	\$350	\$400	\$200
Village of Pewaukee	--a	--a	--a	--a
Town of Waukesha	--a	--a	--a	--a
27				
Village of Big Bend	Cost of Village review	\$250	Cost of Village review	\$300
Village of Mukwonago	--	\$300	\$185 plus \$25/unit	--
Village of North Prairie	--a	--a	--a	--a
Village of Wales	--a	--a	--a	--a
Town of Genesee	--a	--a	--a	--a
Town of Mukwonago	--a	--a	--a	--a
Town of Vernon	\$100	\$50 + County submittal	\$200 plus \$10/lot	\$50 + County submittal
28				
Village of Dousman	--a	--a	--a	--a
Village of Eagle	--	\$200	N/A	\$200
Town of Eagle	--	\$300	--	\$360
Town of Ottawa	--	\$410	\$500 plus \$10/unit	\$330
Waukesha County	\$1,000	\$410	\$500 plus \$10/unit	\$330
29				
Village of Caledonia	\$500	\$500	\$550	\$375
Village of Elmwood Park	--a	--a	--a	--a
Village of Mt. Pleasant	--	\$750	\$600 plus \$50/acre	\$750
Village of Sturtevant	\$250	\$250	\$250	\$250
Village of Wind Point	--a	--a	--a	--a
30				
City of Racine ^e	\$200	\$200	\$200 preliminary; \$200 final	\$200
Village of North Bay	--a	--a	N/A	--a
31				
Village of Rochester	\$1,000	\$850	\$550 plus services	\$600 plus services
Village of Union Grove	--	\$300 plus publication	--	\$300 plus publication
Village of Waterford	--a	--a	--a	\$200 (\$300 if special hearing)
Town of Dover	--a	--a	--a	\$200
Town of Norway	--a	--a	--a	--a
Town of Raymond	--	\$350	--	\$200
Town of Waterford	--	\$350	--	\$50
Town of Yorkville	--	\$75 plus \$500 County fee	\$75 plus \$500 County fee	\$75 plus \$430 County fee

**Table V-23
(continued)**

Analysis Area/Community	Comprehensive Plan Amendment	Rezoning	Planned Unit Development (PUD)	Conditional Use
32 City of Burlington Town of Burlington	-- --	\$200 \$200	\$500 5-10 lots: \$1,000 11-20 lots: \$1,500 21+ lots: \$2,000	\$200 \$200
Racine County	\$500	\$500	\$550	\$430
33 Village of Pleasant Prairie Town of Somers	\$200 \$250	\$200 --	\$800 Varies by acreage	\$200 \$500
34 City of Kenosha	\$1,150	\$550	--	--f
35 Village of Bristol Village of Paddock Lake Village of Silver Lake Village of Twin Lakes Town of Brighton Town of Paris Town of Randall Town of Salem Town of Wheatland	\$500 -- -- --a --a --a --a -- --	\$750 \$150 \$200 --a --a --a --a \$500 \$50 plus cost of Town review	-- -- -- N/A --a --a --a --a \$1,000 plus \$15/unit Cost of Town review	\$750 \$125 \$400 --a --a --a --a \$300 \$50 plus cost of Town review
Kenosha County	\$250	\$750	\$325	\$750
36 Village of East Troy Town of East Troy Town of Spring Prairie Town of Troy	-- --a --a \$800	\$200 --a --a \$300	\$200 --a --a --	\$200 --a --a \$300
37 City of Whitewater Town of La Grange Town of Richmond Town of Whitewater	\$200 --a --a --a	\$200 --a --a --a	Considered rezoning --a --a --a	\$100 --a --a --a
38 City of Delavan City of Elkhorn City of Lake Geneva Village of Darien Village of Genoa City Village of Sharon Town of Bloomfield Town of Darien Town of Delavan Town of Geneva Town of Lafayette Town of Linn Town of Lyons Town of Sharon Town of Sugar Creek	\$250 \$325 -- -- -- --a --a --a \$600 -- --a --a -- --a --a	\$250 \$375 \$400 \$300 \$150 --a --a --a \$100 \$200 --a --a \$75 --a --a	\$250 -- \$750 -- -- --a --a --a -- -- --a --a \$200 --a --a	\$250 \$350 \$400 \$300 \$100 --a --a --a \$100 \$200 --a --a \$75 --a --a
39 Village of Fontana on Geneva Lake Village of Walworth Village of Williams Bay Town of Walworth	-- --a -- --	\$325 --a \$600 \$100	Considered rezoning --a -- --	\$325 --a \$275 --

**Table V-23
(continued)**

Analysis Area/Community	Comprehensive Plan Amendment	Rezoning	Planned Unit Development (PUD)	Conditional Use
Walworth County	- -	\$575 first unit /\$200 per additional unit	- -	\$575 first unit /\$200 per additional unit

NOTES: This table is a summary and should not be used as a guide to answer permit fee-related questions. Local governments should be contacted for specific fee information.

The Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) requires that, under Section 91.48 of the *Wisconsin Statutes*, beginning January 1, 2010, any person who requests that land be rezoned out of an Agricultural Preservation zoning district must pay a conversion fee for each acre of land or portion thereof to be rezoned, equal to three times the per acre value of the highest value category of tillable cropland in the local government. The fee is collected by the zoning jurisdiction and submitted to DATCP by March 1st of the following year.

On this table, "- -" means that no fee is charged or specified. "N/A" means that the community does not allow PUD.

^aFee is not documented in SEWRPC files or specified on the community's website.

^bThe fee to establish a Site Plan Review Overlay District (SPROD) or Development Incentive Zone (DIZ) in the City of Milwaukee is \$2,500. The fee for all other zoning amendments is \$1,500.

^cThe Planned Unit Development (PUD) fees for the City of Greenfield are as follows: pre-petition conference \$250; petition conference for residential uses \$1,000 plus \$15 per unit; petition conference for commercial (multi-family) uses \$1,000 plus \$15 per square feet of building area; amend PUD agreement with site plan and public hearing required \$650; amend PUD agreement with site plan required but no public hearing required \$500; and amend PUD agreement with no site plan required \$300.

^dThe Planned Development District (PDD) fees for the City of Franklin are as follows: filing fee \$6,000; filing fee for major PDD amendments \$3,500; filing fee for minor PDD amendments \$500; and map review fee \$100.

^eThe area of the City of Racine containing Johnson Park is included in Sub-area 29.

^fConditional use permit fees for projects in the City of Kenosha requiring planning department review are as follows: for projects of less than one acre \$900; 1.01-10 acres \$1,175; 10.01-25 acres \$1,600; and greater than 25 acres \$2,000. Conditional use permit fees for projects requiring plan commission and common council review are as follows: for projects of less than one acre \$1,025; 1.01-10 acres \$1,300; 10.01-25 acres \$1,735; and greater than 25 acres \$2,125.

Source: Local governments and SEWRPC.

Building Permit Fees

Once a lot has been created and constructed, a property owner or developer must obtain a building permit for construction of a home. Costs associated with the building permit include permit and/or plan review fees and preparation of construction drawings and an erosion control plan. Additional fees may be required for review of the erosion control plan and for curb cuts, if necessary. State Energy Code and Uniform Dwelling Code permits are also needed. Upon completion of the home, an occupancy permit must be requested and issued. The typical cost associated with local government (city, village, and town) building, electrical, and plumbing permits is included in the \$60 to \$86 per square foot construction cost figure.

Building Permit Requirements

The State Uniform Dwelling Code (UDC) is a Statewide regulation that sets standards for fire safety; structural strength; energy conservation; erosion control; heating, plumbing, and electrical systems; and general health and safety in dwellings constructed or altered after 1980. The UDC applies uniformly throughout the State, and local governments may not adopt a more or less stringent code. The UDC is typically enforced by the city, village, or town building inspector. Because dwelling code requirements are uniform across the State, building codes do not affect the cost of construction differently between local government jurisdictions.

Impact and Utility Connection Fees

Impact fees and other government regulations, such as zoning and land division ordinances, affect land costs. In 1994 the Wisconsin Legislature adopted statutory provisions that authorize local governments to impose impact fees on developers as a way of allocating a portion of the cost of public facilities created by new development to the new development.¹² The impact fee law is set forth in Section 66.0617 of the *Wisconsin Statutes*. Local governments must prepare a needs assessment and adopt an impact fee ordinance before imposing such fees. The impact fees must bear a rational relationship to the need for new, expanded, or improved public facilities required to serve new land development, as compared to existing development within the local government. The needs assessment is intended to ensure that this requirement is met. Sanitary sewer, water supply, and stormwater management facilities; recreational facilities;¹³ solid waste and recycling facilities; fire protection, emergency medical, and law enforcement facilities; libraries; and road and other transportation facilities are considered public facilities under the impact fee law.

An estimate of the cumulative effect of all proposed and existing impact fees on the availability of affordable housing within the local government must be included in the needs assessment. Developments that provide low cost housing may be provided with an exemption from or reduction in the amount of impact fees assessed. The cost of the exemption or reduction cannot be shifted to another development within the local government. Table V-24 sets forth impact fees charged by urban communities with an impact fee ordinance in the Region.¹⁴ Impact fees range from none to over \$11,000 for a typical dwelling unit, with an average impact fee of about \$5,000 per single-family dwelling. This figure includes public sewer and water connection fees, which are assessed by several communities separately from impact fees. Table V-24 also includes the number of new subdivision plats and the number of residential lots approved in each urban community between 2000 and 2009. There does not appear to be a correlation between the impact fee and the number of new lots created in a community.

¹² *A change in the impact fee law in 1997 prohibited counties from assessing impact fees for costs related to transportation projects. A change in the impact fee law in 2005 discontinued the ability of counties to assess impact fees.*

¹³ *Recreational facilities include parks, playgrounds, and land for athletic fields.*

¹⁴ *Impact fee information derived from a report prepared by the firm Ruckert and Mielke, Inc., Wisconsin Community Development and Impact Fee Survey: 2008 (used with permission). Information for communities in the Region that were not included in the survey was collected by SEWRPC.*

Table V-24

**IMPACT FEES AND PLATS APPROVED BY
 URBAN COMMUNITIES IN THE SOUTHEASTERN WISCONSIN REGION**

Analysis Area/Community	Total Impact Fee ^a	No. of Subdivision Plats: 2000-2009 ^b	No. of Lots Within Approved Plats: 2000-2009
1 Village of Belgium Village of Fredonia	\$7,200.00 \$4,003.23	11 8	246 183
2 City of Port Washington Village of Saukville	\$3,250.00 \$2,942.00	11 7	451 263
3 City of Cedarburg Village of Grafton	\$6,717.94 \$8,681.00	8 14	321 352
4 City of Mequon Village of Thiensville	\$1,457.00 None	6 0	135 0
Ozaukee County	N/A	N/A	N/A
5 Village of Kewaskum	\$6,292.00	7	301
6 City of West Bend Village of Newburg	\$1,979.00 \$4,244.71	29 1	900 29
7 Town of Addison	None	0	0
8 Village of Jackson	\$8,434.00	4	208
9 City of Hartford Village of Slinger	\$5,108.00 \$5,340.00	30 10	1,340 422
10 Village of Germantown	\$5,209.00	13	500
Washington County	N/A	N/A	N/A
12 City of Glendale Village of Bayside Village of Brown Deer Village of Fox Point Village of River Hills Village of Shorewood Village of Whitefish Bay	None None None -- ^c None None None	0 0 2 0 0 0 0	0 0 104 0 0 0 0
13 -16 City of Milwaukee	\$510.00 ^d	37	823
17 City of Greenfield City of Wauwatosa City of West Allis Village of Greendale Village of Hales Corners Village of West Milwaukee	\$1,597.00 None None None None None	10 0 0 2 2 0	129 0 0 34 15 0
18 City of Cudahy City of St. Francis City of South Milwaukee	None None -- ^c	0 1 1	0 24 14
19 City of Franklin City of Oak Creek	\$6,670.00 \$1,741.00	42 34	1,138 1,201

**Table V-24
(continued)**

Analysis Area/Community	Total Impact Fee^a	No. of Subdivision Plats: 2000-2009^b	No. of Lots Within Approved Plats: 2000-2009
Milwaukee County	N/A	N/A	N/A
20			
Village of Butler	None	0	0
Village of Lannon	\$7,632.00	0	0
Village of Menomonee Falls	\$8,417.00	29	1,002
21			
City of Brookfield	\$11,043.00 ^e	15	220
Village of Elm Grove	None	0	0
Town of Brookfield	\$800.00	1	5
22			
City of New Berlin	\$5,785.60	9	191
23			
City of Muskego	\$1,941.00 ^f	32	989
24			
Village of Sussex	\$7,659.00	23	524
25			
City of Oconomowoc	\$6,908.00	23	1,096
City of Delafield	\$7,136.00	9	162
Village of Hartland	\$5,458.00	7	288
Village of Lac La Belle	-- ^c	0	0
Village of Nashotah	\$5,687.00	2	55
Village of Summit	\$2,461.00 ^g	0	0
Town of Oconomowoc	\$15,939.00	2	136
26			
City of Pewaukee	\$11,030.91 ^h	18	560
City of Waukesha	\$479.00 ⁱ	34	1,527
Village of Pewaukee	\$2,400.00	3	99
27			
Village of Mukwonago	\$5,923.00	11	527
28			
Village of Dousman	\$6,144.00	3	275
Waukesha County	N/A	N/A	N/A
29			
Village of Caledonia	\$6,375.00	24	1,034
Village of Elmwood Park	None	0	0
Village of Mt. Pleasant	\$9,123.00 ^j	55	1,554
Village of Sturtevant	\$9,747.00	4	388
Village of Wind Point	None	1	16
30			
City of Racine ^k	\$3,223.00	2	14
Village of North Bay	None	0	0
31			
Village of Rochester	\$3,500.00	1	71
Village of Union Grove	\$1,255.15	4	87
Village of Waterford	\$5,992.00	5	337
Town of Raymond	None	0	0
Town of Yorkville	\$3,000.00	0	0
32			
City of Burlington	\$1,500.00	7	281
Racine County	N/A	N/A	N/A
33			
Village of Pleasant Prairie	\$2,461.00	27	929
Town of Somers	\$8,740.00	5	170
34			
City of Kenosha	\$4,696.00	36	2,156
35			
Village of Bristol	\$9,446.07	2	45
Village of Paddock Lake	\$4,560.00	3	280

**Table V-24
(continued)**

Analysis Area/Community	Total Impact Fee^a	No. of Subdivision Plats: 2000-2009^b	No. of Lots Within Approved Plats: 2000-2009
35 (continued)			
Village of Silver Lake	\$5,750.00	2	59
Village of Twin Lakes	-- ^c	8	556
Town of Salem	\$5,219.27	12	452
Kenosha County	N/A	N/A	N/A
36			
Village of East Troy	\$6,316.00	2	164
37			
City of Whitewater	\$2,449.00	11	250
38			
City of Delavan	\$6,942.70	10	230
City of Elkhorn	\$6135.00	11	843
City of Lake Geneva	\$5,620.00 ⁱ	9	642
Village of Darien	\$7,495.00	2	84
Village of Genoa City	\$6,814.00	2	120
Village of Sharon	None	0	0
Town of Bloomfield	\$1,808.00	3	60
Town of Delavan	None	6	110
Town of Geneva	\$5,100.00 ^m	1	21
39			
Village of Fontana-on- Geneva Lake	None	2	58
Village of Walworth	\$7,132.00	6	184
Village of Williams Bay	\$3,664.00	4	290
Walworth County	N/A	N/A	N/A
Region (average)ⁿ	\$5,379.51	N/A	N/A

NOTES: Impact fee information derived from a report prepared by the firm Ruckert and Mielke, Inc., *Wisconsin Community Development and Impact Fee Survey: 2008* (used with permission). Information for communities in the Region that were not included in the survey was collected in 2010 by SEWRPC.

Table does not include local governments that may provide sewer services to relatively small portions of the community, such as lake-related development; nor does it include local governments that are included within a planned sanitary sewer service area but do not provide existing sewer service.

^aIn general, the impact fee assessed by communities per multi-family dwelling unit is the same or less than that assessed for single-family dwelling units. Total impact fees may include fees assessed for fire and emergency medical services, libraries, parks, law enforcement, transportation, stormwater facilities, and public sewer and water connection.

^bIncludes only plats located within sewer service areas of a community.

^cImpact fee schedule requested by SEWRPC.

^d\$510 is the minimum fee. There is an additional charge per linear foot of lot frontage.

^eIncludes a water extension fee based on lot frontage. The maximum fee is \$10,000.

^fDoes not include the fee in lieu of conservation land dedication, which is \$580.00 per developable acre.

^gIncludes \$344.00 impact fee for police facilities.

^hBased on fees for a single-family home less than 2,000 square feet in size located outside of the lake sanitary district.

ⁱDoes not include the stormwater system impact fee, which is \$2,100.00 per acre, or the sanitary connection fee, which is \$500.00 per acre.

**Table V-24
(continued)**

ⁱDoes not include a stormwater system impact fee of \$800.00 per dwelling unit in the Hoods Creek subwatershed and \$600.00 in the Upper and Lower Pike River subwatersheds.

^kThe area of the City of Racine containing Johnson Park is included in Sub-area 29.

^lAn impact fee of \$4,290.00 per unit is charged for new single-family homes in existing areas of the City. A parks fee is also charged as part of the building permit fee for new single-family homes in existing areas of the City.

^mImpact fee is charged by the Lake Como Sanitary District and only applies to those portions of the Town located in the Lake Como Sanitary District.

ⁿIncludes only those communities that assess an impact fee.

Source: Ruekert & Mielke, Inc., and SEWRPC.

Environmental Regulations

Important elements of the natural resource base are protected to some degree through government regulation. The control of construction site and stormwater runoff and the protection of wetlands, surface waters, floodplains, steep slopes, environmental corridors, and endangered species are examples of environmental regulations that commonly impact the development of new single-family residential housing.

Chapter NR 151 of the *Wisconsin Administrative Code* requires that, in general, construction sites that have one acre or more of land disturbance must discharge no more than five tons of sediment per acre per year.¹⁵ With certain limited exceptions, those sites required to have construction erosion control permits must also have post-development stormwater management practices to reduce the total suspended solids (sediment load) that would otherwise run off the site by 80 percent for new development, 40 percent of the load from parking lots and roads that are part of a redevelopment project, 40 percent for infill development of less than five acres occurring prior to October 1, 2012, and 80 percent for infill development of five acres or greater. After October 1, 2012, all infill development will be required to achieve an 80 percent reduction. If it can be demonstrated that the solids reduction standard cannot be met for a specific site, total suspended solids must be controlled to the maximum extent practicable.

Wetlands, which have important ecological value and soils that are not well suited for urban uses, are generally protected from development under government environmental regulations. Chapter NR 103 of the *Wisconsin Administrative Code* limits filling and development that would have adverse effects on wetlands. Wetlands located in County shoreland regulation areas¹⁶ must be placed in a protective conservancy district. Cities and villages are also required to enact zoning regulations to protect wetlands five acres or greater in size within shoreland areas.

Endangered species habitat can also impact the development of single-family housing, as well as other urban land uses. State and Federal regulations protect the habitat areas of endangered species listed under Chapter NR 27 of the *Wisconsin Administrative Code* and those species protected under the Federal Endangered Species Act of 1973 from urban development, including single-family housing. Local government and County conservation zoning districts may also provide protection for endangered and critical species habitat sites.

The cost of developing single-family housing may increase if the site is environmentally contaminated. Contaminated areas are often referred to as brownfields. Brownfields are abandoned, idle, or underused properties where redevelopment is hindered by known or suspected contamination. They can vary in location and size; however, many are former industrial or commercial sites in urban areas. Costs associated with the development of brownfields may include environmental investigation and site assessment; environmental cleanup, including removal of underground storage tanks, soil, and other contaminated substances; and demolition or rehabilitation of buildings that may include asbestos abatement. These costs are not typically associated with developing greenfields (properties that have not had any previous type of development other than farming), which may make greenfield sites more attractive than brownfields for potential developers and investors. One of the primary barriers to the redevelopment of a brownfield site is fear on the part of potential purchasers or investors of assuming unlimited liability for clean-up.

The cost of developing brownfield sites, and sites in older urban areas in general, may also be increased by the need to assemble multiple parcels that could have several different owners. Interest in a site for redevelopment could cause existing owners to expect greater compensation and the process and complexity of site assembly may increase the timeline of the development process, which would increase the cost of development. Large parcels

¹⁵*This revised sediment reduction standard set forth in the 2010 revision of NR 151 has a two-year delayed implementation to allow development of a methodology to measure compliance. During that two-year time period, which ends on January 1, 2013, the existing standard of an 80 percent reduction in the amount of sediment that runs off the site will remain in effect.*

¹⁶ *Shoreland areas are lands within 1,000 feet of a navigable lake, pond, or flowage; or within 300 feet of a navigable stream or to the landward side of the 100-year floodplain, whichever distance is greater.*

are more readily available for development in greenfield areas and the costs associated with site assembly may be avoided.

The benefits of brownfield redevelopment have been recognized by Federal, State, and local governments. State liability exemption legislation and many Federal and State grant, loan, and incentive programs have been created to assist local governments, non-profit organizations, and businesses with brownfield redevelopment. The benefits of brownfield redevelopment, assistance programs, and case studies are discussed further in Chapter XI.

Total Cost and Relation to Household Income

The regional land use plan recommends that most new urban residential development near major employment centers in the outlying areas of the Region occur at a medium density (2.3 to 6.9 dwelling units per acre), which could include a mix of single-family and multi-family development. Single-family development should occur on lots that are approximately one quarter-acre in size (about 10,000 square feet) to achieve a medium density, which would also facilitate the development of neighborhoods with schools, parks, and other neighborhood facilities.

The cost to construct a modest 1,100 square foot single-family home on a 10,000 square foot lot in a new subdivision could be as low as \$121,200 to \$155,520. The cost estimate is based on \$60 to \$86¹⁷ per square foot for construction costs (\$66,000 to \$94,600), which includes the cost of permit fees and financing; \$35,000 for the engineering work and installation of site improvements and impact fees; and a raw land cost equal to 20 percent of the total home and lot package (\$20,200 to \$25,920). The monthly housing cost would be \$1,090 to \$1,323. The cost of a 1,200 square foot home would range from \$128,400 to \$165,840, with a monthly housing cost of \$1,139 to \$1,393.¹⁸ These housing costs are far less than the average value of new single-family housing recently developed in the Region. The average value of the 1,261 single-family homes constructed in the Region in 2009, not including the value of the land, was \$273,305.¹⁹

When discussing single-family housing cost elements, it is useful to consider the budget constraints of moderate-income households (households with incomes of 80 percent of the Region's median household income). The median annual household income in the Region in 2008 was \$55,200, which means a moderate-income household had an income of about \$44,160 in 2008. Monthly housing costs should not exceed 30 percent of a household's monthly income, or about \$1,104, to remain affordable. The purchase price of a home would have to be about \$123,000 for the monthly housing costs to be \$1,104 or less; assuming a down payment of 3.5 percent, an interest rate of 4.25 percent (minimum down payment and interest rate required for a FHA loan in June 2010), and including taxes, property and private mortgage insurance, and utilities. A household with an income equal to the median annual income of \$55,200 could afford a home costing \$164,000 (\$1,380 a month).²⁰ If the down payment is increased to 10 percent, a moderate-income household could afford a home with a purchase price of about \$130,000 and a household with an income equal to the median annual income of \$55,200 could afford a home with a purchase price of about \$173,000. The monthly cost range of the modest single-family home

¹⁷ *The range is based on estimates provided by Brookstone Homes Inc. and RS Means 2008 construction data for a one story economy class home in the Milwaukee area.*

¹⁸ *Assumes a down payment of 3.5 percent of the cost of the home, a 4.25 percent interest rate on a 30-year fixed-rate mortgage, a property tax rate of \$17.86 per \$1,000 of assessed value (the net tax rate for the Southeastern Wisconsin Region in 2009 as reported in the document entitled Property Values and Taxes in Southeastern Wisconsin, Public Policy Forum, August 2009), a property insurance cost of \$42.00 a month, a private mortgage insurance (PMI) cost of \$44.25 to \$66.12 a month, and \$225.00 per month for utilities (water, sewer, electric, and gas).*

¹⁹ *Data obtained from MTD Marketing Services LLC.*

²⁰ *Assumes a down payment of 3.5 percent of the cost of the home, a 4.25 percent interest rate on a 30-year fixed-rate mortgage, a property tax rate of \$17.86 per \$1,000 of assessed value, a property insurance cost of \$42.00 a month, private mortgage insurance (PMI) cost of \$65.38 a month, and \$225.00 per month for utilities.*

described in this section is generally compatible with the housing budget of a household with a moderate to median income.

Communities should consider the characteristics of the modest single-family home as a benchmark to encourage the development of single-family housing that is affordable to a wide range of households. Figure V-4 illustrates site and floor plans for a 1,154 square foot home on a 7,200 square foot lot (a home size less than 1,200 square feet on a lot of 10,000 square feet or smaller). Figure V-5 illustrates site and floor plans for a 1,408 square foot home constructed on a 5,000 square foot lot, which may be more appropriate for infill development in existing high density residential areas.

Map V-26 shows sewered communities in the Region where construction of affordable new single-family homes would be difficult because the community does not allow a minimum lot size of 10,000 square feet or less or a minimum floor area of less than 1,200 square feet. Of the 146 cities, villages, and towns in the Region, 92 communities provide sanitary sewer service to all or the majority of residents. Of the 92 sewered communities, 43, or about 47 percent, include a district in the local zoning ordinance that allows single-family residential development with lot sizes of 10,000 square feet or less and home sizes of less than 1,200 square feet. The remaining 49 sewered communities either require minimum lot sizes larger than 10,000 square feet, do not allow home sizes smaller than 1,200 square feet, or both. Maps V-3 through V-23 show areas in each County that have been designated in local government comprehensive plans for the development or redevelopment of single-family homes at densities equating to 10,000 square feet or less per housing unit, and areas that are vacant and suitable for development.

Findings Related to Single-Family Housing Development Costs

Much of the cost associated with government regulation of housing is necessary to assure that new development meets acceptable standards relating to the health, safety, and welfare of the public and protection of the environment; however, the policies listed below could facilitate the development of more affordable housing while maintaining these standards:

- Smaller lot and home sizes generally result in more affordable homes, and local governments that provide sanitary sewer and other urban services should consider providing areas within the community for the development of new homes on lots of 10,000 square feet or smaller, with home sizes of 1,100 to 1,200 square feet or smaller, and identify such areas in the community's comprehensive plan.
- Communities that provide sanitary sewer service should consider including a district in the zoning ordinance that would allow single-family homes with a minimum lot size of 10,000 square feet and a minimum home size of less than 1,200 square feet (Map V-26 identifies communities that have adopted such regulations). Flexible zoning regulations such as planned unit development (PUD), traditional neighborhood developments (TND), and density bonuses for affordable housing may also facilitate the development of affordable single-family housing by providing for a mix of housing types (single-, two-, and multi-family) and a variety of lot sizes and housing values.
- Alternative methods of construction, such as the panelized building process, may allow for the development of affordable and attractive new homes (see Figure V-3 for examples).
- Site improvement standards set forth in land division ordinances and other local governmental regulations should be reviewed to determine if amendments could be made to reduce the cost of housing to the consumer while preserving the safety, functionality, and aesthetic quality of new development. Particular attention should be paid to street width, landscaping, and façade requirements. Communities could also consider limiting the fees for reviewing construction plans to the actual cost of review, rather than charging a percentage of the estimated cost of improvements.

- Duplicative reviews by multiple agencies and units of government, particularly with regard to stormwater management and protection of natural resources such as wetlands and wildlife habitat, may increase the cost of the review and permitting process.
- Communities could consider reducing or waiving impact fees for new single-family development that meets the affordability threshold for lot and home size.
- Additional methods to make housing more affordable, such as the use of housing trust funds to acquire land for housing development, grants for brownfield redevelopment, and other subsidies will likely be needed to reduce housing costs to affordable levels for low-income households.

Detailed recommendations regarding the development of affordable single-family housing are presented in Chapter XII.

Cost of New Multi-Family Housing

Raw Land Costs

The cost of land for multi-family residential use is affected by a combination of the same amenities and limitations as outlined under the discussion of new single-family housing. Data on raw land prices for multi-family development is limited. Land prices for vacant parcels advertised as available for only multi-family development, as opposed to parcels advertised for multi-family or commercial development, in 2010 are listed on Table V-25. The average price advertised was \$212,862 per acre. The median price advertised was \$96,070 per acre.

It is not possible to make county-to-county comparisons regarding multi-family residential land cost because of the size of the data set (21 total properties); however, smaller properties in more urbanized areas of the Region typically cost more per acre than larger properties in outlying areas of the Region. It is also apparent that the cost of multi-family residential land in Milwaukee County (particularly those properties near Lake Michigan) inflates the average cost in the Region. In addition, some of the advertised parcels are likely currently served by public sewer and water, requiring only a lateral to connect to existing infrastructure, while other properties may require utility extensions to the parcels.

Information on the cost of raw land per multi-family unit is difficult to determine. The average land acquisition cost for newly constructed multi-family projects in Wisconsin that were awarded Low Income Housing Tax Credits (LIHTC) by WHEDA in 2009 and 2010 was \$7,254 per unit, which is the best available information at this time.

Compared to single-family housing, land intended for multi-family housing development is more expensive. Similar to single-family housing, allowing for higher density development will typically result in more affordable multi-family housing. Density requirements for multi-family residential zoning districts are summarized by community in Appendix B. Table V-2 sets forth the maximum density allowed in multi-family residential zoning districts by community. Most communities that provide urban services, including sanitary sewer service, have a zoning district with a maximum density greater than 7.0 units per acre, which is defined as high density residential by the regional land use plan and most likely to support multi-family housing.

Land Development and Site Improvements

The installation of site improvements has a direct bearing on the cost of developing new multi-family housing, as it does on single-family development; however, multi-family development is more likely to occur as infill development or in areas with existing public facilities such as roadways with urban cross-sections and community-wide stormwater management, sanitary sewer, and water supply systems. The cost of land development and site improvements for new multi-family development is generally affected by the need to install onsite stormwater management facilities, and possibly sidewalks and street lights if none are present in the area. The cost is also affected by landscaping requirements, which vary by community, depending on the requirements

Table V-25

PRICES FOR VACANT MULTI-FAMILY PARCELS ADVERTISED FOR SALE IN THE SOUTHEASTERN WISCONSIN REGION: 2010^a

County	Civil Division	Size (acres)	Total Sale Price	Sale Price per Acre	General Location
Kenosha	City of Kenosha	1.20	\$209,900	\$174,917	45 th Avenue
Kenosha	Village of Pleasant Prairie	33.66	\$2,075,000	\$61,646	STH 35 and 104 th Street
Milwaukee	City of Franklin	10.09	\$2,509,000	\$256,690	Elm Court and Saint Martin Road
Milwaukee	City of Franklin	5.00	\$2,100,000	\$420,000	STH 100
Milwaukee	City of Glendale	1.55	\$300,000	\$193,548	Mill Road
Milwaukee	City of Milwaukee	0.14	\$199,999	\$1,445,171	Cambridge Avenue
Milwaukee	City of Milwaukee	1.34	\$159,500	\$119,030	Brown Deer Road
Milwaukee	City of Oak Creek	14.29	\$900,000	\$62,891	Oakshire Drive and Chicago Road
Ozaukee	Village of Saukville	63.86	\$3,192,750	\$50,000	IH 43 and Green Bay Avenue
Racine	City of Racine	2.50	\$195,000	\$78,000	Taylor Avenue
Racine	City of Racine	7.26	\$475,000	\$65,427	Loni Lane
Racine	Village of Caledonia	56.26	\$2,016,000	\$35,834	CTH K
Racine	Village of Sturtevant	25.67	\$600,000	\$23,374	CTH H
Waukesha	City of Brookfield	0.95	\$160,000	\$168,421	Bradee Road
Waukesha	City of New Berlin	5.50	\$3,280,000	\$596,363	Coffee Road and National Avenue
Waukesha	City of Pewaukee	17.18	\$1,650,000	\$96,070	Capitol Drive and CTH F
Waukesha	City of Pewaukee	10.16	\$695,000	\$68,439	IH 94 and CTH G
Waukesha	Village of Menomonee Falls	10.27	\$649,000	\$63,281	Fond du Lac Ave and 124 th Street
Waukesha	Village of Menomonee Falls	1.10	\$275,000	\$250,000	Fond du Lac Avenue
Waukesha	Village of Mukwonago	17.50	\$1,400,000	\$80,000	Phantom Woods Road and CTH ES
Waukesha	Village of Pewaukee	2.79	\$495,000	\$161,000	College Avenue and CTH G

^a Includes only those properties advertised solely for multi-family residential development.

Source: Commercial Association of Realtors Wisconsin, Xceligent Exchange and Research Solutions, Showcase.com, and SEWRPC.

in the community's zoning ordinance. In addition, cost could be affected by the need to install additional street improvements such as turn lanes and the amount and type (underground or above ground) of onsite parking required. The total cost of site improvements for a newly constructed multi-family development is typically between \$6,000 and \$7,000 per unit in Wisconsin, based on recent WHEDA LIHTC projects. For redevelopment sites, acquisition of multiple parcels under different ownership and cleanup of abandoned structures and possibly environmental contaminants are additional costs related to land development.

Construction Costs

The cost of constructing new multi-family housing is affected by a combination of the same factors as those of single-family housing, including but not limited to dwelling unit size, construction materials, amenities, and labor. These factors are influenced by both consumer preferences and government regulations.

An important factor in the cost of construction for a new multi-family development is the size of the dwelling unit. As with single-family homes, the dwelling unit should be large enough to avoid overcrowding; however, the rent, or purchase price for condominiums, generally increases as the size increases. Table V-21 sets forth the minimum floor area for a two bedroom multi-family dwelling unit required by local zoning ordinances in the Region in 1971 and 2012. The average minimum floor area requirement for a two bedroom multi-family dwelling unit has increased by about 6 percent between 1971 and 2012, from 776 square feet to 825 square feet. As stated previously, the average household size in the Region decreased from 3.20 to 2.45 persons per household between 1970 and 2010 and is projected to decrease to 2.39 persons per household by 2035. The increase in the minimum size required for multi-family dwelling units is therefore not due to changes in household size.

The type of materials used to construct a new multi-family structure also represents a significant portion of the development cost. While the cost of materials is influenced by international and domestic economic forces that are outside the scope of a regional study, many local governments closely scrutinize the exterior building materials used in the construction of multi-family structures during project review. A one- to three-story multi-family building with a brick façade and concrete block backup can cost up to \$24 dollars per square foot more to construct than a building with wood siding and a wood frame.²¹ Table V-26 sets forth the estimated cost per square foot for the construction of a one- to three-story multi-family structure using various façade and building materials. The costs range from about \$122 per square foot to about \$146 per square foot. These figures include the costs associated with construction materials, labor, local government permit and review fees, and the cost to prepare site and architectural plans. This cost would increase with the addition of underground parking. The average construction cost for WHEDA LIHTC new construction multi-family developments in 2009 and 2010 was \$118,569 per unit. This total increases to \$164,827 per unit when "soft costs" are included. Soft costs may include fees, such as architect, engineering, appraisal, environmental assessment, and government review and permitting related costs, as well as financial cost such as construction period interest and loan fees.

Alternative Construction Methods and Affordable Façade Materials

The panelized building process, as previously described for single-family housing, can also be applied to multi-family housing. This construction method can help to reduce the cost of developing multi-family housing. The Bishop's Creek multi-family housing development, shown on Figure V-6, is an example of a multi-family housing development in Southeastern Wisconsin that used the panelized building process. Figure V-6 also shows examples of multi-family developments that have used attractive and affordable façade materials as an alternative to masonry. These materials include metal siding, cement fiber board siding, and cement fiber board panels. Masonry typically costs about \$16 to \$18 per square foot, compared to \$6 to \$11 per square foot for siding and cement fiber board products.

Government Regulations and Permit Fees

All new multi-family residential developments require review and approval from the local government in which the development is located (most new multi-family developments are located in cities or villages). In order to obtain approval from the concerned unit of government, the developer must prepare a number of documents,

²¹ *RSM* means 2008 construction cost estimate for a one- to three-story apartment in the Milwaukee area.

Table V-26

MULTI-FAMILY RESIDENTIAL CONSTRUCTION COSTS IN THE MILWAUKEE AREA: 2008

Building Type^a	Cost (dollars per square foot)^b
Wood Siding/Wood Frame	\$122.18
Stucco on Concrete Block/Wood Joists	\$123.08
Brick Veneer/Wood Frame	\$129.46
Stucco on Concrete Block/Steel Joists	\$136.24
Face Brick with Concrete Block Back-up/Wood Joists	\$139.82
Face Brick with Concrete Block Back-up/Steel Joists	\$145.70

^aOne to three story multi-family residential structures

^bIncludes the cost of materials, labor, site improvements, government permit and review fees, and site and architectural plan preparation. Does not include basement or underground parking. Costs are derived from a building model that assumes basic amenities.

Source: RSMMeans, A Division of Reed Construction Data and SEWRPC.

including site plans and architectural elevations and plans for the installation of onsite stormwater management facilities. Table V-22 summarizes the cost charged by local governments to review multi-family housing site and architectural plans. The developer can also expect to spend 6 percent of the total project budget on site and architectural plan preparation.²² The project timeline and cost may be extended if a comprehensive plan amendment, rezoning, or conditional use permit is required (see Table V-23 for review and permit fees).

Building Permit Fees

Once site preparation is complete, a developer must obtain a building permit for construction of the project. Costs associated with the building permit include permit and/or plan review fees and preparation of construction drawings and an erosion control plan. Additional fees may be required for review of the erosion control plan and for curb cuts, if necessary. Upon completion of the project, an occupancy permit must be requested and issued. These fees and associated costs are included in the construction cost totals set forth in Table V-26.

Building Permit Requirements

The Wisconsin Commercial Building Code establishes standards for the design, construction, maintenance, and inspection of “public” buildings, including multi-family dwellings. The code includes minimum standards for erosion control, sediment control, and stormwater management; construction of buildings and structures; energy conservation; heating, ventilating, and air conditioning; and fuel gas appliances. The International Building Code, International Energy Conservation Code, International Mechanical Code, International Fuel Gas Code, and International Existing Building Code are incorporated into the Wisconsin Commercial Building Code, subject to specified modifications. Unlike new single- and two-family homes, multi-family buildings are also required to provide accommodation for persons with disabilities. (State and Federal accessibility requirements are described in Chapter IX). Additional accessibility requirements beyond those set forth in the *Statutes* are required for projects that receive financing through HUD or apply for Low Income Housing Tax Credits through WHEDA. There is some concern that the cost of providing additional accessibility features results in less money available for exterior detailing and landscaping, which lessens the appeal of the building to neighboring residents. Figure V-6 provides examples of attractive, but more affordable, facades for multi-family buildings.

First class cities and certified municipalities, which can include cities, villages, and towns certified by the Wisconsin Department of Safety and Professional Services, can assume responsibility for examining commercial building plans and providing inspection services to enforce the Wisconsin Commercial Building Code. The Department of Safety and Professional Services enforces the code in municipalities that have not assumed the responsibility. Commercial building codes do not typically vary between local governments, and, as a result, commercial building codes do not affect the cost of construction differently between local government jurisdictions.

Impact Fees and Utility Connection Fees

Local government impact fee ordinances typically set forth impact fees related to new single- and multi-family housing. As with single-family development, impact fees for new multi-family development must bear a rational relationship to the need for new, expanded, or improved public facilities required to serve new development, as compared to existing development within the local government. In general, the impact fees assessed by communities are the same for single- and multi-family dwelling units; although a few communities charge lower fees for multi-family units. For purposes of this analysis, it was assumed that impact fees were the same for both single-family and multi-family units (see Table V-24). The average impact fee per dwelling unit is about \$5,000. This figure includes public sewer and water connection fees, which are assessed by several communities separately from impact fees. About 25 percent of the communities where a multi-family development was constructed between 2005 and 2010 assessed lower per-unit sewer and water connection fees for multi-family development than for single-family development. Typically, the first unit in a multi-family building is charged the same fee as a single-family unit, and remaining units are charged a reduced fee, which may be up to one-half the fee for the first unit.

²² *The cost associated with plan preparation and government review is included in the construction cost totals set forth in Table V-26.*

Environmental Regulations

As noted previously, the control of construction site runoff, protection of wetlands, and the protection of endangered species are three aspects of environmental regulation that commonly impact urban development. The same government environmental regulations impacting the development of single-family housing apply to multi-family housing. In addition, the same increase in costs of developing a brownfield site for single-family housing applies to multi-family housing, including the costs associated with site assembly.

Project Review

The local government review process for new multi-family housing can be impacted by negative perceptions and opposition from neighboring residents. Multi-family development, especially rental property, is often perceived to be associated with high costs of services to the community (especially for schools and law enforcement services). It may also be perceived to be associated with issues such as increased traffic and the potential for an increase in crime. Neighboring residents often voice opposition to new multi-family projects at local government meetings to encourage local officials to reject a project, even if it has been recommended for the area by the community's comprehensive plan; is allowed in the area by the community's zoning ordinance; and would benefit the community's businesses and workers by increasing access to affordable housing.

Study of these issues was undertaken as part of this plan because objections to multi-family housing based on negative perceptions are often unjustified. Costs of community services to single-family and multi-family residential uses are analyzed in Part 3 of this Chapter. Regional socio-economic conditions, including racial and economic segregation, are discussed further in Chapter IV, Chapter VI, and Chapter VII. Recommendations to address these issues are set forth in Chapter XII. Findings of the socio-economic impact (SEI) analysis of the plan were incorporated into the plan recommendations. A summary of the SEI analysis is provided in Appendix K.

The local government review process can also create additional costs for multi-family housing projects. Community architectural/design review teams may increase the time and expense of the project at the concept stage through the requirement of excessive site and architectural plans. The design review team may also require the use of expensive building materials with the goal of achieving an attractive and durable development that will be accepted by neighbors in the community when less expensive materials and architectural design techniques may be used to achieve the same goal while eliminating some project expense. Figure V-6 shows examples of façade materials that are both attractive and affordable.

Total Cost Related to Household Income

When discussing the cost elements of new multi-family housing, it is useful to consider the budget constraints of low-income households, which are households earning 50 percent of the Region's median annual household income (about \$27,600 in 2008). It is also useful to consider the budget constraints of households earning 60 percent of the Region's median annual household income (about \$33,120 in 2008) because of Low Income Housing Tax Credit (LIHTC) project requirements. To be affordable, housing costs²³ should not exceed \$690 per month for a household earning 50 percent of the median income and \$828 for a household earning 60 percent of the median income. The monthly gross rent charged in the Region in 2008 was \$761, which would not be affordable to a household earning 50 percent of the Region's median income.

As previously stated, the regional land use plan recommends that most new urban residential development near major employment centers in outlying areas of the Region occur at a medium density, which may include a mix of single-family and multi-family development. Multi-family development should occur at a density of at least 10 dwelling units per acre to achieve overall medium density, which would also facilitate the development of neighborhoods with schools, parks, and other neighborhood facilities. Higher densities may be needed to develop affordable multi-family housing in areas of the Region with higher land costs, such as infill and redevelopment in Milwaukee County neighborhoods near Lake Michigan and other areas of existing high density urban development. Densities in these areas may need to exceed 18 dwelling units per acre. In addition, smaller units

²³ Includes contract rent plus the estimated average monthly cost of utilities (gas may be included in rent for a multi-family structure; water and sewer are typically included in rent).

tend to be more affordable than larger units. Two bedroom dwelling units of 800 square feet²⁴ or less may facilitate the development of new multi-family housing affordable to households earning 50 percent of the Region's median household income. Figure V-7 provides an example of a layout for a modest (795 square foot) two-bedroom apartment.

Map V-27 shows communities in the Region where the construction of affordable multi-family housing would be difficult, based on relatively low maximum density limitations and/or relatively large minimum floor area requirements. These are communities that do not have a zoning district that accommodates multi-family housing or do not allow a density of 10 dwelling units per acre or a two bedroom multi-family dwelling unit size of 800 square feet or less. Of the 92 sewerred communities in the Region, 41, or about 46 percent, include a district in the local zoning ordinance that allows multi-family residential development at a density of at least 10 dwelling units per acre and two bedroom dwelling unit sizes of 800 square feet or less. Eight of these communities require approval of a conditional use permit for the development of any multi-family housing, or the development of multi-family housing at a density of 10 or more units per acre. The remaining 51 sewerred communities either do not allow multi-family residential development of at least 10 dwelling units per acre, two bedroom dwelling units of 800 square feet or smaller, or both. Maps V-3 through V-23 show areas in each County that have been designated in local government comprehensive plans for residential development at a density of at least 7.0 dwelling units per acre. Information regarding the number of new multi-family units constructed in each community between 2000 and 2010 is provided on Table V-27.

Findings Related to Multi-Family Housing Development Costs

As with single-family housing, much of the cost associated with government regulation of multi-family housing is necessary to assure that new development meets acceptable standards relating to the health, safety, and welfare of the public and protection of the environment; however, there are policies that could facilitate the development of more multi-family housing in general and more affordable multi-family housing while maintaining these standards. The following policy areas should be targeted by local governments to reduce barriers to new multi-family housing, which is typically affordable and accessible to a wider range of households than new single-family housing:

- Each community that provides sanitary sewer service should consider including at least one land use category in its comprehensive plan that allows for high density urban residential development, defined as 6,000 square feet or less of lot area per dwelling, or approximately 7.0 dwelling units per acre. As the preceding analysis indicates, 7.0 dwelling units per acre may not be enough to provide for apartments with rents affordable to households earning 50 percent of the Region's median income. To provide housing options for these households, a community zoning ordinance should have at least one district that allows for multi-family housing to be developed at a density of at least 10 units per acre and a two bedroom dwelling unit size of 800 square feet or less. It may be necessary for the zoning ordinance to have at least one district that allows multi-family housing to be developed at a density of 18 units or more per acre in highly-urbanized communities.
- Flexible zoning regulations such as planned unit development (PUD), traditional neighborhood developments (TND), and density bonuses for affordable housing could be used by local governments to facilitate the development of affordable multi-family housing through increased density.
- Tax increment financing (TIF) could be used as a mechanism to facilitate the development of affordable housing. Wisconsin TIF legislation allows municipalities to extend the life of a TIF district for one year after paying off the district's project costs. In that year, 75 percent of any tax increments received must be used to benefit affordable housing in the municipality and the remainder must be used to improve the municipality's housing stock.

²⁴ A minimum floor area of 660 square feet for a family of four is required to avoid overcrowding (see Standard No. 1 under Objective No. 1 in Chapter II). This minimum has been adjusted upward by approximately 20 percent to allow for a range of what might be considered reasonably modest sized multi-family housing.

Table V-27

**NUMBER OF MULTI-FAMILY HOUSING UNITS CONSTRUCTED IN
 SOUTHEASTERN WISCONSIN: 2000-2010**

Analysis Area/Community	Number of Multi-Family Units in 2000 ^a	Number of Multi-Family Units in 2010 ^b	Change: 2000-2010	
			Number	Percent
1				
Village of Belgium	61	83	22	36.1
Village of Fredonia	190	190	0	0.0
Town of Belgium	7	7	0	0.0
Town of Fredonia	10	10	0	0.0
2				
City of Port Washington	1,017	1,277	260	25.6
Village of Saukville	470	535	65	13.8
Town of Port Washington	123	123	0	0.0
Town of Saukville	11	11	0	0.0
3				
City of Cedarburg	1,255	1,267	12	1.0
Village of Grafton	1,072	1,398	326	30.4
Town of Cedarburg	0	0	0	0.0
Town of Grafton	177	177	0	0.0
4				
City of Mequon	482	806	324	67.2
Village of Thiensville	613	684	71	11.6
Ozaukee County	5,488	6,568	1,080	19.6
5				
Village of Kewaskum	360	464	104	28.9
Town of Farmington	11	11	0	0.0
Town of Kewaskum	0	0	0	0.0
6				
City of West Bend	3,887	4,379	492	12.7
Village of Newburg	57 ^c	93 ^c	36	63.2
Town of Barton	12	12	0	0.0
Town of Trenton	11	11	0	0.0
Town of West Bend	16	16	0	0.0
7				
Town of Addison	74	144	70	94.6
Town of Wayne	2	2	0	0.0
8				
Village of Jackson	446	743	297	66.6
Town of Jackson	0	0	0	0.0
9				
City of Hartford	1,202	1,643	441	36.7
Village of Slinger	559	675	116	20.8
Town of Hartford	7	7	0	0.0
Town of Polk	33	33	0	0.0
10				
Village of Germantown	1,562	1,887	325	20.8
Town of Germantown	0	0	0	0.0
11				
Village of Richfield	9	9	0	0.0
Town of Erin	0	0	0	0.0

**Table V-27
(continued)**

Analysis Area/Community	Number of Multi-Family Units in 2000 ^a	Number of Multi-Family Units in 2010 ^b	Change: 2000-2010	
			Number	Percent
Washington County	8,248	10,129	1,881	22.8
12				
City of Glendale	1,876	2,000	124	6.6
Village of Bayside	243	263	20	8.2
Village of Brown Deer	1,799	1,807	8	0.4
Village of Fox Point	490	490	0	0.0
Village of River Hills	0	0	0	0.0
Village of Shorewood	2,551	2,612	61	2.4
Village of Whitefish Bay	687	700	13	1.9
13 - 16				
City of Milwaukee	77,564	84,177	6,613	8.5
17				
City of Greenfield	6,589	7,100	511	7.8
City of Wauwatosa	4,428	4,465	37	0.8
City of West Allis	8,040	8,593	553	6.9
Village of Greendale	1,623	1,629	6	0.4
Village of Hales Corners	1,119	1,237	118	10.5
Village of West Milwaukee	984	984	0	0.0
18				
City of Cudahy	2,172	2,554	382	17.6
City of St. Francis	1,724	2,162	438	25.4
City of South Milwaukee	2,455	2,604	149	6.1
19				
City of Franklin	2,344	3,581	1,237	52.8
City of Oak Creek	4,521	5,680	1,159	25.6
Milwaukee County	121,209	132,638	11,429	9.4
20				
Village of Butler	308	303	-5	-1.6
Village of Lannon	18	41	23	127.8
Village of Menomonee Falls	2,643	3,238	595	22.5
21				
City of Brookfield	1,136	1,826	690	60.7
Village of Elm Grove	468	517	49	10.5
Town of Brookfield	1,050	1,126	76	7.2
22				
City of New Berlin	2,809	3,469	660	23.5
23				
City of Muskego	1,061	1,109	48	4.5
24				
Village of Sussex	1,052	1,129	77	7.3
Town of Lisbon	31	31	0	0.0
25				
City of Delafield	666	892	226	33.9
City of Oconomowoc	1,420	1,557	137	9.6
Village of Chenequa	0	0	0	0.0

**Table V-27
(continued)**

Analysis Area/Community	Number of Multi-Family Units in 2000 ^a	Number of Multi-Family Units in 2010 ^b	Change: 2000-2010	
			Number	Percent
25 (continued)				
Village of Hartland	972	1,020	48	4.9
Village of Lac La Belle	0	0	0	0.0
Village of Merton	6	6	0	0.0
Village of Nashotah	73	73	0	0.0
Village of Oconomowoc Lake	0	0	0	0.0
Village of Summit	26	90	64	246.2
Town of Delafield	139	139	0	0.0
Town of Merton	12	12	0	0.0
Town of Oconomowoc	68	113	45	66.2
26				
City of Pewaukee	771	1,028	257	33.3
City of Waukesha	9,769	10,684	915	9.4
Village of Pewaukee	1,632	2,113	481	29.5
Town of Waukesha	47	125	78	166.0
27				
Village of Big Bend	9	9	0	0.0
Village of Mukwonago	821	960	139	16.9
Village of North Prairie	45	49	4	8.9
Village of Wales	39	39	0	0.0
Town of Genesee	40	40	0	0.0
Town of Mukwonago	7	7	0	0.0
Town of Vernon	27	27	0	0.0
28				
Village of Dousman	176	194	18	10.2
Village of Eagle	36	36	0	0.0
Town of Eagle	0	0	0	0.0
Town of Ottawa	96	96	0	0.0
Waukesha County	27,473	32,098	4,625	16.8
29				
Village of Caledonia	1,079	1,228	149	13.8
Village of Elmwood Park	0	0	0	0.0
Village of Mt. Pleasant	2,742	3,277	535	19.5
Village of Sturtevant	259	544	285	110.0
Village of Wind Point	5	11	6	120.0
30				
City of Racine	6,915	7,320	405	5.9
Village of North Bay	0	0	0	0.0
31				
Village of Rochester	116	116	0	0.0
Village of Union Grove	482	525	43	8.9
Village of Waterford	326	397	71	21.8
Town of Dover	72	72	0	0.0
Town of Norway	116	123	7	6.0
Town of Raymond	0	0	0	0.0
Town of Waterford	53	53	0	0.0
Town of Yorkville	9	9	0	0.0

**Table V-27
(continued)**

Analysis Area/Community	Number of Multi-Family Units in 2000 ^a	Number of Multi-Family Units in 2010 ^b	Change: 2000-2010	
			Number	Percent
32				
City of Burlington	1,128	1,328	200	17.7
Town of Burlington	172	185	13	7.6
Racine County	13,474	15,188	1,714	12.7
33				
Village of Pleasant Prairie	803	1,269	466	58.0
Town of Somers	865	1,041	176	20.3
34				
City of Kenosha	8,581	10,368	1,787	20.8
35				
Village of Bristol	109	163	54	49.5
Village of Paddock Lake	66	66	0	0.0
Village of Silver Lake	169	169	0	0.0
Village of Twin Lakes	466	478	12	2.6
Town of Brighton	2	2	0	0.0
Town of Paris	0	0	0	0.0
Town of Randall	21	21	0	0.0
Town of Salem	249	295	46	18.5
Town of Wheatland	16	16	0	0.0
Kenosha County	11,347	13,888	2,541	22.4
36				
Village of East Troy	330	655	325	98.5
Town of East Troy	23	23	0	0.0
Town of Spring Prairie	6	6	0	0.0
Town of Troy	3	3	0	0.0
37				
City of Whitewater	1,774	2,121	347	19.6
Town of La Grange	62	62	0	0.0
Town of Richmond	6	6	0	0.0
Town of Whitewater	19	19	0	0.0
38				
City of Delavan	1,202	1,350	148	12.3
City of Elkhorn	1,096	1,358	262	23.9
City of Lake Geneva	1,367	1,639	272	19.9
Village of Darien	87	93	6	6.9
Village of Genoa City	94	275	181	192.6
Village of Sharon	136	136	0	0.0
Town of Bloomfield	74	74	0	0.0
Town of Darien	68	68	0	0.0
Town of Delavan	168	279	111	66.1
Town of Geneva	546	591	45	8.2
Town of Lafayette	2	2	0	0.0
Town of Linn	36	36	0	0.0
Town of Lyons	13	32	19	146.2
Town of Sharon	2	2	0	0.0
Town of Sugar Creek	11	11	0	0.0
39				
Village of Fontana on Geneva Lake	287	343	56	19.5
Village of Walworth	179	227	48	26.8
Village of Williams Bay	386	478	92	23.8
Town of Walworth	13	13	0	0.0
Walworth County	7,990	9,902	1,912	23.9
Region	195,229	220,411	25,182	12.9

**Table V-27
(continued)**

NOTE: Multi-family housing units are those in buildings with three or more housing units; however, the Census data included two multi-family units in several communities. These are likely duplexes or accessory units in farm houses that were mistakenly reported as multi-family units.

^a*Data from the year 2000 U.S. Census.*

^b*Data based on building permit information collected by the Wisconsin Department of Administration through January 1, 2010.*

^c*Includes 19 multi-family units located in that portion of the Village of Newburg in Ozaukee County.*

Source: U.S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC.

- Exterior building material, parking, and landscaping requirements for multi-family housing set forth in local zoning ordinances should be reviewed to determine if amendments could be made to reduce the cost of housing to the consumer while preserving the safety, functionality, and aesthetic quality of new development. Communities could work with qualified consultants, such as architects with experience designing affordable multi-family housing, to review these requirements and develop non-prescriptive design guidelines that encourage the development of attractive and affordable multi-family housing.
- Communities could consider including professional architects on their design review team to provide expertise and minimize the time and cost associated with multiple concept plan submittals and building material requirements.
- Duplicative reviews by multiple agencies and units of government, particularly with regard to stormwater management and protection of natural resources such as wetlands and wildlife habitat, may increase the cost of the review and permitting process.
- Communities could consider reducing or waiving impact fees for new multi-family development that meets the affordability threshold for density and apartment size.
- Communities could seek new multi-family housing projects using Low Income Housing Tax Credits (LIHTC) to provide housing that is affordable to households earning 50 to 60 percent of the Region's median annual household income. Additional government assistance programs could be sought to provide housing that is affordable to extremely and very low-income households (households earning less than 30 percent and between 30 and 50 percent, respectively, of the median annual household income). Government assistance could include additional housing choice vouchers or a regional voucher program. Communities could also work with HUD or their entitlement jurisdiction to secure HUD Housing and Community Development Program funds to provide additional housing in the community that is affordable to extremely and very low-income households.
- Communities could consider partnerships with nonprofit organizations to provide affordable housing, and/or assist in assembling small parcels, remediating brownfields, and disposing of publicly-owned parcels at a reduced cost for development of new affordable housing. The establishment of housing trust funds, including a regional housing trust fund, to assist in the acquisition of land and development of affordable housing could also be considered.

Detailed recommendations regarding the development of affordable multi-family housing are presented in Chapter XII.

PART 3: IMPACTS OF HOME BUILDING ON LOCAL GOVERNMENTS AND ECONOMY

The costs associated with providing public utilities and services to new housing development and the contributions made by housing construction activities and new residents to the local tax base and economy are described in this section. An analysis of the economic impacts of home building in the Region and a comparison of costs to revenue for County and local governments was conducted as part of the housing planning process by the National Association of Home Builders (NAHB) at the request of SEWRPC. The NAHB conducted separate analyses of home building in the four-county Milwaukee metropolitan area, which includes Milwaukee, Ozaukee, Washington, and Waukesha Counties; Racine County; and Walworth County. An analysis of impacts in Kenosha County could not be conducted because the data necessary to conduct the analysis was combined with data for Lake County, Illinois, and could not be isolated for only Kenosha County.

Each analysis included two major parts. The first was an analysis of the costs for County and local governments, including school districts and other special-purpose units of government such as utility districts, to provide facilities and services to new housing development, compared to the revenue generated by the new development through taxes and fees. The second analysis estimated the overall economic impact of new housing development

in the metro area or county concerned, including the impacts of spending in the metro area or county by new residents. The following two sections summarize the results of the analyses for each of the three geographic areas studied.

In part, the analysis was conducted to address a common perception that multi-family housing carries a substantially higher community cost burden, borne by property taxes, than single-family development. The analysis determined that both single- and multi-family development have positive impacts on local economies. The analysis found that the break-even point when taxes generated by multi-family development are sufficient to pay back capital improvements and other costs for services provided by local governments is six years, in comparison to about one year for single-family development. In the long term both multi- and single-family development were found to generate more in tax revenues than they consume for government facilities and services. Although the intent was to analyze the impacts from both single- and multi-family development throughout the Region, there was an insufficient amount of market-rate multi-family residential construction during 2010 to provide enough data for an analysis of multi-family development outside the Milwaukee metro area.

Comparison of Costs to Revenue for Local Governments

Home building imposes costs on local governments to provide public services, which in urban areas typically include primary and secondary education, police and fire protection, water and sewer services, stormwater management, parks and libraries, county and local streets, and public transit. Not only do these services require annual expenditures for items such as salaries for teachers, police officers, and other government workers, they typically also require capital investment in buildings, other structures, and equipment that local governments own and maintain to provide services to community residents and businesses. The NAHB analysis estimated the costs to local governments to provide public services to new residential development in relation to the revenue generated by the development.

This section summarizes cost-revenue comparisons for the Milwaukee metro area, Racine County, and Walworth County. Each analysis was based on information about new housing construction in 2010 compiled by SEWRPC and provided to NAHB. For the analysis of single-family development, data was compiled for selected local governments and included the per-acre price of vacant land sold for single-family development; rezoning and plat review fees; building and impact fees based on a four-bedroom home of 1,560 square feet plus a garage of 480 square feet; the average single-family home price in the selected communities;²⁵ and assessment ratios and property tax rates in the selected communities. Information for multi-family development included information provided by members of the Metropolitan Builders Association of Greater Milwaukee on average rents, permit and impact fees, and average land cost per unit for developments in three communities in the metro area; and assessment ratios and property tax rates in each community compiled by the Wisconsin Department of Revenue. Each analysis was based on the impacts of construction of 100 single-family units, and 100 multi-family units in the Milwaukee metro area, as convenient round numbers; however, the one-to-one ratio used for the Milwaukee area analysis reflected the relatively equal number of single- and multi-family units constructed in the metro area in 2010.

The NAHB analysis assumed that local and county governments (including special-purpose units of government) would provide residents of new homes with the same services they currently provide to occupants of existing homes. The NAHB used information from the Census of Governments²⁶ to calculate the average annual local government expenses per single-family housing unit in Racine and Walworth Counties, and the average annual expenses for single- and multi-family housing units in the Milwaukee metro area. Costs to local governments

²⁵ Average home values were based on building permit data collected and compiled by MTD Marketing Services of Oshkosh, WI.

²⁶The Census of Governments is maintained by the U.S. Bureau of the Census, based on line-item expenses, revenues, and intergovernmental transfers reported by all units of government in the United States.

were adjusted to reflect payments from units of government outside the area analyzed, such as school funding provided by the State of Wisconsin.

The estimates of revenues received by local governments included both taxes and fees paid by the owners or occupants of the new housing units and increased taxes and fees paid to local governments by business owners attributed to spending by new residents, construction workers, and businesses involved with housing construction. The estimates included revenues from property taxes (from the new housing units and the businesses supported by the new residents), county sales taxes, business license fees, building permit and impact fees, and other government fees and charges associated with the new housing units and spending by new residents.

Milwaukee Metro Area²⁷

Table V-28 lists the average annual operating expenses incurred by County and local units of government in the Milwaukee metro area to provide services to a housing unit in 2010. The costs averaged \$5,551 for a single-family housing unit and \$3,733 for a multi-family unit. These costs do not include capital expenses, which are summarized on Table V-29.

In addition to operating expenses, providing services to residents requires that local governments make capital expenditures for items such as schools and other buildings (such as police stations or City Hall), equipment (such as fire trucks and snow plows), roads, and other structures (such as park play equipment). The NAHB used economic models, together with State and local data, to estimate the capital costs associated with providing services to new residential development. The analysis assumed that no excess capacity in existing facilities was available, that local governments invest in capital before new homes are built, and that no fees or other revenue generated by construction activity is available to finance the investment, so that all capital investment at the beginning of the first year is financed by debt. This is a conservative assumption that results in an upper-bound estimate of the costs incurred by local governments. The analysis assumed that local governments financed the capital investment by borrowing at the then-current municipal bond rate of 4.62 percent. Capital costs averaged \$17,295 per single-family housing unit and \$11,240 for a multi-family unit.

The analysis found that in the first year,²⁸ the 100 single-family and 100 multi-family housing units built in the Milwaukee metro area resulted in an estimated:

- \$3.4 million in tax and other revenue for local governments.
- \$464,000 in operating expenditures by local government to provide public services to the new housing units.
- \$2.9 million in capital investment for new structures and equipment by local governments to serve the new housing units.

In a typical year after the first, the single- and multi-family units result in:

- \$1.3 million in tax and other revenue for local governments.
- \$928,000 in local government expenditures to provide public services.

²⁷ *The NAHB analysis is documented in the report, The Metro Area Impact of Home Building in Milwaukee, WI, Comparing Costs to Revenue for Local Governments, National Association of Home Builders, Housing Policy Department, February 2012. Data on development costs for single-family housing were provided for the Cities of Franklin, Oconomowoc, and Port Washington and the Village of Richfield. Data on development costs for multi-family housing were provided for the Cities of New Berlin, Oconomowoc, and West Bend.*

²⁸ *The analysis assumed that housing units were occupied at a constant rate during the year, so that the year captures one-half of the ongoing, annual revenue generated as the result of increased property taxes and the new residents participating in the local economy.*

Table V-28

**AVERAGE ANNUAL LOCAL GOVERNMENT
 OPERATING EXPENSES PER HOUSING UNIT IN
 THE MILWAUKEE METROPOLITAN AREA^a: 2010**

Spending Category	Operating Expenses Per Single-Family Housing Unit	Operating Expenses Per Multi-Family Housing Unit
Education	\$2,469	\$1,481
Police Protection	863	653
Fire Protection.....	358	271
Corrections.....	277	210
Streets and Highways	103	79
Water Supply.....	179	93
Sewerage.....	167	88
Health Services	237	179
Recreation and Culture	429	325
Other General Government.....	314	237
Electric Utilities.....	49	37
Public Transit	106	80
Total	\$5,551	\$3,733

Note: "Local Government" operating expenses include expenses incurred by general-purpose (counties, cities, towns, and villages) and special-purpose (technical college, school, and utility districts) within the metro area to provide public services to new residential development. Annual operating expenses will continue throughout the life of a housing unit, and may change due to inflation, fuel costs, and other factors.

^aThe Milwaukee Metropolitan Area includes Milwaukee, Ozaukee, Washington, and Waukesha Counties.

Source: National Association of Home Builders and SEWRPC.

Table V-29

AVERAGE LOCAL GOVERNMENT CAPITAL COST FOR PROVIDING PUBLIC FACILITIES TO SERVE NEW HOUSING UNITS IN THE MILWAUKEE METROPOLITAN AREA^a: 2010

Spending Category	Capital Cost Per Single-Family Housing Unit	Capital Cost Per Multi-Family Housing Unit
Schools	\$ 3,239	\$ 1,942
Hospitals	473	358
Other Buildings.....	1,357	1,027
Streets and Highways	1,794	1,374
Conservation and Development..	368	279
Sewer Systems	1,763	923
Water Supply.....	4,055	2,122
Other Structures.....	4,103	3,107
Equipment.....	143	108
Total	\$17,295	\$11,240

Note: "Local Government" capital expenses include expenses incurred by general-purpose (counties, cities, towns, and villages) and special-purpose (technical college, school, and utility districts) to serve new residential development. This table reflects capital expenses incurred during the first year of housing development. Additional expenses will be incurred by local governments from time to time during the life of a housing unit to replace or update public facilities needed to serve the housing unit.

^aThe Milwaukee Metropolitan Area includes Milwaukee, Ozaukee, Washington, and Waukesha Counties.

Source: National Association of Home Builders and SEWRPC.

Because local government revenue exceeds operating expenses after the first year, there is an “operating surplus.” If it is assumed that the operating surplus is used first to service and then to pay down the debt, all debt incurred for capital improvements at the beginning of the first year can be entirely paid off by the end of the second year.²⁹ After that, the operating surpluses will be available to finance other projects or reduce taxes. Some of the operating surplus will also be needed to replace facilities and equipment over time. After 15 years, the homes will generate a cumulative \$22.0 million in revenue compared to \$16.5 million in costs, including annual operating expenses, initial capital investment, and interest on debt; but not including the costs of replacing facilities and equipment.

Racine County³⁰

Table V-30 lists the average annual operating expenses incurred by County and local units of government in Racine County to provide public services to a housing unit in 2010, which averaged \$4,189 per unit for single-family homes. Capital expenses are summarized on Table V-31. The average capital cost for providing new public facilities to serve a single-family housing unit was \$9,102.

The analysis of local government costs and revenues in Racine County found that in the first year, 100 single-family housing units resulted in an estimated:

- \$1.9 million in tax and other revenue for local governments.
- \$210,000 in operating expenditures by local government to provide public services to the new housing units.
- \$910,000 in capital investment for new structures and equipment by local governments to serve the new housing units.

In a typical year after the first, the single-family units result in:

- \$594,000 in tax and other revenue for local governments.
- \$419,000 in local government expenditures to provide public services.

For Racine County, the first-year operating surplus is large enough so that all debt incurred by investing in structures and equipment at the beginning of the first year can be serviced and paid off by the end of the first year. After 15 years, the homes will generate a cumulative \$10.2 million in revenue compared to \$7.0 million in costs, including annual operating expenses, initial capital investment, and interest on debt; but not including the capital cost of replacing equipment and facilities.

Walworth County³¹

Table V-32 lists the average annual operating expenses incurred by County and local units of government in Walworth County to provide public services to a housing unit in 2010. The costs averaged \$4,546 per unit for

²⁹ *If single- and multi-family development is considered separately, local government debt for capital costs to serve new single-family housing can be paid off at the end of the first year, and at the end of year six for capital costs to provide public facilities for multi-family housing.*

³⁰ *The analysis is documented in the report, The Local Impact of Home Building in Racine, WI, Comparing Costs to Revenue for Local Governments, National Association of Home Builders, Housing Policy Department, March 2011. Data on development costs for single-family housing were provided for the Villages of Caledonia and Mount Pleasant.*

³¹ *The analysis is documented in the report, The Local Impact of Home Building in Walworth County, WI, Comparing Costs to Revenue for Local Governments, National Association of Home Builders, Housing Policy Department, April 2011. Data on development costs for single-family housing were provided for the City of Elkhorn and Town of Geneva.*

Table V-30

**AVERAGE ANNUAL LOCAL GOVERNMENT
 OPERATING EXPENSES PER SINGLE-FAMILY
 HOUSING UNIT IN RACINE COUNTY: 2010**

Spending Category	Operating Expenses Per Housing Unit
Education	\$1,576
Police Protection	836
Fire Protection.....	334
Corrections.....	192
Streets and Highways	94
Water Supply.....	208
Sewerage.....	199
Recreation and Culture	281
Other General Government.....	406
Public Transit	63
Total	\$4,189

Note: "Local Government" operating expenses include expenses incurred by general-purpose (counties, cities, towns, and villages) and special-purpose (technical college, school, and utility districts) within the County to provide public services to new residential development. Annual operating expenses will continue throughout the life of a housing unit, and may change due to inflation, fuel costs, and other factors.

Source: National Association of Home Builders and SEWRPC.

Table V-31

AVERAGE LOCAL GOVERNMENT CAPITAL COST FOR PROVIDING PUBLIC FACILITIES TO SERVE NEW SINGLE-FAMILY HOUSING UNITS IN RACINE COUNTY: 2010

Spending Category	Capital Cost Per Housing Unit
School	\$2,820
Hospitals	69
Other Buildings.....	1,253
Streets and Highways	1,398
Sewer Systems	1,744
Water Supply.....	1,714
Equipment.....	104
Total	\$9,102

Note: "Local Government" capital expenses include expenses incurred by general-purpose (counties, cities, towns, and villages) and special-purpose (technical college, school, and utility districts) units of government to serve new residential development. This table reflects capital expenses incurred during the first year of housing development. Additional expenses will be incurred by local governments from time to time during the life of a housing unit to replace or update public facilities needed to serve the housing unit.

Source: National Association of Home Builders and SEWRPC.

Table V-32

**AVERAGE ANNUAL LOCAL GOVERNMENT
 OPERATING EXPENSES PER SINGLE-FAMILY
 HOUSING UNIT IN WALWORTH COUNTY: 2010**

Spending Category	Operating Expenses Per Housing Unit
Education	\$2,123
Police Protection	646
Fire Protection.....	120
Corrections.....	204
Streets and Highways	15
Water Supply.....	140
Sewerage.....	145
Recreation and Culture	170
Other General Government.....	869
Electric Utilities.....	114
Total	\$4,546

Note: "Local Government" operating expenses include expenses incurred by general-purpose (counties, cities, towns, and villages) and special-purpose (technical college, school, and utility districts) within the County to provide public services to new residential development. Annual operating expenses will continue throughout the life of a housing unit, and may change due to inflation, fuel costs, and other factors.

Source: National Association of Home Builders and SEWRPC.

single-family homes. Capital expenses are summarized on Table V-33. The average capital cost for providing new public facilities to serve a single-family housing unit was \$8,413.

The analysis of local government costs and revenues in Walworth County found that in the first year, 100 single-family housing units resulted in an estimated:

- \$2.1 million in tax and other revenue for local governments.
- \$227,000 in operating expenditures by local government to provide public services to the new housing units.
- \$841,000 in capital investment for new structures and equipment by local governments to serve the new housing units.

In a typical year after the first, the 100 single-family homes result in:

- \$831,000 in tax and other revenue for local governments.
- \$455,000 in local government expenditures to provide public services.

In Walworth County, the first-year operating surplus is large enough to service and pay off all debt incurred by investing in structures and equipment at the beginning of the first year by the end of the first year. After 15 years, the homes will generate a cumulative \$13.8 million in revenue compared to only \$7.5 million in costs, including annual current expenses, initial capital investment, and interest on debt; but not including the capital cost of replacing equipment and facilities.

Economic Impacts of Home Building

Home building generates local economic activity, including jobs and income generated by construction workers and new residents, and additional property taxes and other revenue for local governments. The NAHB has developed a model to estimate these economic benefits, which captures the effect of the construction activity itself, the secondary or “ripple” effects when income earned from construction activity is spent and recycles in the local economy, and the ongoing impact that results from new homes becoming occupied by residents who pay taxes and buy locally produced goods and services. In order to fully realize the impact residential construction has on a community, it is important to include the ripple effects and the ongoing benefits.

As part of the housing planning study, the NAHB conducted analyses of the impact of home building activities in the four-county Milwaukee metro area, Racine County, and Walworth County. Separate data was not available to permit an analysis for Kenosha County. The NAHB model requires that the local area over which the benefits are spread be large enough to include the places where construction workers live and spend their money, as well as the places where the new home occupants are likely to work, shop, and go for recreation. NAHB has determined that a metro area, or a county outside of a designated metro area, will usually satisfy this criterion.

The NAHB analysis of economic impacts is divided into three phases, which are summarized on Figure V-8. Phase I captures the effects that result directly from the construction activity and the local industries that contribute to it, including local construction and related jobs,³² such as truck drivers, developers, bankers, architects, and engineers. Phase II captures the effects that occur as a result of the wages and profits from Phase I being spent in the local (county or metro) economy. Phases I and II are one-time effects. Phase III is an ongoing, annual effect that includes property tax payments and local spending by the occupants of the new housing units.

³² *Jobs are measured in full time equivalents, that is, one reported job represents enough work to keep one worker employed full-time for a year, based on average hours worked per week by full-time employees in the industry.*

Table V-33

AVERAGE LOCAL GOVERNMENT CAPITAL COST FOR PROVIDING PUBLIC FACILITIES TO SERVE NEW SINGLE-FAMILY HOUSING UNITS IN WALWORTH COUNTY: 2010

Spending Category	Capital Cost Per Housing Unit
School	\$2,505
Hospitals	770
Other Buildings.....	2,137
Streets and Highways	309
Conservation and Development.....	36
Sewer Systems	1,951
Water Supply.....	429
Other Structures.....	139
Equipment.....	137
Total	\$8,413

Note: "Local Government" capital expenses include expenses incurred by general-purpose (counties, cities, towns, and villages) and special-purpose (technical college, school, and utility districts) units of government to serve new residential development. This table reflects capital expenses incurred during the first year of housing development. Additional expenses will be incurred by local governments from time to time during the life of a housing unit to replace or update public facilities needed to serve the housing unit.

Source: National Association of Home Builders and SEWRPC.

Milwaukee Metro Area³³

Based on the NAHB analysis, the estimated one-year metro area impacts of building 100 single-family housing units in the Milwaukee metro area include:

- \$20.1 million in local income.
- \$2.0 million in taxes and other revenue for local governments.
- 272 local jobs.

The one-year estimate includes all of the income and revenues from Phases I and II, and one-half the income and revenue from Phase III, based on the assumption that a portion of the new housing units will be occupied during the first year.

The additional, annually recurring impacts of building 100 single-family housing units in the Milwaukee metro area (Phase III impacts) include:

- \$3.3 million in local income.
- \$848,000 in taxes and other revenue for local governments.
- 50 local jobs.

The above impacts were calculated assuming that new single-family housing units built in the Milwaukee metro area in 2010 had an average price of \$280,632; were built on a lot for which the average value of the raw land was \$13,500 per acre; required the builder and developer to pay an average of \$10,655 in impact, permit, and other fees to local governments; and incurred an average property tax of \$5,126 per year.

The estimated one-year metro area impacts of building 100 multi-family housing units in the Milwaukee metro area include:

- \$8.9 million in local income.
- \$712,000 in taxes and other revenue for local governments.
- 120 local jobs.

The one-year estimate includes all of the income and revenues from Phases I and II, and one-half the income and revenue from Phase III, based on the assumption that a portion of the new housing units will be occupied during the first year.

The additional, annually recurring impacts of building 100 multi-family housing units in the Milwaukee metro area (Phase III impacts) include:

- \$2.6 million in local income.
- \$480,000 in taxes and other revenue for local governments.
- 33 local jobs.

These are ongoing, annual local impacts that result from the new housing units being occupied and the occupants paying taxes and otherwise participating in the local economy year after year. These impacts were calculated assuming that new multi-family units built in the Milwaukee metro area have an average market value of \$129,818; had an average raw land value of \$7,500 per unit; required the builder and developer to pay an average of \$2,857 in impact, permit, and other fees per unit to local governments; and incur an average annual property tax of \$2,505 per unit. The estimated revenues were reduced to account for the natural vacancy rate that tends to occur in multi-family properties.

³³ *The analysis is documented in the report, The Local Impact of Home Building in Milwaukee, WI, Income, Jobs, and Taxes Generated, National Association of Home Builders, Housing Policy Department, March 2012.*

Racine County³⁴

Based on the NAHB analysis, the estimated one-year metro area impacts of building 100 single-family housing units in Racine County area include:

- \$13.8 million in local income.
- \$1.6 million in taxes and other revenue for local governments.
- 202 local jobs.

The one-year estimate includes all of the income and revenues from Phases I and II, and one-half the income and revenue from Phase III, based on the assumption that a portion of the new housing units will be occupied during the first year.

The additional, annually recurring impacts of building 100 single-family housing units in Racine County (Phase III impacts) include:

- \$2.8 million in local income.
- \$549,000 in taxes and other revenue for local governments.
- 46 local jobs.

The above impacts were calculated assuming that new single-family homes built in Racine County in 2010 had an average price of \$193,534; were built on a lot for which the average value of the raw land was \$11,100 per acre; required the builder and developer to pay an average of \$10,081 in impact, permit, and other fees to local governments; and incurred an average property tax of \$3,469 per year.

Walworth County³⁵

Based on the NAHB analysis, the estimated one-year metro area impacts of building 100 single-family housing units in Walworth County include:

- \$17.9 million in local income.
- \$1.7 million in taxes and other revenue for local governments.
- 335 local jobs.

The one-year estimate includes all of the income and revenues from Phases I and II, and one-half the income and revenue from Phase III, based on the assumption that a portion of the new housing units will be occupied during the first year.

The additional, annually recurring impacts of building 100 single-family housing units in Walworth County (Phase III impacts) include:

- \$3.2 million in local income.
- \$831,000 in taxes and other revenue for local governments.
- 68 local jobs.

The above impacts were calculated assuming that new single-family homes built in Walworth County in 2010 had an average price of \$248,353; were built on a lot for which the average value of the raw land was \$9,040 per acre; required the builder and developer to pay an average of \$7,163 in impact, permit, and other fees to local governments; and incurred an average property tax of \$3,998 per year.

* * *

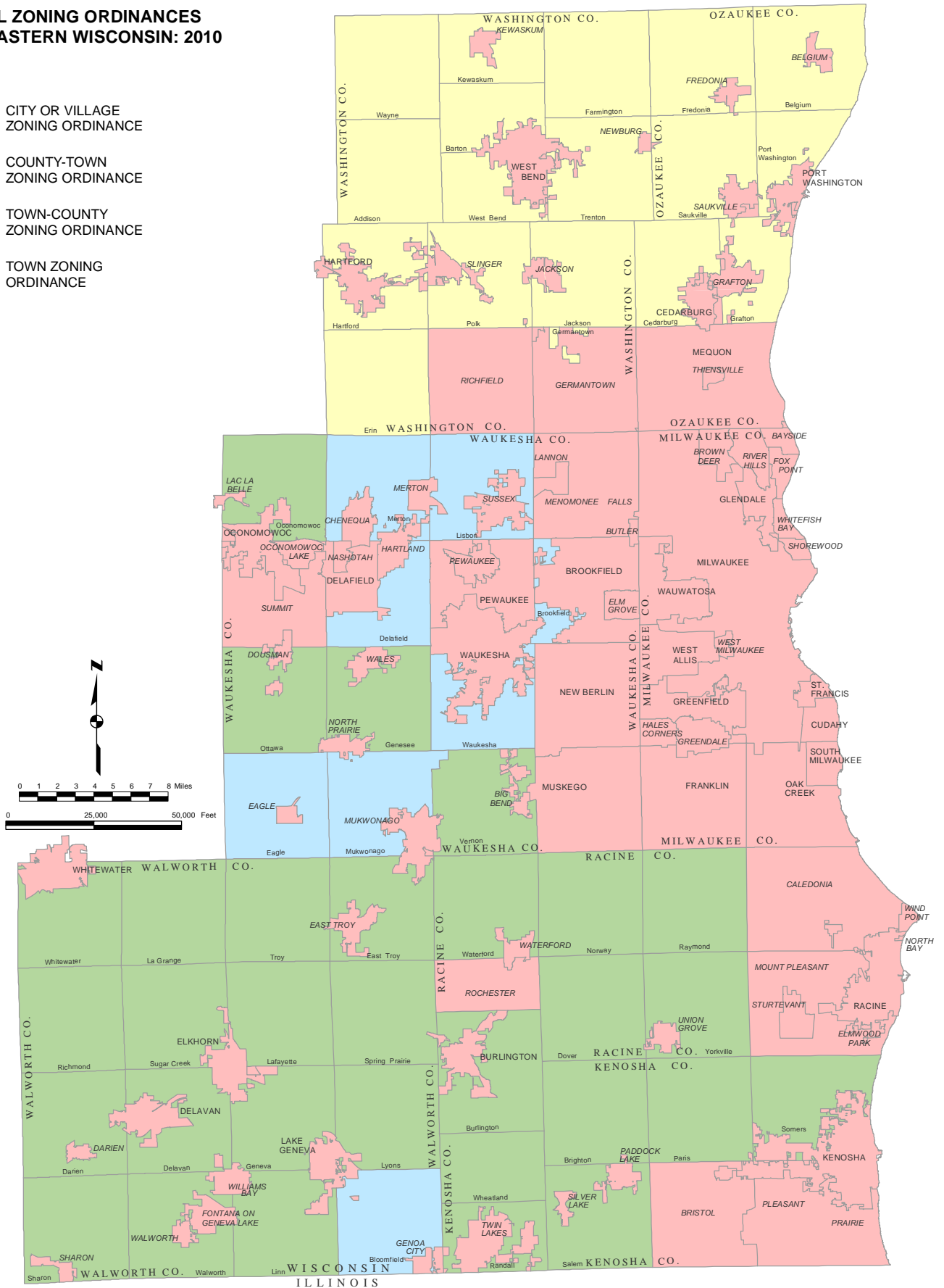
³⁴ *The analysis is documented in the report, The Local Impact of Home Building in Racine, WI, Income, Jobs, and Taxes Generated, National Association of Home Builders, Housing Policy Department, March 2011.*

³⁵ *The analysis is documented in the report, The Local Impact of Home Building in Walworth County, WI, Income, Jobs, and Taxes Generated, National Association of Home Builders, Housing Policy Department, April 2011.*

Map V-1

**GENERAL ZONING ORDINANCES
IN SOUTHEASTERN WISCONSIN: 2010**











- CITY OR VILLAGE ZONING ORDINANCE
- COUNTY-TOWN ZONING ORDINANCE
- TOWN-COUNTY ZONING ORDINANCE
- TOWN ZONING ORDINANCE

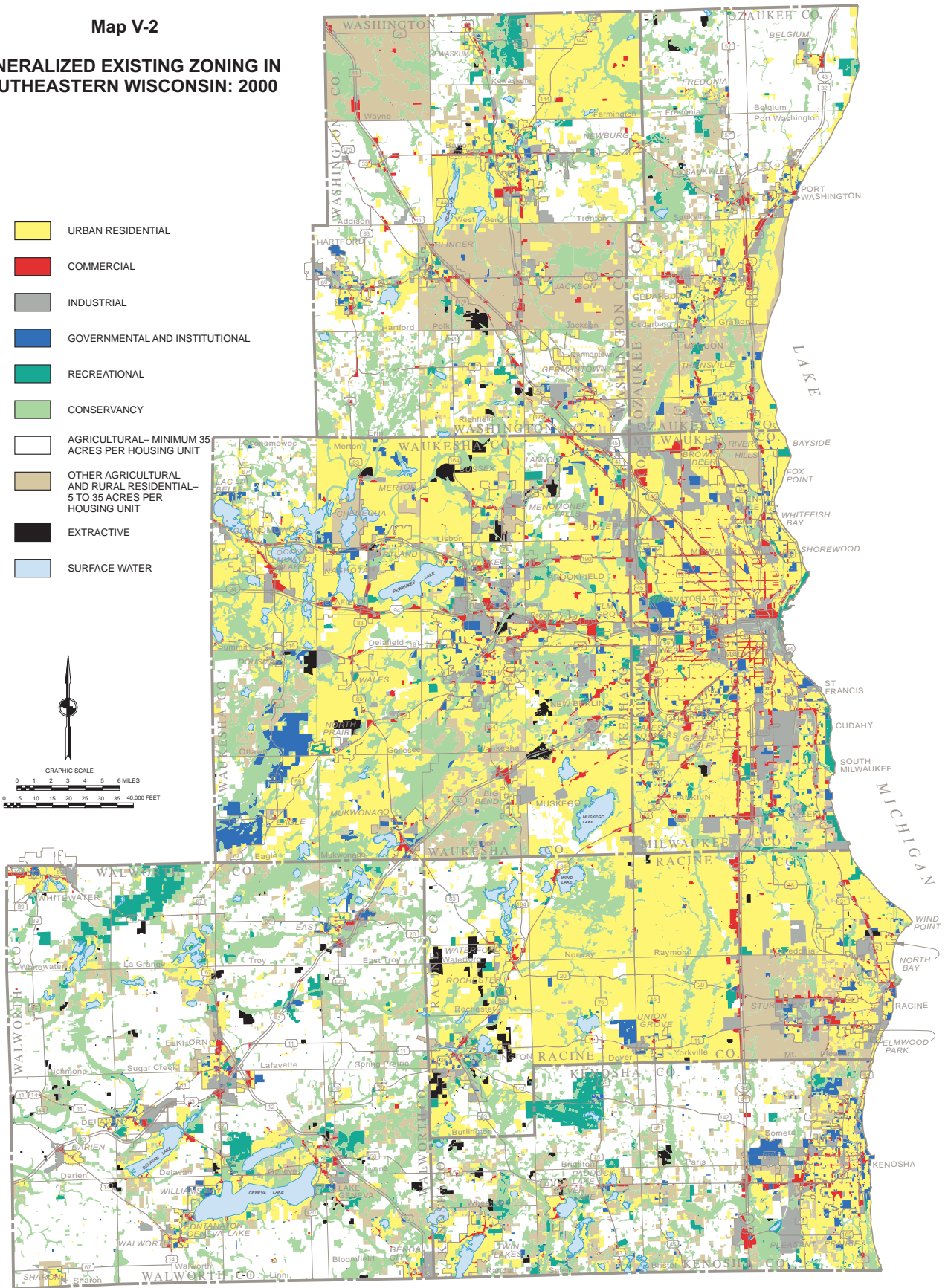
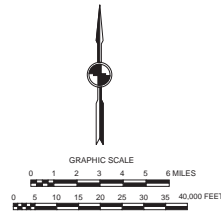


Source: SEWRPC.

Map V-2

GENERALIZED EXISTING ZONING IN SOUTHEASTERN WISCONSIN: 2000

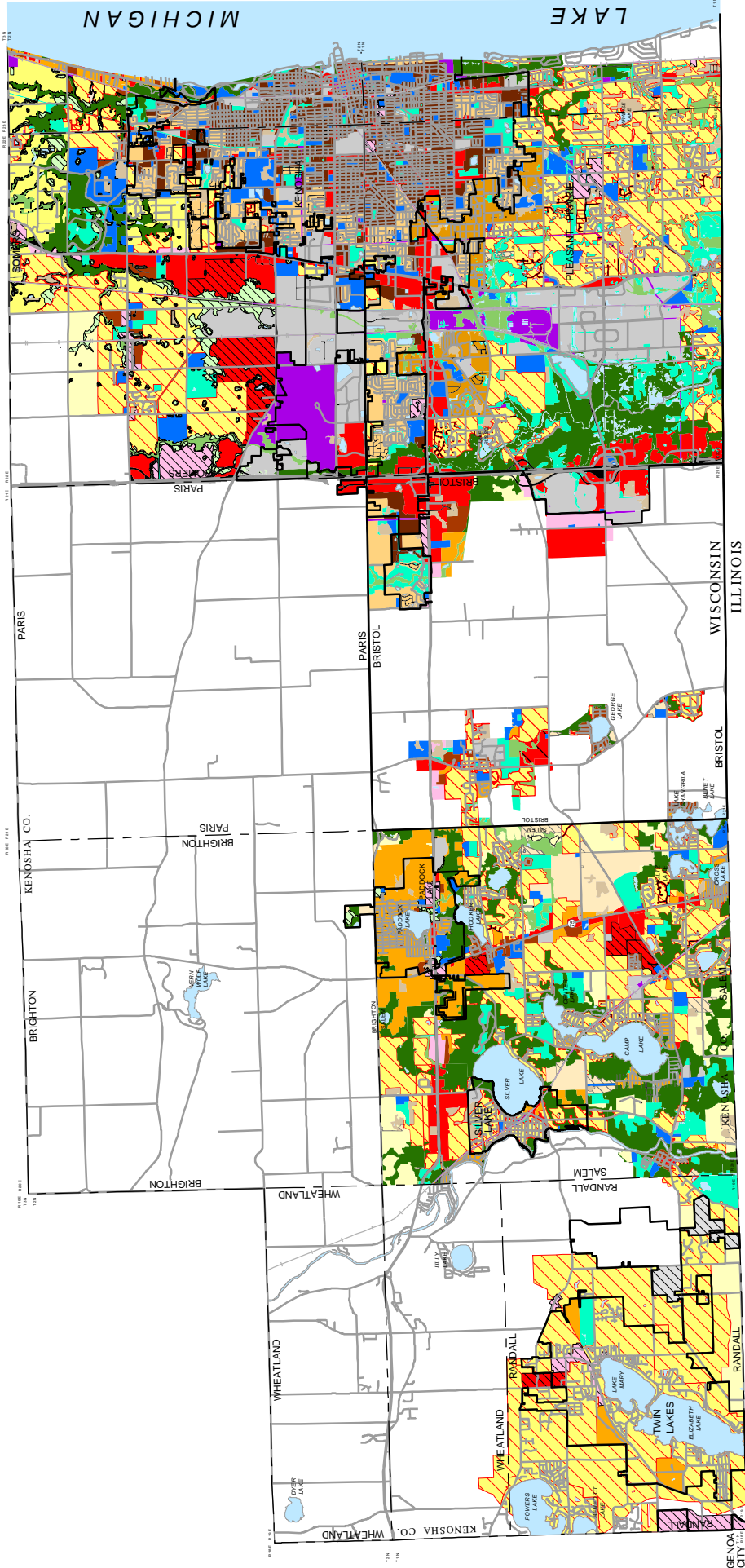
-  URBAN RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  GOVERNMENTAL AND INSTITUTIONAL
-  RECREATIONAL
-  CONSERVANCY
-  AGRICULTURAL—MINIMUM 35 ACRES PER HOUSING UNIT
-  OTHER AGRICULTURAL AND RURAL RESIDENTIAL—5 TO 35 ACRES PER HOUSING UNIT
-  EXTRACTIVE
-  SURFACE WATER



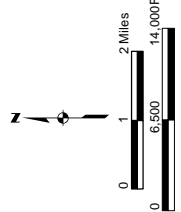
Source: SEWRPC.

MAP V-3

LAND USE PLAN MAPS ADOPTED AS PART OF COMPREHENSIVE PLANS BY SEWERED COMMUNITIES IN KENOSHA COUNTY: 2035



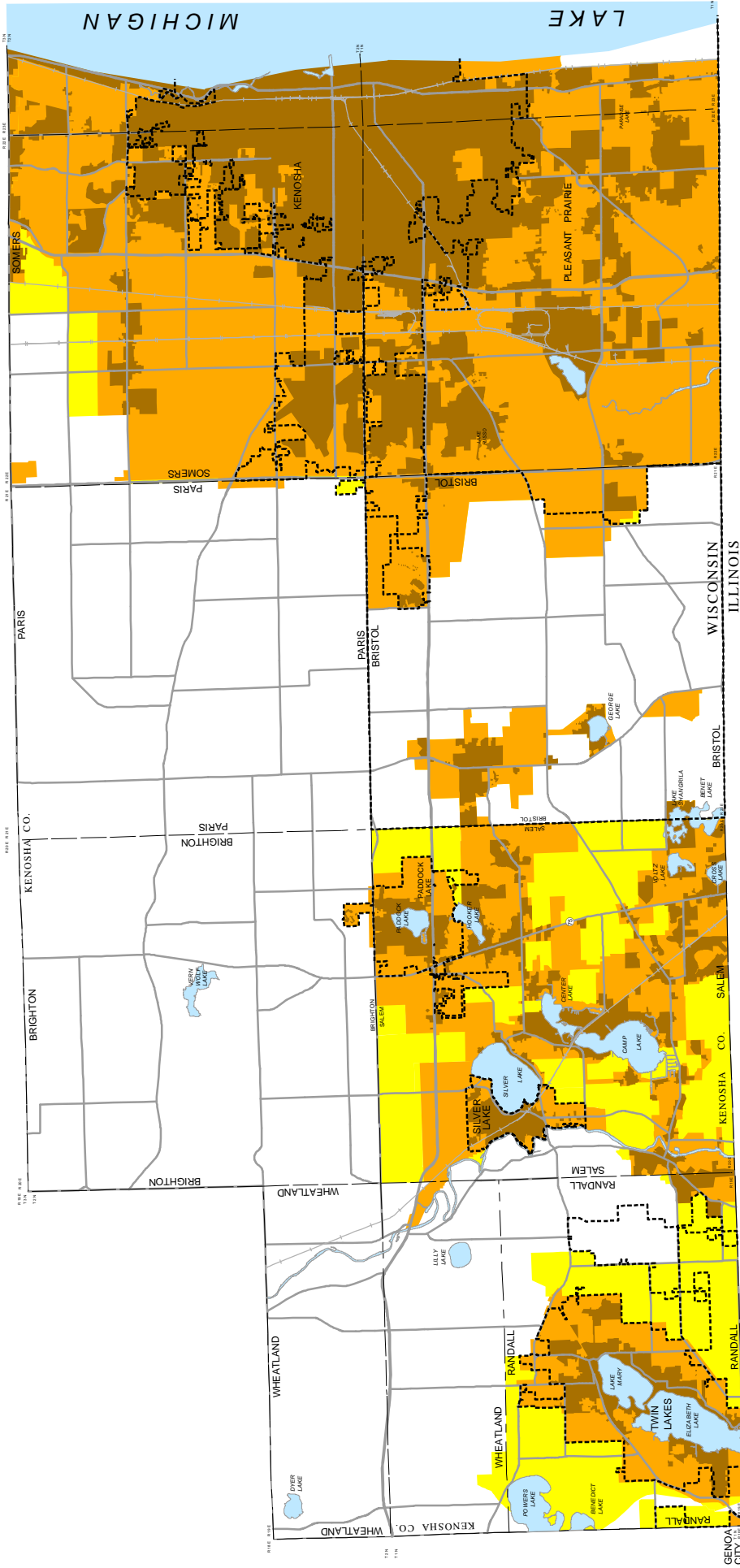
- | | | | | | |
|--|------------------------------|--|----------------------------------|--|--|
| | RURAL DENSITY RESIDENTIAL | | MIXED USE | | EXTRACTIVE |
| | SUBURBAN DENSITY RESIDENTIAL | | COMMERCIAL | | PRIMARY ENVIRONMENTAL CORRIDOR |
| | LOW DENSITY RESIDENTIAL | | OFFICE AND PROFESSIONAL SERVICES | | SECONDARY ENVIRONMENTAL CORRIDOR |
| | MEDIUM DENSITY RESIDENTIAL | | INDUSTRIAL | | ISOLATED NATURAL RESOURCE AREA |
| | HIGH DENSITY RESIDENTIAL | | BUSINESS/INDUSTRIAL PARK | | OTHER OPEN LANDS TO BE PRESERVED (INCLUDES WETLANDS OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS) |
| | FARMLAND PROTECTION | | GOVERNMENTAL AND INSTITUTIONAL | | SURFACE WATER |
| | GENERAL AGRICULTURAL | | PARK AND RECREATIONAL | | REDEVELOPMENT AREA (OVERLAY) |
| | | | TRANSPORTATION AND UTILITIES | | |
- CITY OR VILLAGE BOUNDARY: 2010
- NOTE:** PLANNED LAND USE CATEGORIES FROM CITY, VILLAGE, AND TOWN PLANS HAVE BEEN STANDARDIZED FOR MAPPING PURPOSES (SEE TABLE E-1). MAP INCLUDES AREAS WITHIN PLANNED SEWER SERVICE AREAS AND ADDITIONAL AREAS PROPOSED TO BE SERVED BY SANITARY SEWERS IN LOCAL COMPREHENSIVE PLANS.



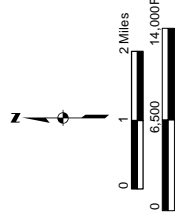
Source: Kenosha County, Local Governments, and SEWRPC.

MAP V-4

EXISTING AND FUTURE SEWER SERVICE AREAS IN KENOSHA COUNTY

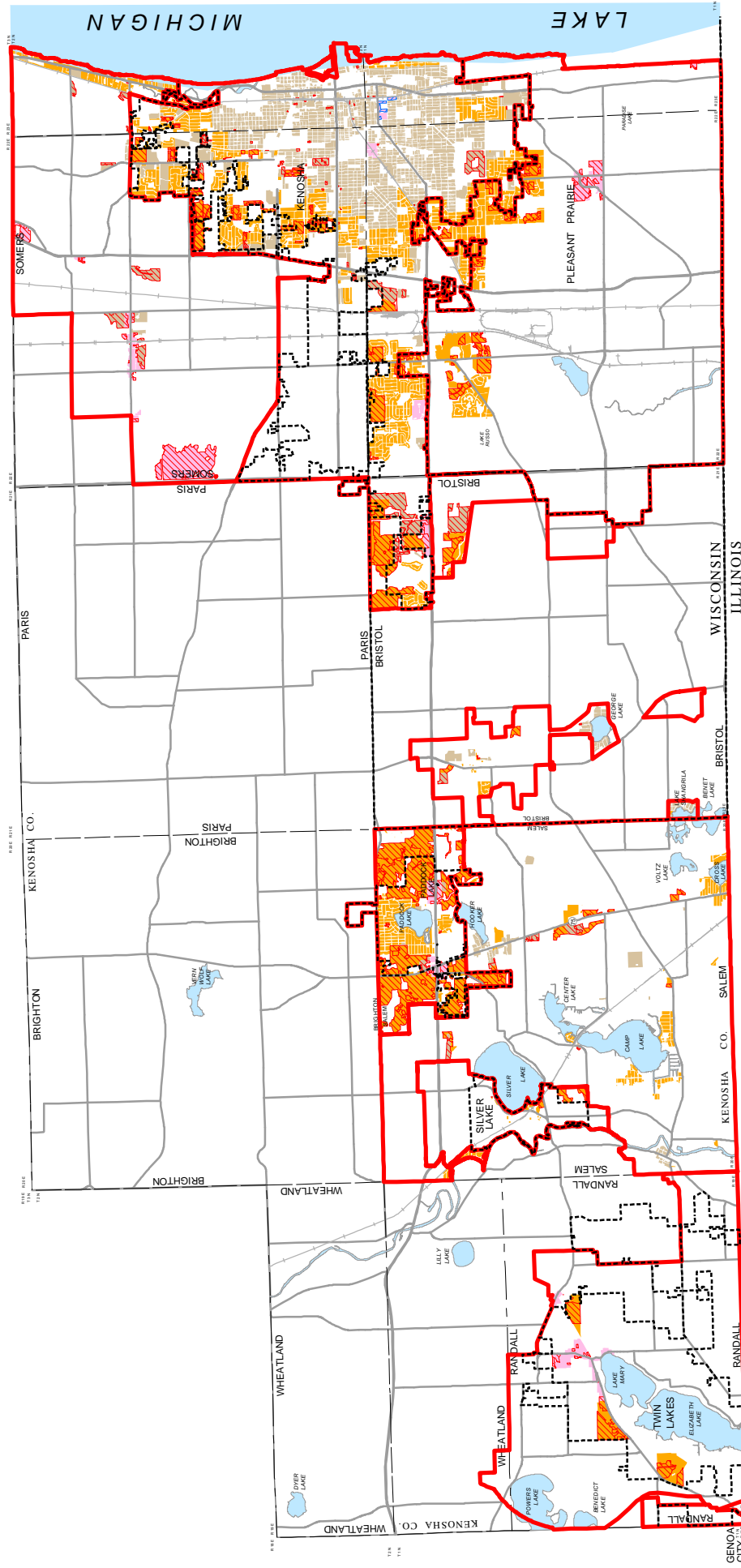


- AREAS SERVED BY SEWER : 2010
 - ADOPTED PLANNED SEWER SERVICE AREA
 - AREAS PROPOSED FOR SEWER SERVICE AREA EXPANSION IN LOCAL COMPREHENSIVE PLANS
 - CITY OR VILLAGE BOUNDARY: 2010
- NOTE:** AREAS WITHIN THE SEWER SERVICE AREAS SHOWN ON THIS MAP MAY BE INELIGIBLE FOR SEWER SERVICE DUE TO THE PRESENCE OF PRIMARY ENVIRONMENTAL CORRIDOR, WETLANDS, OR STEEP SLOPES. REFER TO COMMUNITY SEWER SERVICE AREA PLAN REPORTS FOR MORE INFORMATION.

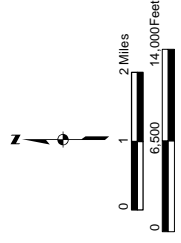


MAP V-5

AREAS DESIGNATED IN COMPREHENSIVE PLANS BY SEWERED COMMUNITIES
IN KENOSHA COUNTY FOR HOUSING AT DENSITIES THAT WOULD ACCOMMODATE AFFORDABLE HOUSING



- AREAS DESIGNATED IN LOCAL PLANS FOR HIGH DENSITY RESIDENTIAL USES
- AREAS DESIGNATED IN LOCAL PLANS FOR MEDIUM DENSITY RESIDENTIAL USES
- AREAS DESIGNATED IN LOCAL PLANS FOR MIXED USE DEVELOPMENT
- AREAS AVAILABLE FOR RESIDENTIAL OR MIXED USE DEVELOPMENT: 2010
- AREAS IDENTIFIED FOR REDEVELOPMENT AS RESIDENTIAL OR MIXED USE : 2010
- PROPOSED SEWERED AREA BOUNDARY
- - - - CITY OR VILLAGE BOUNDARY: 2010



Source: SEWRPC.

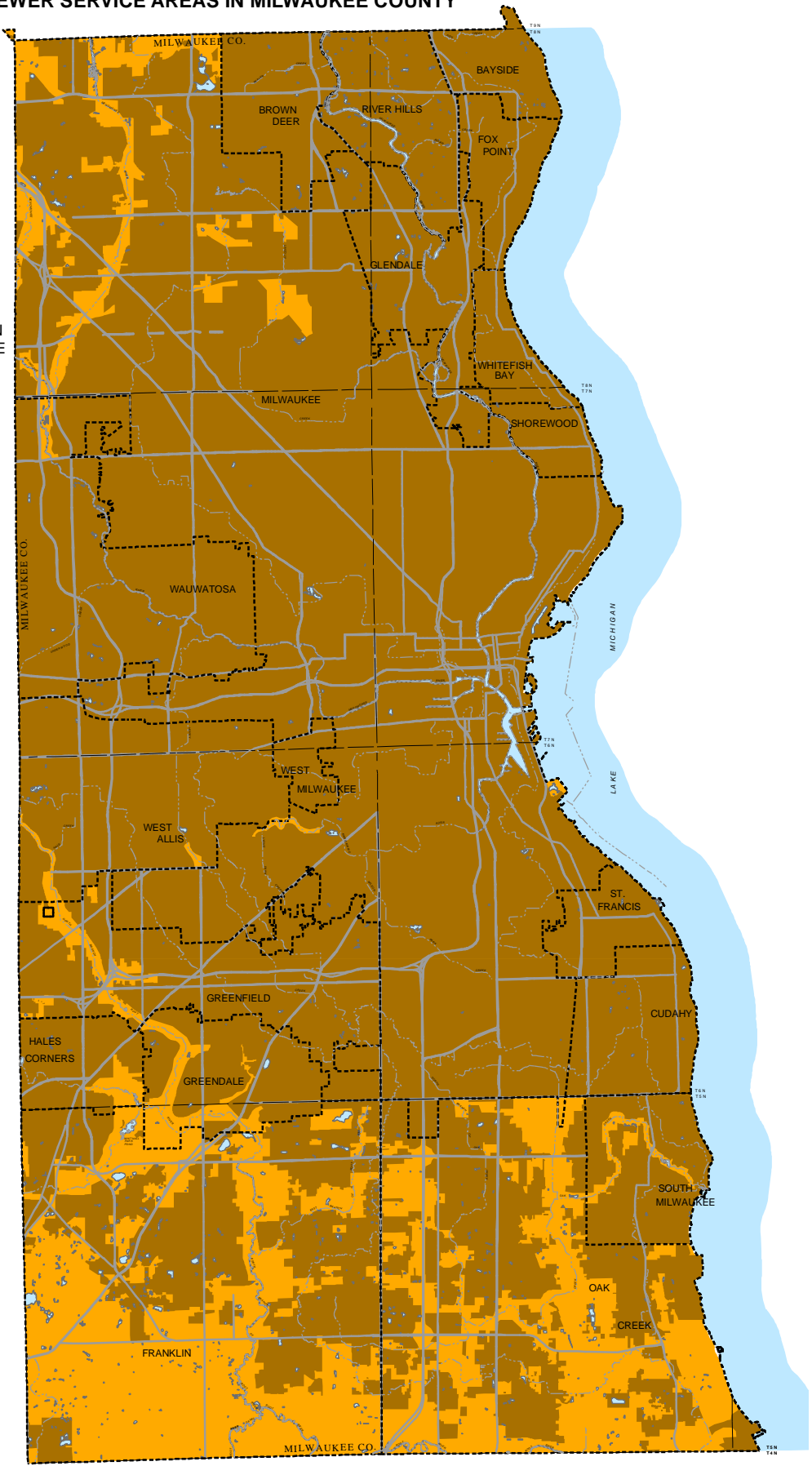
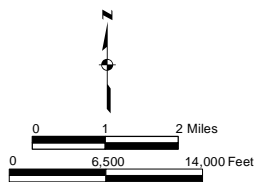
MAP V-7

EXISTING AND FUTURE SEWER SERVICE AREAS IN MILWAUKEE COUNTY

- AREAS SERVED BY SEWER : 2010
- ADOPTED PLANNED SEWER SERVICE AREA
- CITY OR VILLAGE BOUNDARY: 2010

NOTE:

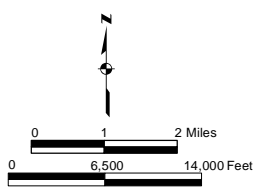
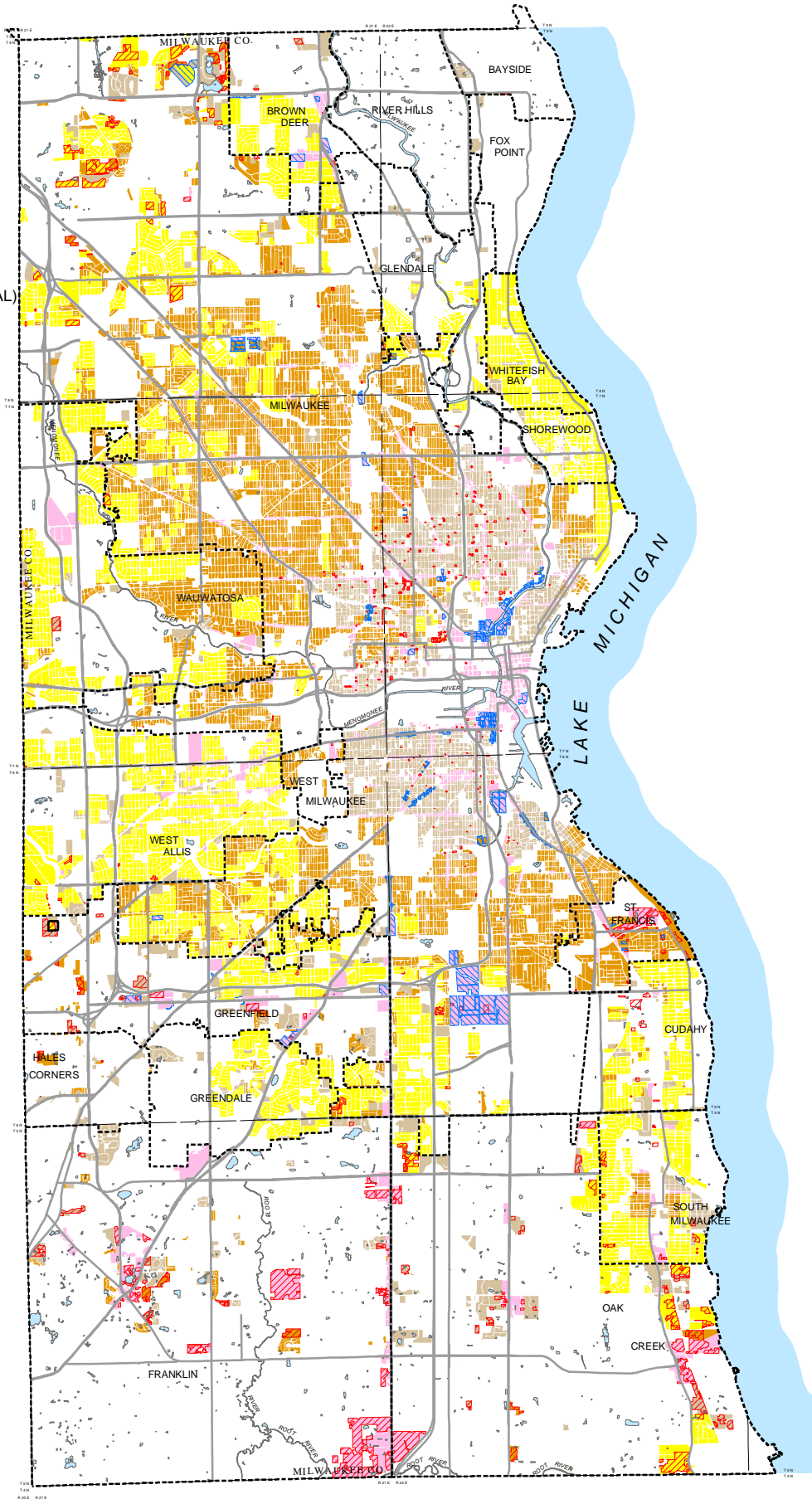
AREAS WITHIN THE SEWER SERVICE AREAS SHOWN ON THIS MAP MAY BE INELIGIBLE FOR SEWER SERVICE DUE TO THE PRESENCE OF PRIMARY ENVIRONMENTAL CORRIDOR, WETLANDS, OR STEEP SLOPES. REFER TO COMMUNITY SEWER SERVICE AREA PLAN REPORTS FOR MORE INFORMATION.



Source: SEWRPC.

**AREAS DESIGNATED IN COMPREHENSIVE PLANS BY SEWERED COMMUNITIES
IN MILWAUKEE COUNTY FOR HOUSING AT DENSITIES THAT WOULD ACCOMMODATE AFFORDABLE HOUSING**

- AREAS DESIGNATED IN LOCAL PLANS FOR HIGH DENSITY RESIDENTIAL USES
- AREAS DESIGNATED IN LOCAL PLANS FOR MEDIUM-HIGH DENSITY RESIDENTIAL USES
- AREAS DESIGNATED IN LOCAL PLANS FOR MEDIUM DENSITY RESIDENTIAL USES
- AREAS DESIGNATED IN LOCAL PLANS FOR MIXED USE DEVELOPMENT (INCLUDING RESIDENTIAL)
- AREAS AVAILABLE FOR RESIDENTIAL OR MIXED USE DEVELOPMENT: 2010
- AREAS IDENTIFIED FOR REDEVELOPMENT AS RESIDENTIAL OR MIXED USE: 2010
- CITY OR VILLAGE BOUNDARY: 2010



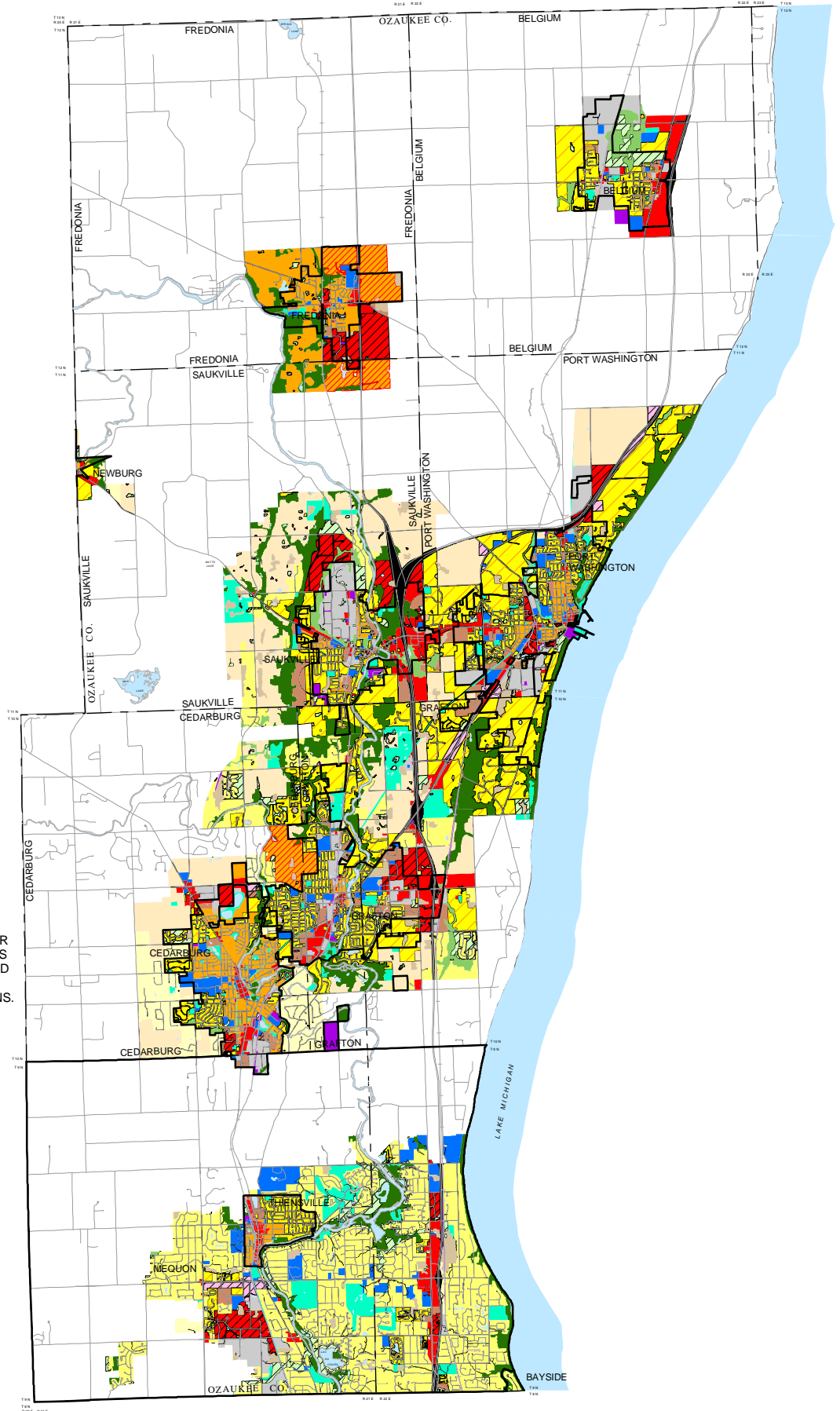
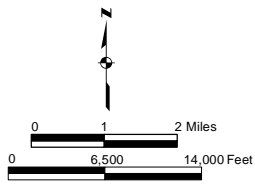
Source: SEWRPC.

MAP V-9

LAND USE PLAN MAPS ADOPTED AS PART OF COMPREHENSIVE PLANS BY SEWERED COMMUNITIES IN OZAUKEE COUNTY: 2035

-  RURAL DENSITY RESIDENTIAL
 -  SUBURBAN DENSITY RESIDENTIAL
 -  MEDIUM DENSITY RESIDENTIAL
 -  MEDIUM - HIGH DENSITY RESIDENTIAL
 -  HIGH DENSITY RESIDENTIAL
 -  HOUSING FOR THE ELDERLY
 -  TRADITIONAL NEIGHBORHOOD DEVELOPMENT
 -  MIXED USE
 -  GENERAL COMMERCIAL
 -  INDUSTRIAL
 -  BUSINESS/INDUSTRIAL PARK
 -  GOVERNMENTAL AND INSTITUTIONAL
 -  PARK AND RECREATIONAL
 -  TRANSPORTATION AND UTILITIES
 -  FARMLAND PROTECTION
 -  PRIMARY ENVIRONMENTAL CORRIDOR
 -  SECONDARY ENVIRONMENTAL CORRIDOR
 -  ISOLATED NATURAL RESOURCE AREA
 -  OTHER OPEN LAND TO BE PRESERVED
 -  SURFACE WATER
 -  REDEVELOPMENT AREA (OVERLAY)
- CITY OR VILLAGE BOUNDARY: 2010

NOTE:
 PLANNED LAND USE CATEGORIES FROM CITY AND VILLAGE PLANS HAVE BEEN STANDARDIZED FOR MAPPING PURPOSES (SEE TABLE E-3). MAP INCLUDES AREAS WITHIN PLANNED SEWER SERVICE AREAS AND ADDITIONAL AREAS PROPOSED TO BE SERVED BY SANITARY SEWERS IN LOCAL COMPREHENSIVE PLANS.



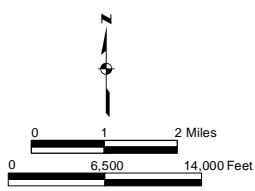
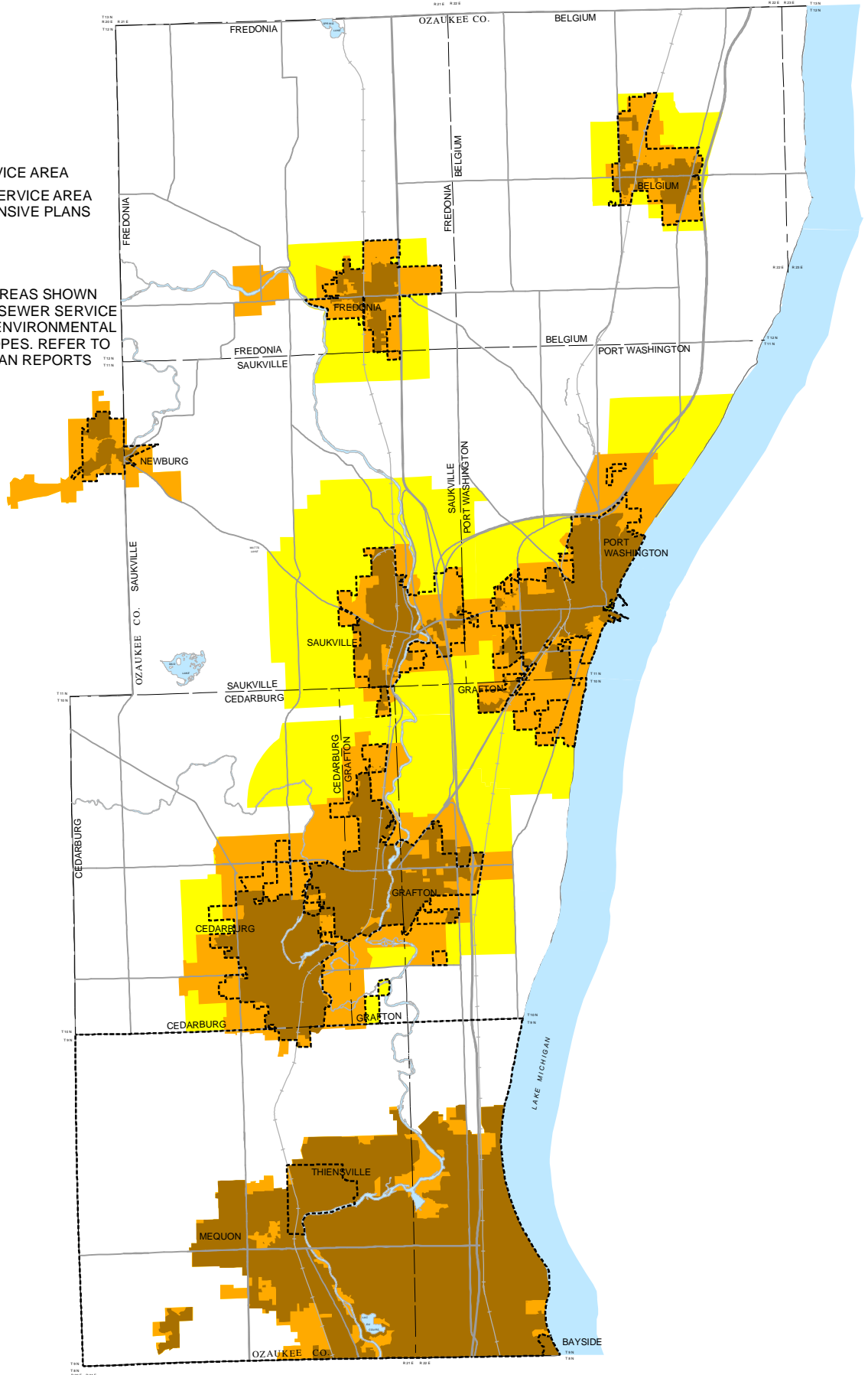
Source: Ozaukee County, Local Governments, and SEWRPC.

MAP V-10

EXISTING AND FUTURE SEWER SERVICE AREAS IN OZAUKEE COUNTY

- AREAS SERVED BY SEWER : 2010
- ADOPTED PLANNED SEWER SERVICE AREA
- AREAS PROPOSED FOR SEWER SERVICE AREA EXPANSION IN LOCAL COMPREHENSIVE PLANS
- CITY OR VILLAGE BOUNDARY









NOTE:
 AREAS WITHIN THE SEWER SERVICE AREAS SHOWN ON THIS MAP MAY BE INELIGIBLE FOR SEWER SERVICE DUE TO THE PRESENCE OF PRIMARY ENVIRONMENTAL CORRIDOR, WETLANDS, OR STEEP SLOPES. REFER TO COMMUNITY SEWER SERVICE AREA PLAN REPORTS FOR MORE INFORMATION.

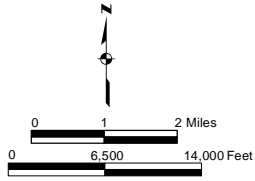
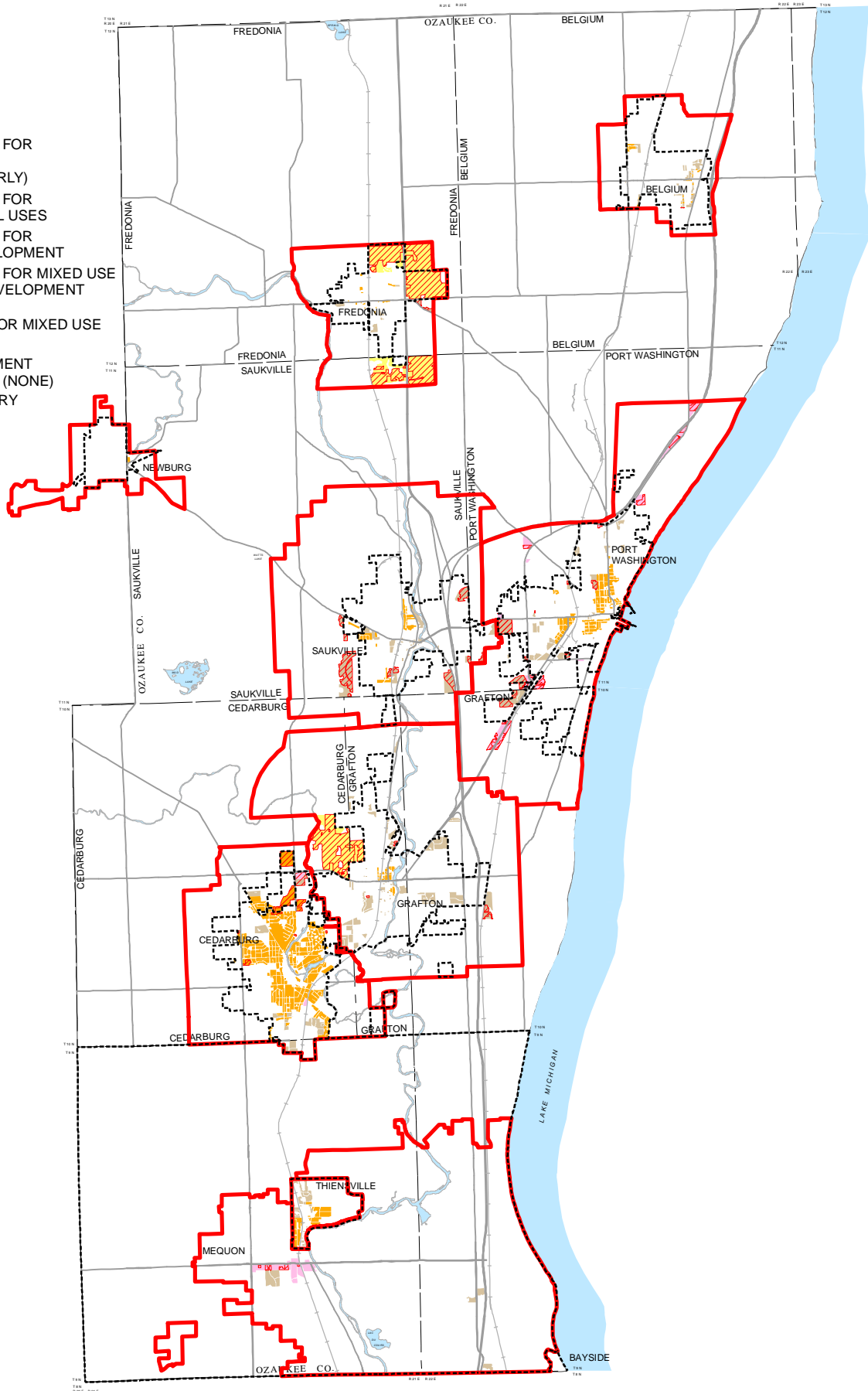


Source: SEWRPC.

MAP V-11

AREAS DESIGNATED IN COMPREHENSIVE PLANS BY SEWERED COMMUNITIES
IN OZAUKEE COUNTY FOR HOUSING AT DENSITIES THAT WOULD ACCOMMODATE AFFORDABLE HOUSING

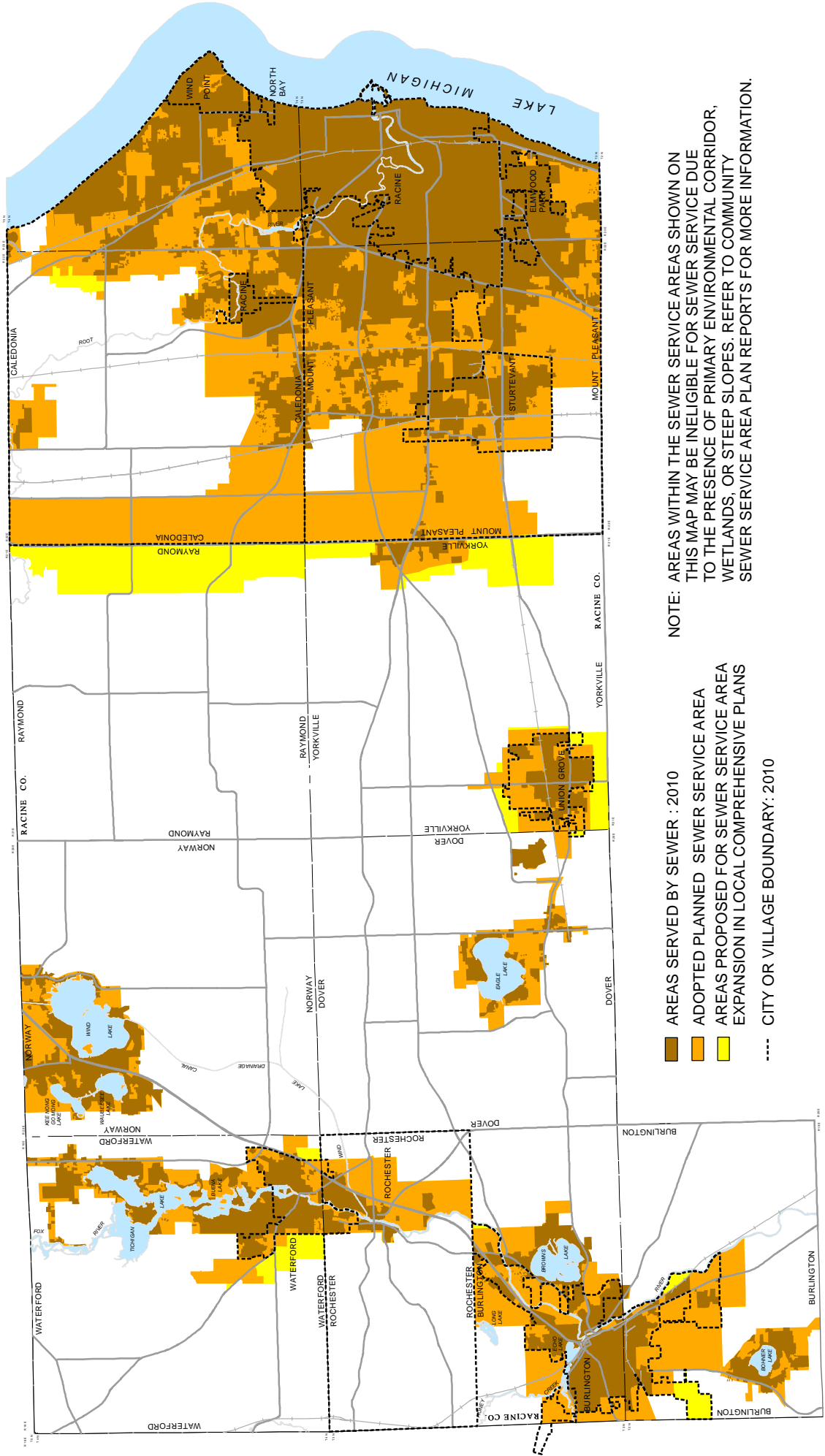
-  AREAS DESIGNATED IN LOCAL PLANS FOR HIGH DENSITY RESIDENTIAL USES (INCLUDING HOUSING FOR THE ELDERLY)
-  AREAS DESIGNATED IN LOCAL PLANS FOR MEDIUM - HIGH DENSITY RESIDENTIAL USES
-  AREAS DESIGNATED IN LOCAL PLANS FOR TRADITIONAL NEIGHBORHOOD DEVELOPMENT
-  AREAS DESIGNATED IN LOCAL PLANS FOR MIXED USE (COMMERCIAL AND RESIDENTIAL) DEVELOPMENT
-  AREAS AVAILABLE FOR RESIDENTIAL OR MIXED USE DEVELOPMENT: 2010
-  AREAS IDENTIFIED FOR REDEVELOPMENT AS RESIDENTIAL OR MIXED USE: 2010 (NONE)
-  PROPOSED SEWERED AREA BOUNDARY
-  CITY OR VILLAGE BOUNDARY: 2010



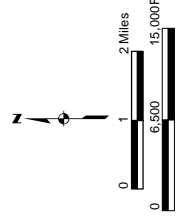
Source: SEWRPC.

MAP V-13

EXISTING AND FUTURE SEWER SERVICE AREAS IN RACINE COUNTY

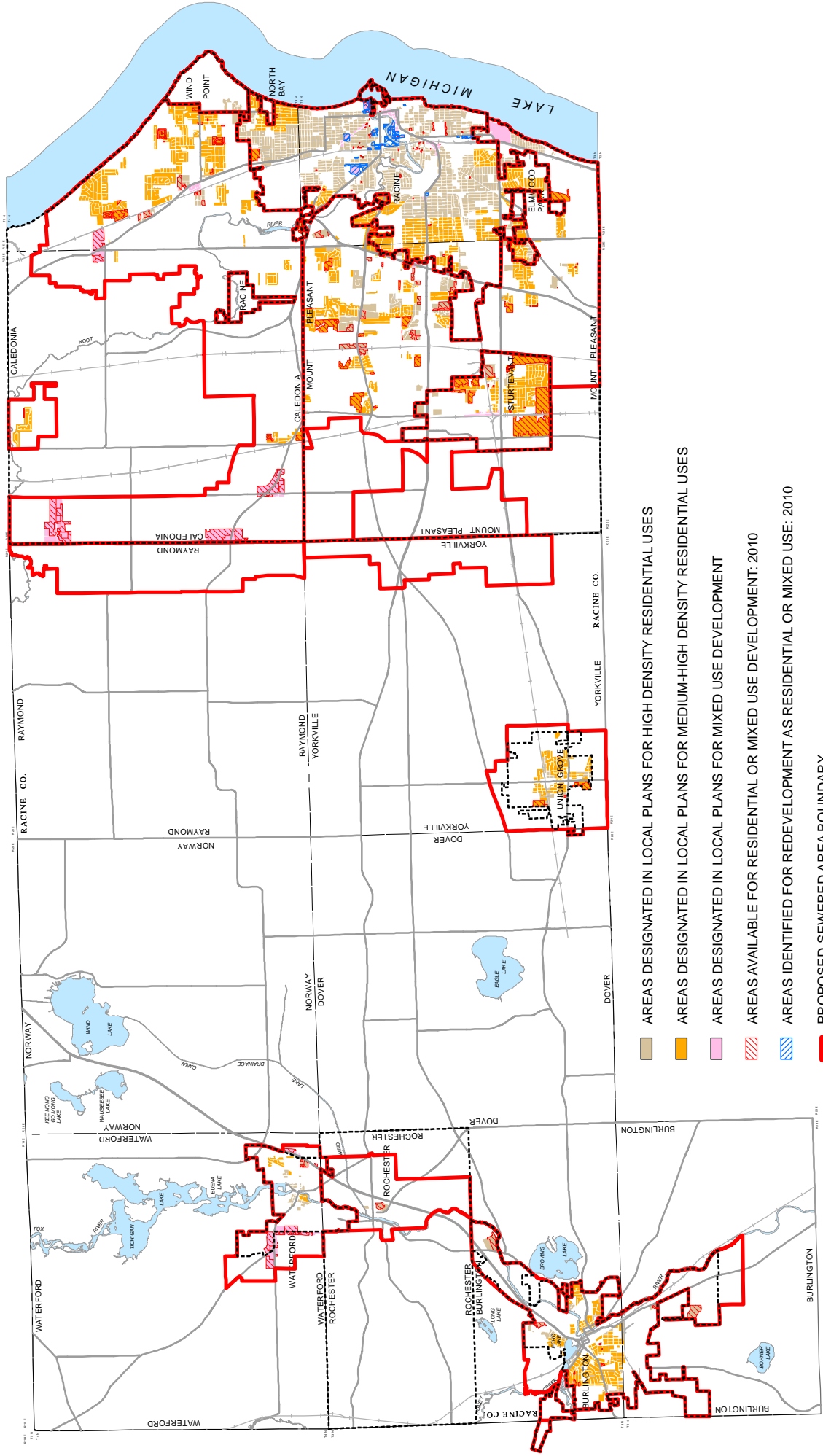


- AREAS SERVED BY SEWER : 2010
 - ADOPTED PLANNED SEWER SERVICE AREA
 - AREAS PROPOSED FOR SEWER SERVICE AREA EXPANSION IN LOCAL COMPREHENSIVE PLANS
 - - - - CITY OR VILLAGE BOUNDARY: 2010
- NOTE: AREAS WITHIN THE SEWER SERVICE AREAS SHOWN ON THIS MAP MAY BE INELIGIBLE FOR SEWER SERVICE DUE TO THE PRESENCE OF PRIMARY ENVIRONMENTAL CORRIDOR, WETLANDS, OR STEEP SLOPES. REFER TO COMMUNITY SEWER SERVICE AREA PLAN REPORTS FOR MORE INFORMATION.



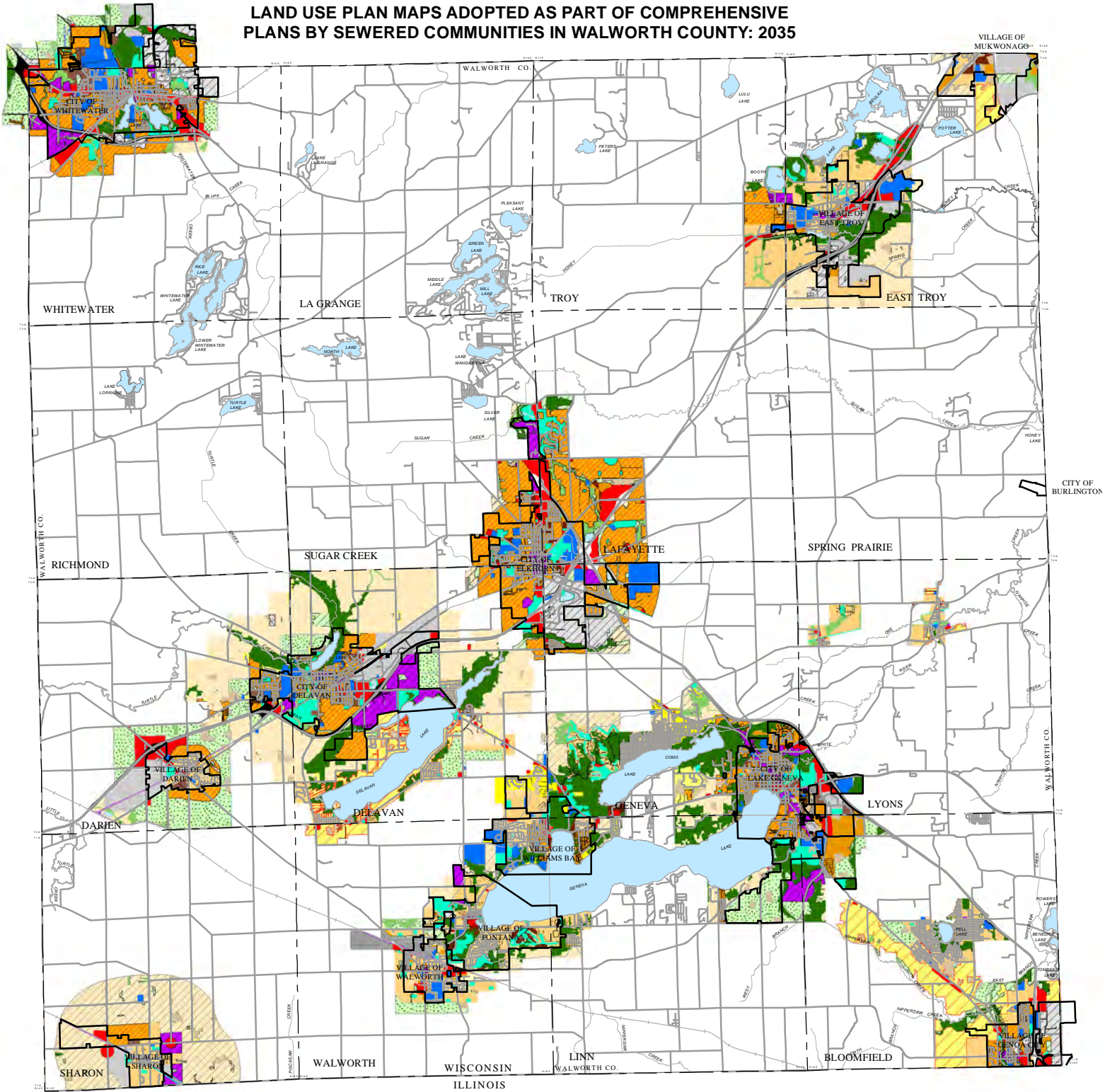
Source: SEWRPC.

AREAS DESIGNATED IN COMPREHENSIVE PLANS BY SEWERED
 COMMUNITIES IN RACINE COUNTY FOR HOUSING AT DENSITIES THAT WOULD ACCOMMODATE AFFORDABLE HOUSING



Source: SEWRPC.

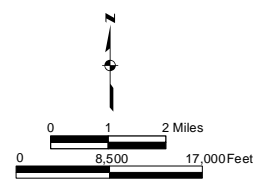
**MAP V-15
LAND USE PLAN MAPS ADOPTED AS PART OF COMPREHENSIVE
PLANS BY SEWERED COMMUNITIES IN WALWORTH COUNTY: 2035**



- SUBURBAN DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM-LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM-HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PRIME AGRICULTURAL
- GENERAL AGRICULTURAL AND RURAL RESIDENTIAL
- COMMERCIAL
- COMMERCIAL/RECREATIONAL
- MIXED USE
- GOVERNMENTAL AND INSTITUTIONAL

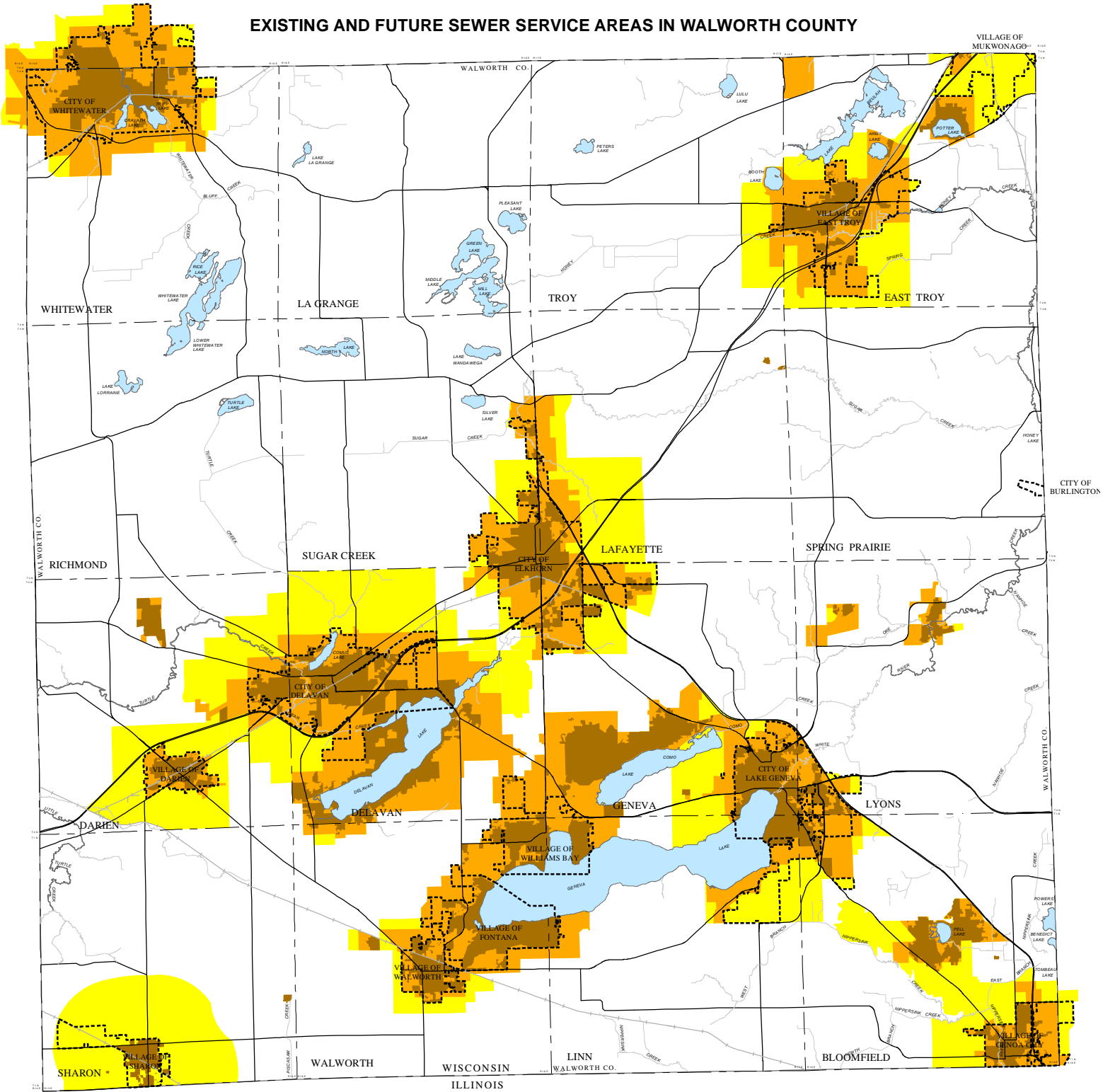
- PARK AND RECREATIONAL
- TRANSPORTATION AND UTILITIES
- INDUSTRIAL
- BUSINESS PARK
- URBAN RESERVE
- EXTRACTIVE
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- OTHER OPEN LAND TO BE PRESERVED
- SURFACE WATER
- CITY OR VILLAGE BOUNDARY: 2010

NOTE: PLANNED LAND USE CATEGORIES FROM CITY, VILLAGE, AND TOWN PLANS HAVE BEEN STANDARDIZED FOR MAPPING PURPOSES (SEE TABLE E-5). MAP INCLUDES AREAS WITHIN PLANNED SEWER SERVICE AREAS AND ADDITIONAL AREAS PROPOSED TO BE SERVED BY SANITARY SEWERS IN LOCAL COMPREHENSIVE PLANS.



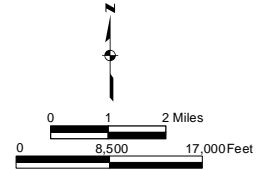
Source: Walworth County, Local Governments, and SEWRPC.

EXISTING AND FUTURE SEWER SERVICE AREAS IN WALWORTH COUNTY



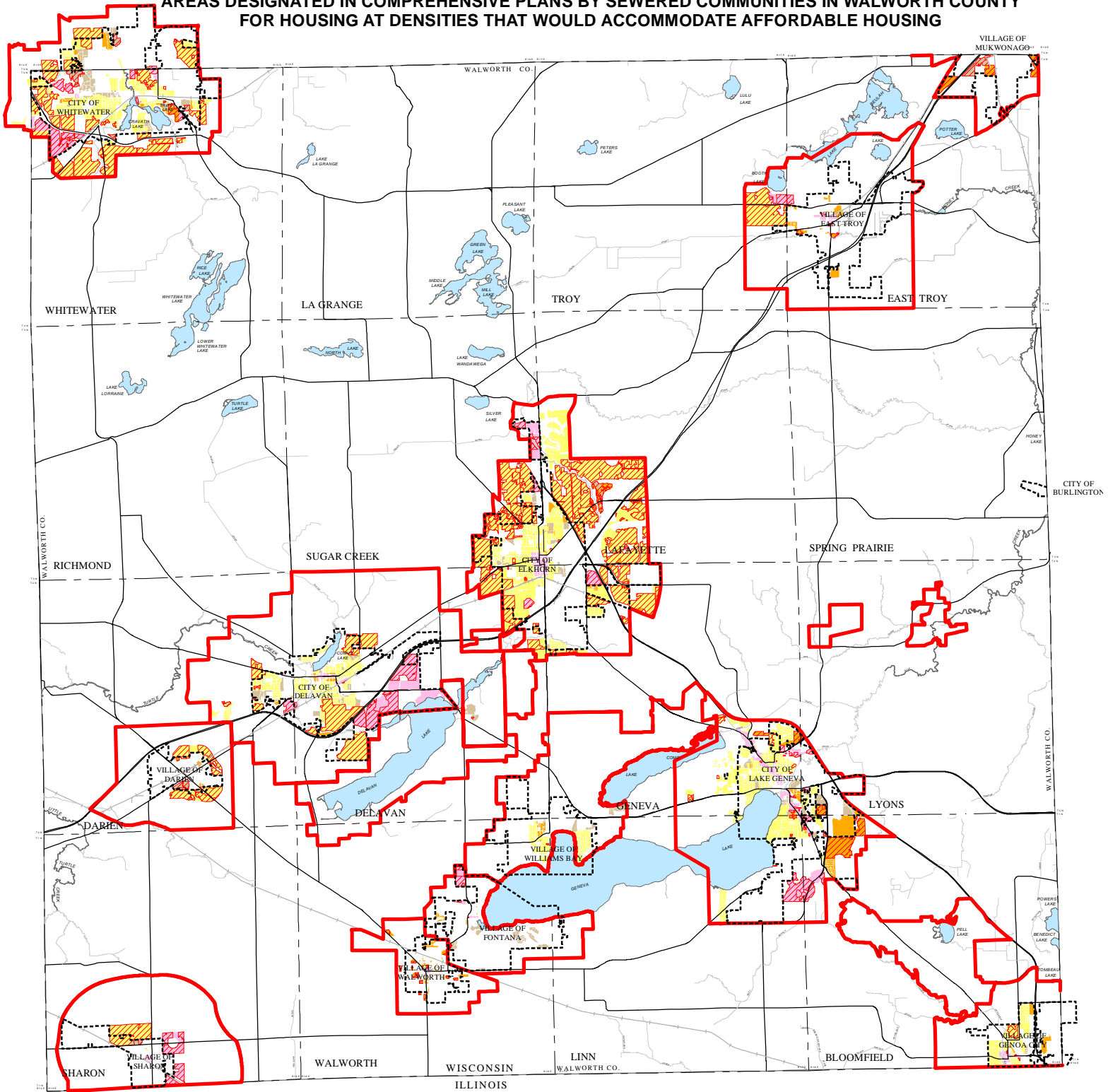
- AREAS SERVED BY SEWER : 2010
- ADOPTED PLANNED SEWER SERVICE AREA
- AREAS PROPOSED FOR SEWER SERVICE AREA EXPANSION IN LOCAL COMPREHENSIVE PLANS
- CITY OR VILLAGE BOUNDARY: 2010

NOTE: AREAS WITHIN THE SEWER SERVICE AREAS SHOWN ON THIS MAP MAY BE INELIGIBLE FOR SEWER SERVICE DUE TO THE PRESENCE OF PRIMARY ENVIRONMENTAL CORRIDOR, WETLANDS, OR STEEP SLOPES. REFER TO COMMUNITY SEWER SERVICE AREA PLAN REPORTS FOR MORE INFORMATION.

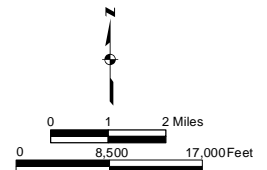


MAP V-17

AREAS DESIGNATED IN COMPREHENSIVE PLANS BY SEWERED COMMUNITIES IN WALWORTH COUNTY FOR HOUSING AT DENSITIES THAT WOULD ACCOMMODATE AFFORDABLE HOUSING

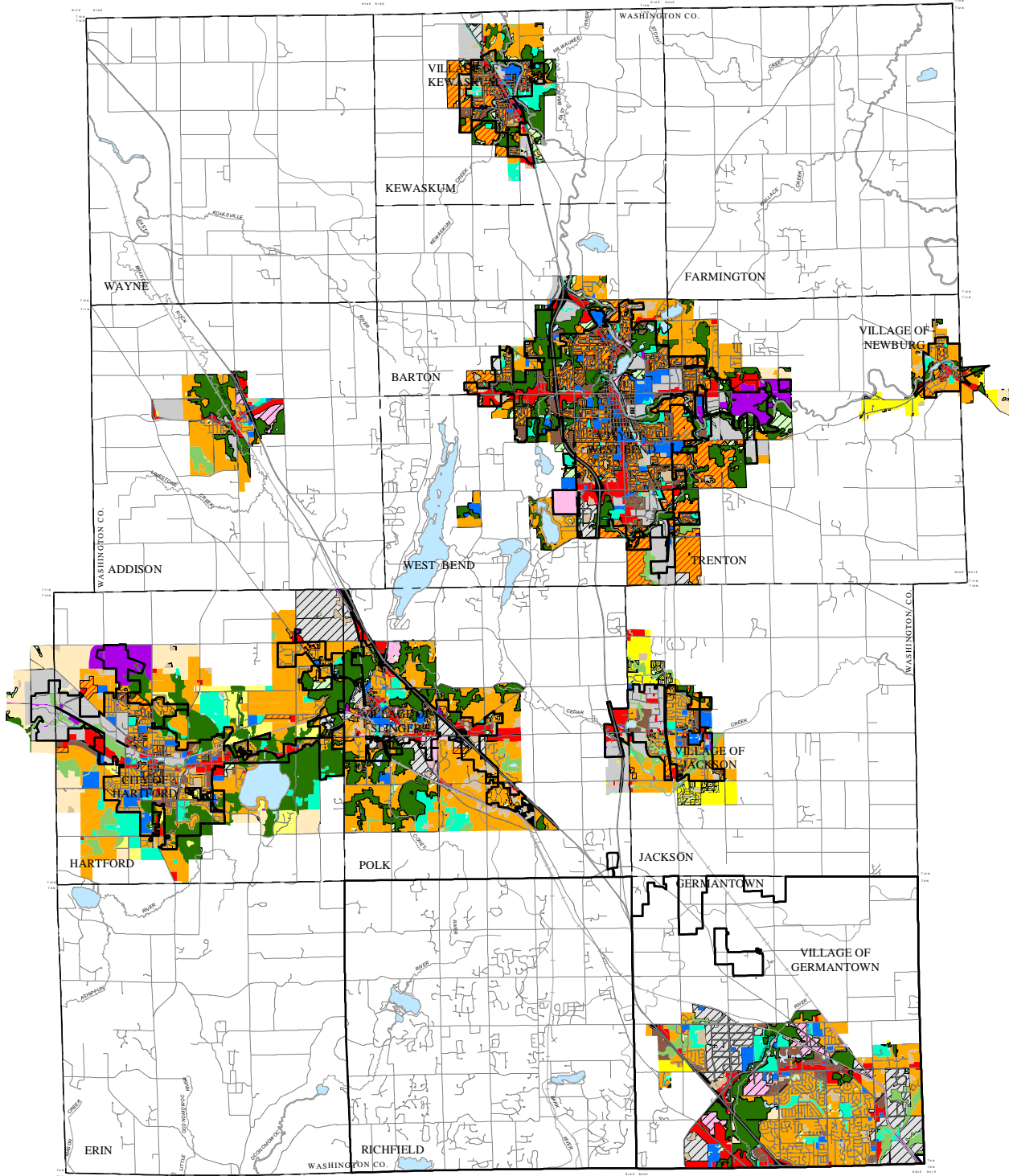


- AREAS DESIGNATED IN LOCAL PLANS FOR HIGH DENSITY RESIDENTIAL USES
- AREAS DESIGNATED IN LOCAL PLANS FOR MEDIUM-HIGH DENSITY RESIDENTIAL USES
- AREAS DESIGNATED IN LOCAL PLANS FOR MEDIUM DENSITY RESIDENTIAL USES
- AREAS DESIGNATED IN LOCAL PLANS FOR MIXED USE DEVELOPMENT
- AREAS AVAILABLE FOR RESIDENTIAL OR MIXED USE DEVELOPMENT: 2010
- AREAS IDENTIFIED FOR REDEVELOPMENT AS RESIDENTIAL OR MIXED USE: 2010 (NONE)
- PROPOSED SEWERED AREA BOUNDARY
- CITY OR VILLAGE BOUNDARY: 2010



Source: SEWRPC.

LAND USE PLAN MAPS ADOPTED AS PART OF
COMPREHENSIVE PLANS BY SEWERED COMMUNITIES IN WASHINGTON COUNTY: 2035



AGRICULTURAL AND RURAL RESIDENTIAL

SUBURBAN DENSITY RESIDENTIAL

MEDIUM DENSITY URBAN RESIDENTIAL

MEDIUM-HIGH DENSITY URBAN RESIDENTIAL

HIGH DENSITY URBAN RESIDENTIAL

HOUSING FOR THE ELDERLY

MIXED USE

GENERAL COMMERCIAL

OFFICE / PROFESSIONAL SERVICES

BUSINESS / INDUSTRIAL

INDUSTRIAL

GOVERNMENTAL AND INSTITUTIONAL

PARK AND RECREATIONAL

TRANSPORTATION AND UTILITIES

REDEVELOPMENT AREA (OVERLAY)

FORMER LANDFILL

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

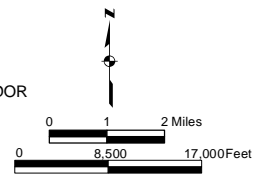
ISOLATED NATURAL RESOURCE AREA

SURFACE WATER

OTHER OPEN LAND TO BE PRESERVED (INCLUDES WETLANDS OUTSIDE OF ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS)

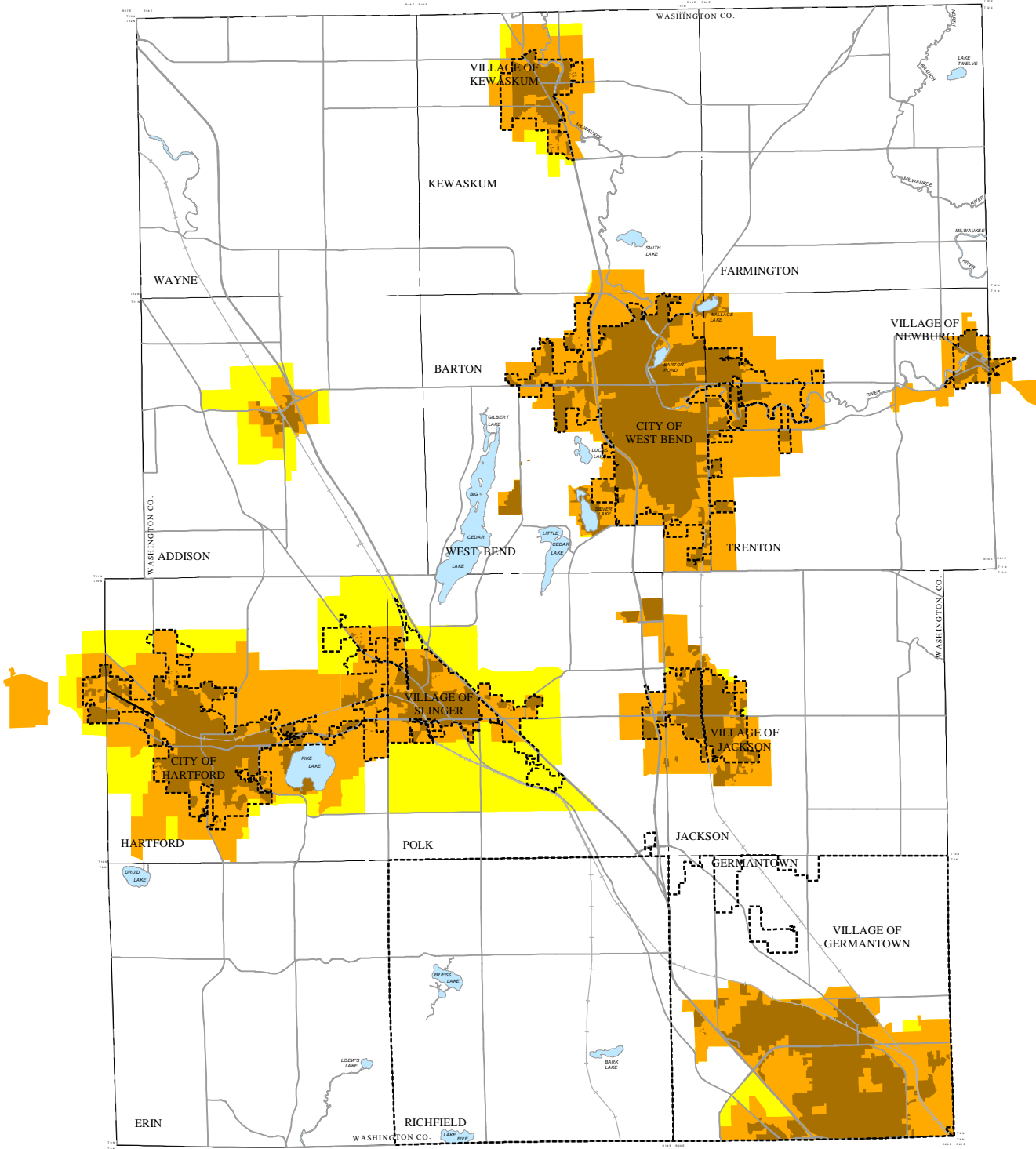
NOTE: PLANNED LAND USE CATEGORIES FROM CITY, VILLAGE, AND TOWN PLANS HAVE BEEN STANDARDIZED FOR MAPPING PURPOSES (SEE TABLE E-6). MAP INCLUDES AREAS WITHIN PLANNED SEWER SERVICE AREAS AND ADDITIONAL AREAS PROPOSED TO BE SERVED BY SANITARY SEWERS IN LOCAL COMPREHENSIVE PLANS.

Source: Washington County, Local Governments, and SEWRPC.



MAP V-19

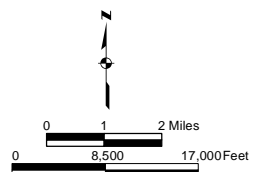
EXISTING AND FUTURE SEWER SERVICE AREAS IN WASHINGTON COUNTY



- AREAS SERVED BY SEWER : 2010
- ADOPTED PLANNED SEWER SERVICE AREA
- AREAS PROPOSED FOR SEWER SERVICE AREA EXPANSION IN LOCAL COMPREHENSIVE PLANS
- CITY OR VILLAGE BOUNDARY; 2010

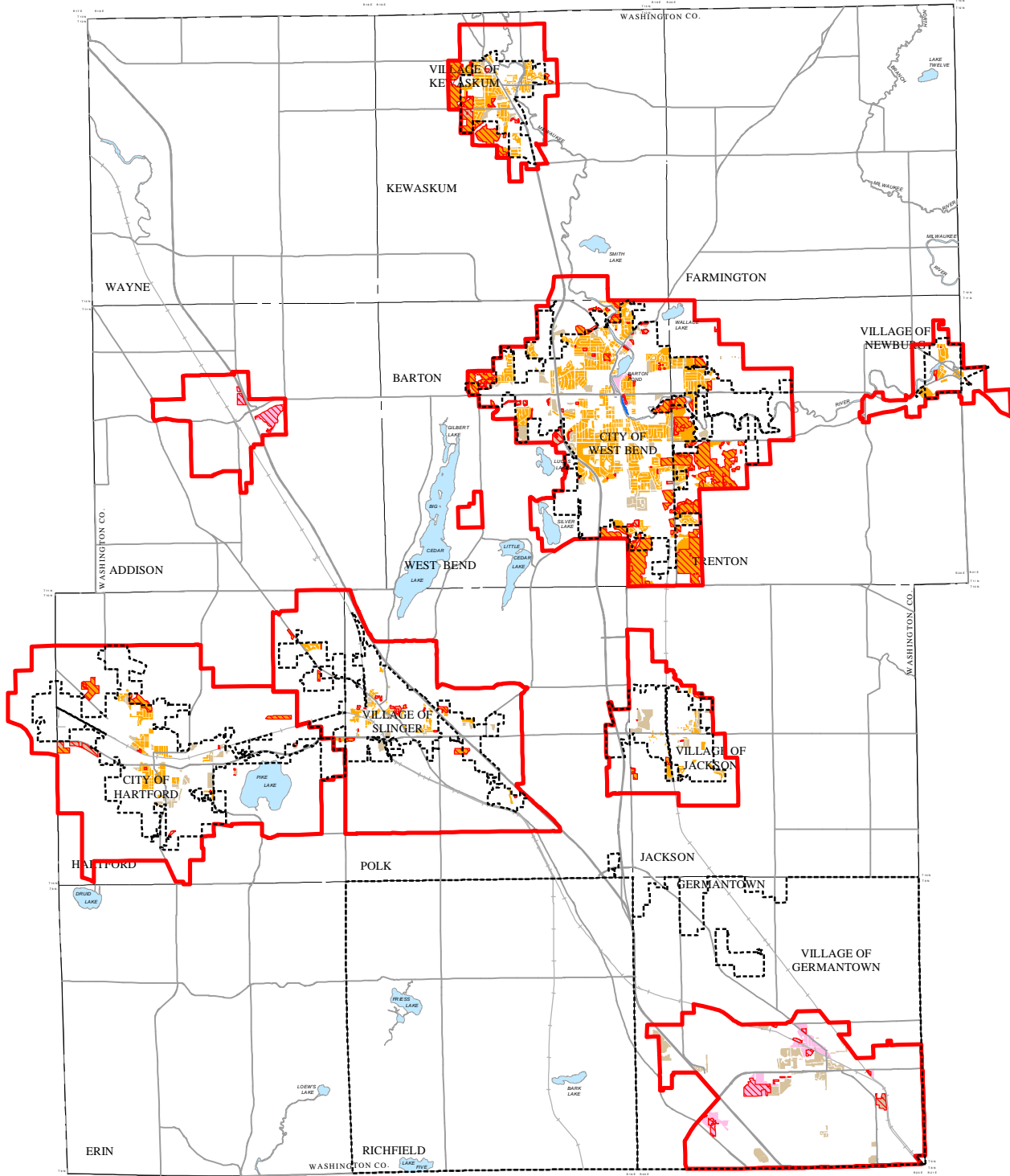
NOTE: AREAS WITHIN THE SEWER SERVICE AREAS SHOWN ON THIS MAP MAY BE INELIGIBLE FOR SEWER SERVICE DUE TO THE PRESENCE OF PRIMARY ENVIRONMENTAL CORRIDOR, WETLANDS, OR STEEP SLOPES. REFER TO COMMUNITY SEWER SERVICE AREA PLAN REPORTS FOR MORE INFORMATION.

Source: SEWRPC.



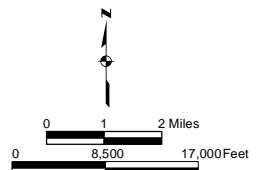
MAP V-20

AREAS DESIGNATED IN COMPREHENSIVE PLANS BY SEWERED COMMUNITIES
IN WASHINGTON COUNTY FOR HOUSING AT DENSITIES THAT WOULD ACCOMMODATE AFFORDABLE HOUSING

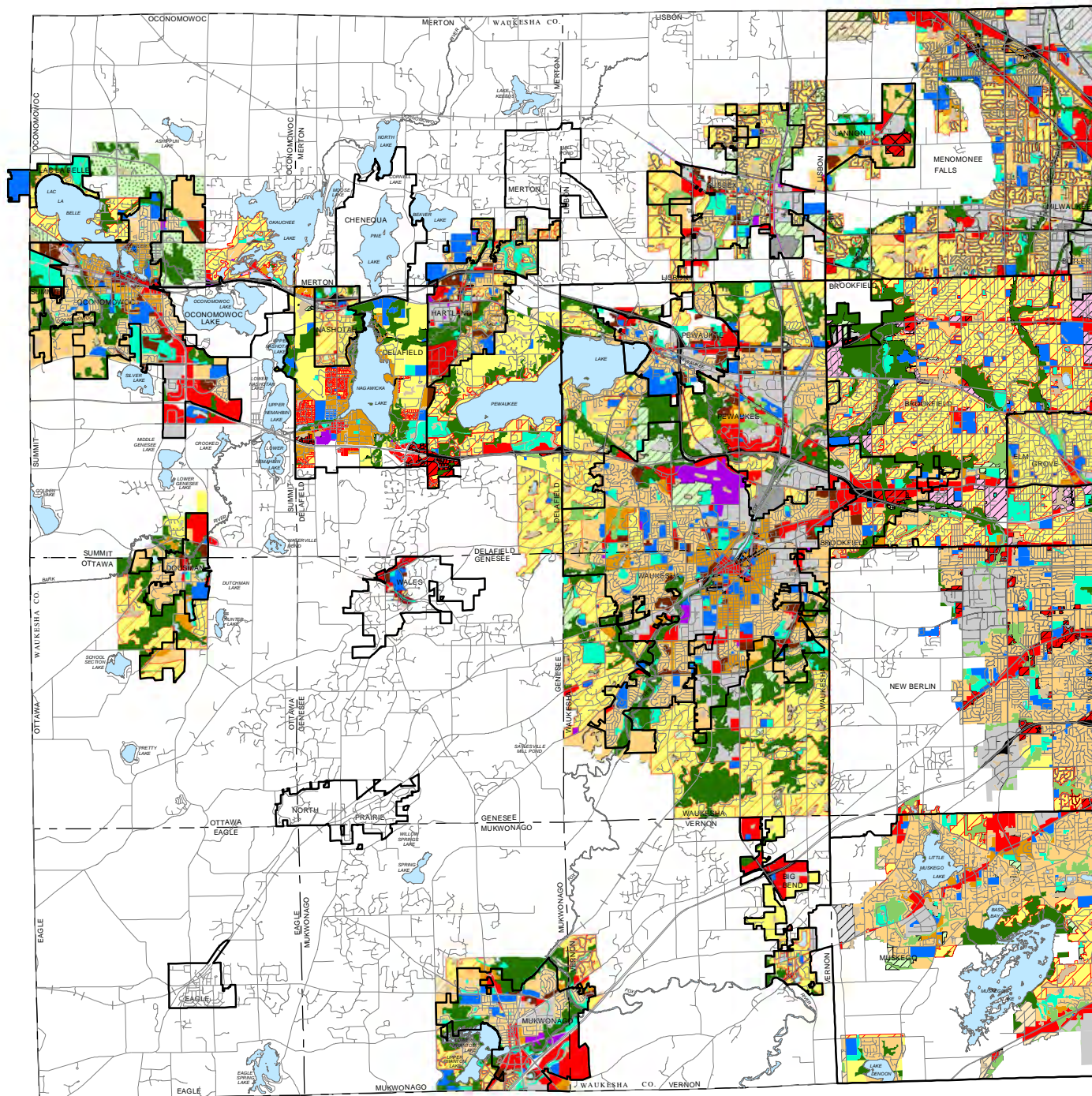


- AREAS DESIGNATED IN LOCAL PLANS FOR HIGH DENSITY RESIDENTIAL USES (INCLUDING HOUSING FOR THE ELDERLY)
- AREAS DESIGNATED IN LOCAL PLANS FOR MEDIUM-HIGH DENSITY RESIDENTIAL USES
- AREAS DESIGNATED IN LOCAL PLANS FOR MIXED USE DEVELOPMENT
- AREAS AVAILABLE FOR RESIDENTIAL OR MIXED USE DEVELOPMENT: 2010
- AREAS IDENTIFIED FOR REDEVELOPMENT AS RESIDENTIAL OR MIXED USE: 2010
- PROPOSED SEWERED AREA BOUNDARY
- CITY OR VILLAGE BOUNDARY: 2010

Source: SEWRPC.

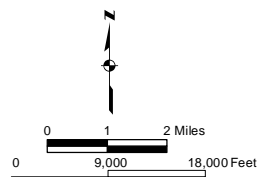


LAND USE PLAN MAPS ADOPTED AS PART OF
COMPREHENSIVE PLANS BY SEWERED COMMUNITIES IN WAUKESHA COUNTY: 2035

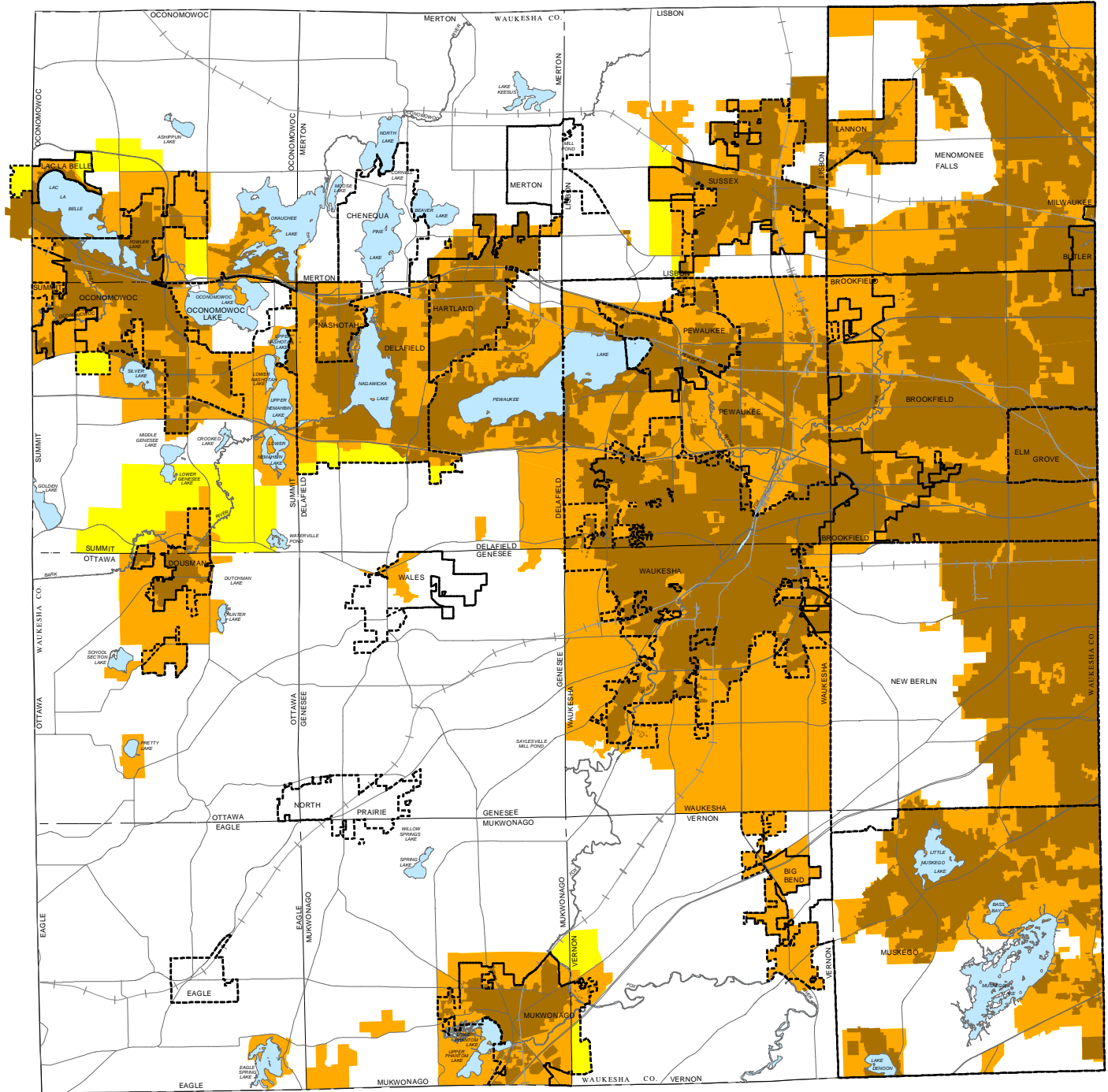


- | | |
|--|---|
| SUBURBAN DENSITY RESIDENTIAL | GOVERNMENTAL AND INSTITUTIONAL |
| LOW DENSITY RESIDENTIAL | COMMERCIAL AND BUSINESS PARK |
| MEDIUM DENSITY RESIDENTIAL | MIXED USE (RESIDENTIAL AND COMMERCIAL) |
| MEDIUM-HIGH DENSITY RESIDENTIAL | MIXED USE (BUSINESS AND LIGHT INDUSTRIAL) |
| HIGH DENSITY RESIDENTIAL | INDUSTRIAL |
| HOUSING FOR THE ELDERLY | TRANSPORTATION AND UTILITIES |
| GENERAL AGRICULTURAL AND RURAL RESIDENTIAL | SANITARY LANDFILL |
| | EXTRACTIVE |
| | PARK AND RECREATIONAL |
| | PRIMARY ENVIRONMENTAL CORRIDOR |
| | SECONDARY ENVIRONMENTAL CORRIDOR |
| | ISOLATED NATURAL RESOURCE AREA |
| | OTHER OPEN LAND TO BE PRESERVED |
| | SURFACE WATER |
| | URBAN RESERVE |
| | REDEVELOPMENT AREA (OVERLAY) |

NOTE: PLANNED LAND USE CATEGORIES FROM CITY, VILLAGE, AND TOWN PLANS HAVE BEEN STANDARDIZED FOR MAPPING PURPOSES (SEE TABLE E-7). MAP DOES NOT INCLUDE UNREFINED SEWER SERVICE AREAS OR SEWER SERVICE AREAS THAT SERVE ISOLATED LAKE AREAS. AREAS WITHIN OTHER ADOPTED SEWER SERVICE AREAS ARE SHOWN ON THIS MAP.



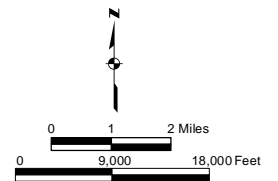
EXISTING AND FUTURE SEWER SERVICE AREAS IN WAUKESHA COUNTY



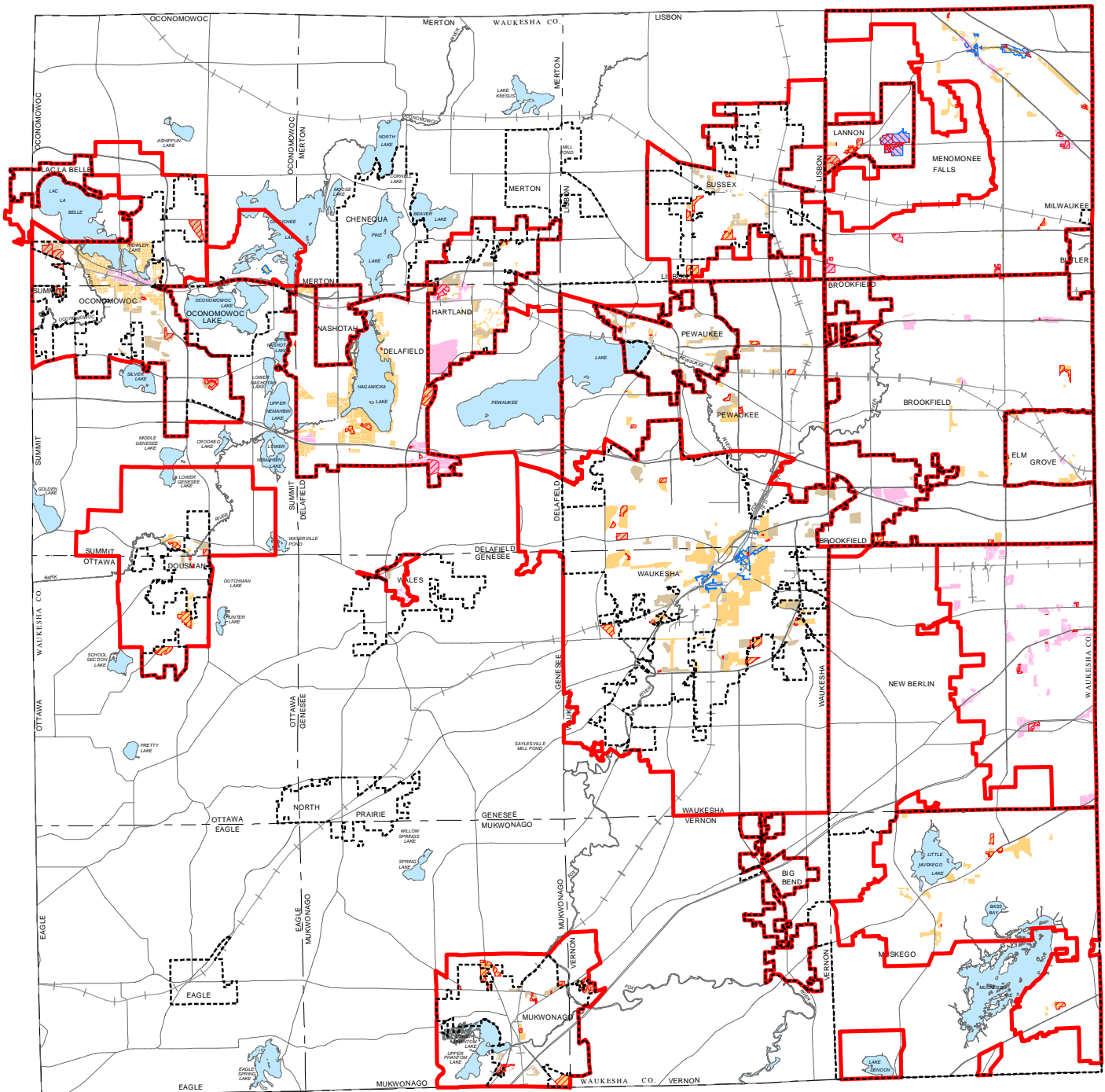
- AREAS SERVED BY SEWER : 2010
- ADOPTED PLANNED SEWER SERVICE AREA
- AREAS PROPOSED FOR SEWER SERVICE AREA EXPANSION IN LOCAL COMPREHENSIVE PLANS
- CITY OR VILLAGE BOUNDARY: 2010

NOTE: AREAS WITHIN THE SEWER SERVICE AREAS SHOWN ON THIS MAP MAY BE INELIGIBLE FOR SEWER SERVICE DUE TO THE PRESENCE OF PRIMARY ENVIRONMENTAL CORRIDOR, WETLANDS, OR STEEP SLOPES. REFER TO COMMUNITY SEWER SERVICE AREA PLAN REPORTS FOR MORE INFORMATION.

Source: SEWRPC.



**AREAS DESIGNATED IN COMPREHENSIVE PLANS BY SEWERED COMMUNITIES
IN WAUKESHA COUNTY FOR HOUSING AT DENSITIES THAT WOULD ACCOMODATE AFFORDABLE HOUSING**



■ AREAS DESIGNATED IN LOCAL PLANS FOR HIGH DENSITY RESIDENTIAL USES (INCLUDING HOUSING FOR THE ELDERLY)

■ AREAS DESIGNATED IN LOCAL PLANS FOR MEDIUM-HIGH DENSITY RESIDENTIAL USES

■ AREAS DESIGNATED IN LOCAL PLANS FOR MIXED USE DEVELOPMENT

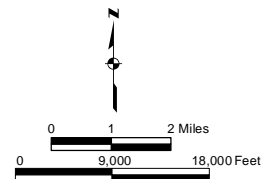
▨ AREAS AVAILABLE FOR RESIDENTIAL OR MIXED USE DEVELOPMENT: 2010

▨ AREAS IDENTIFIED FOR REDEVELOPMENT AS RESIDENTIAL OR MIXED USE: 2010





— PROPOSED SEWERED AREA BOUNDARY

- - - - CITY OR VILLAGE BOUNDARY: 2010

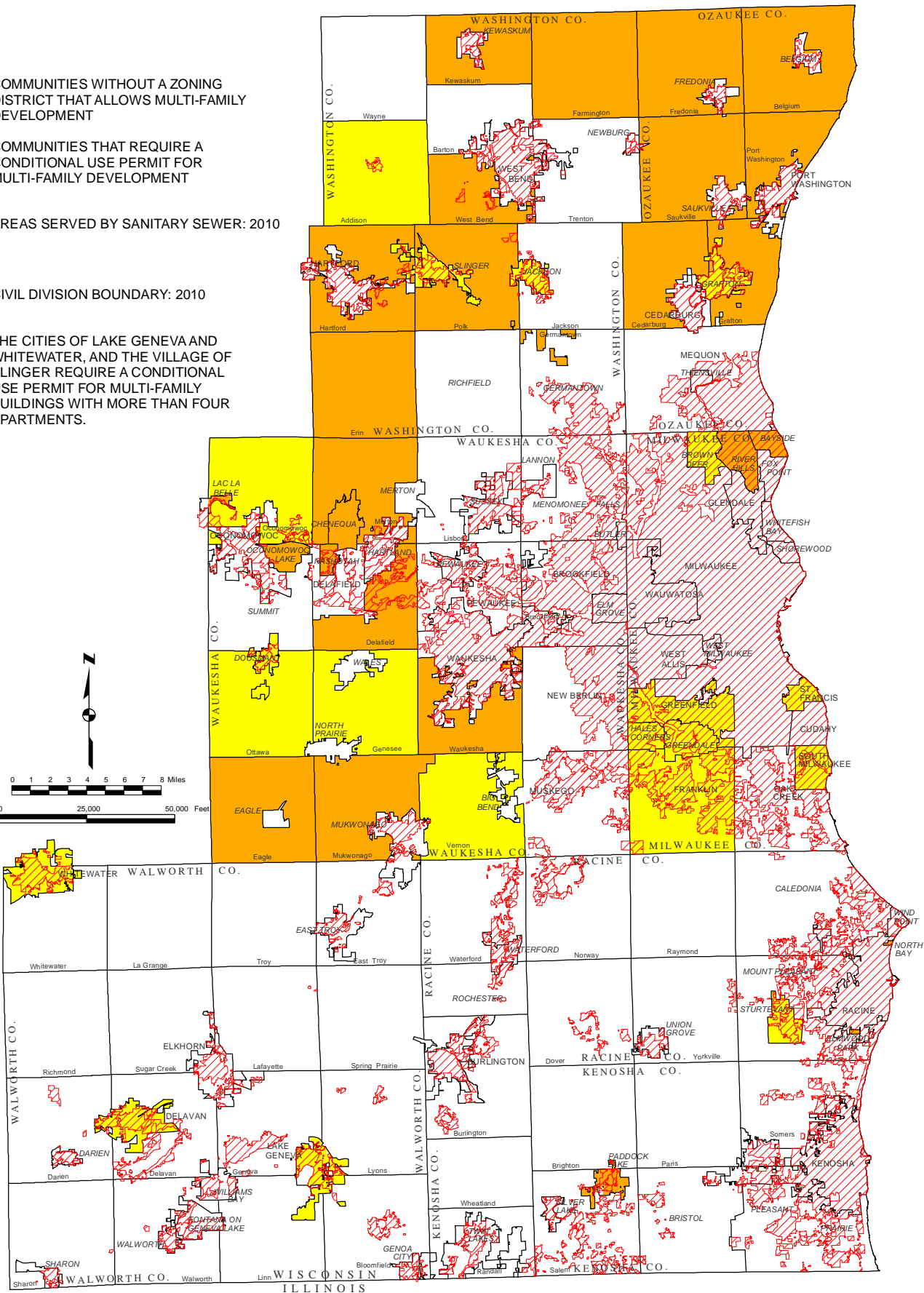
Source: SEWRPC.



COMMUNITIES THAT DO NOT ALLOW MULTI-FAMILY RESIDENTIAL DEVELOPMENT AS A PRINCIPAL USE: 2012

-  COMMUNITIES WITHOUT A ZONING DISTRICT THAT ALLOWS MULTI-FAMILY DEVELOPMENT
-  COMMUNITIES THAT REQUIRE A CONDITIONAL USE PERMIT FOR MULTI-FAMILY DEVELOPMENT
-  AREAS SERVED BY SANITARY SEWER: 2010
-  CIVIL DIVISION BOUNDARY: 2010





NOTE: THE CITIES OF LAKE GENEVA AND WHITEWATER, AND THE VILLAGE OF SLINGER REQUIRE A CONDITIONAL USE PERMIT FOR MULTI-FAMILY BUILDINGS WITH MORE THAN FOUR APARTMENTS.



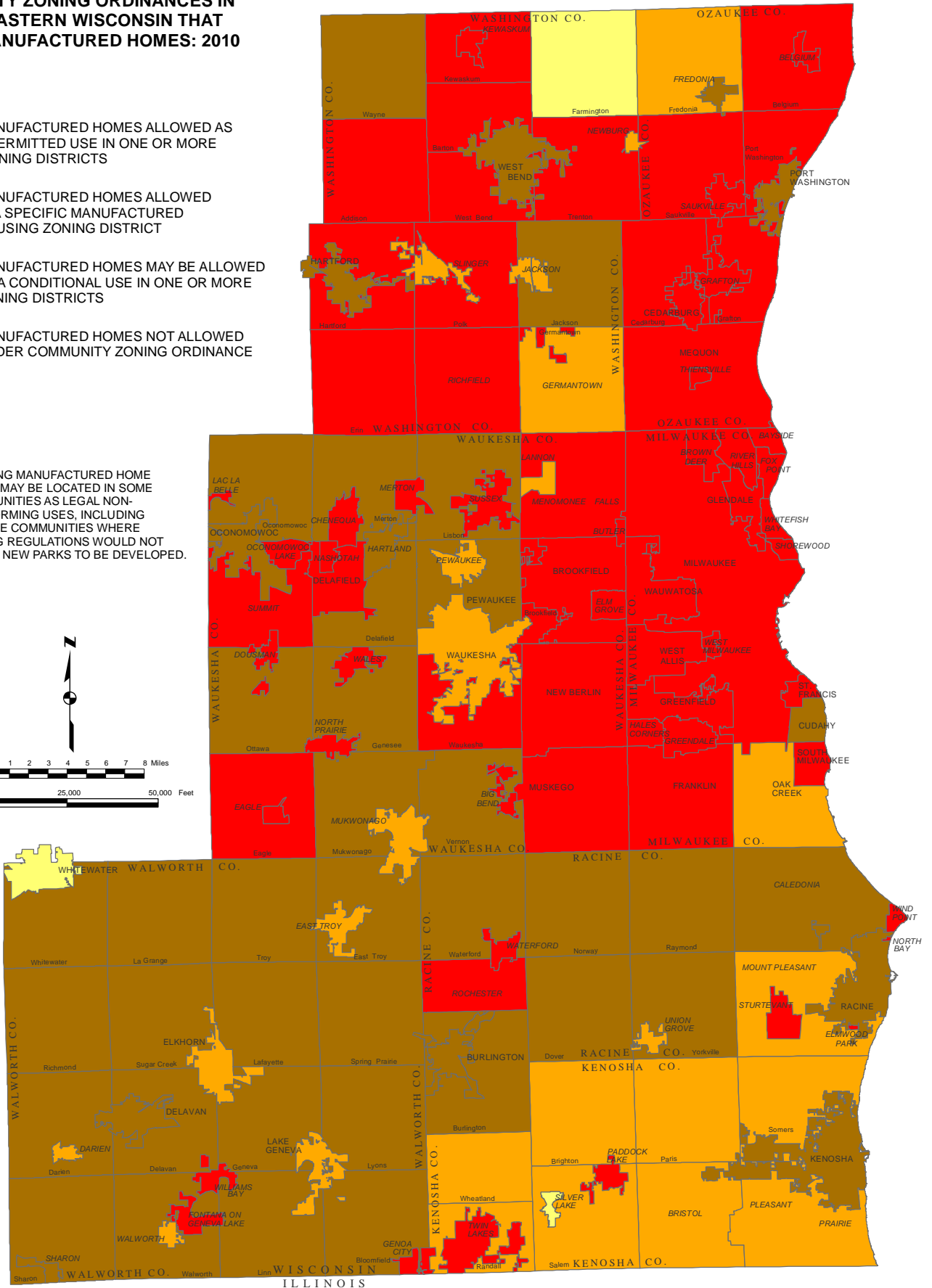
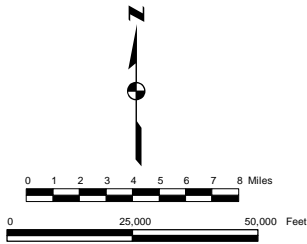
Source: SEWRPC.

Map V-25

COMMUNITY ZONING ORDINANCES IN SOUTHEASTERN WISCONSIN THAT ALLOW MANUFACTURED HOMES: 2010

-  MANUFACTURED HOMES ALLOWED AS A PERMITTED USE IN ONE OR MORE ZONING DISTRICTS
-  MANUFACTURED HOMES ALLOWED IN A SPECIFIC MANUFACTURED HOUSING ZONING DISTRICT
-  MANUFACTURED HOMES MAY BE ALLOWED AS A CONDITIONAL USE IN ONE OR MORE ZONING DISTRICTS
-  MANUFACTURED HOMES NOT ALLOWED UNDER COMMUNITY ZONING ORDINANCE






NOTE: EXISTING MANUFACTURED HOME PARKS MAY BE LOCATED IN SOME COMMUNITIES AS LEGAL NON-CONFORMING USES, INCLUDING IN SOME COMMUNITIES WHERE ZONING REGULATIONS WOULD NOT ALLOW NEW PARKS TO BE DEVELOPED.

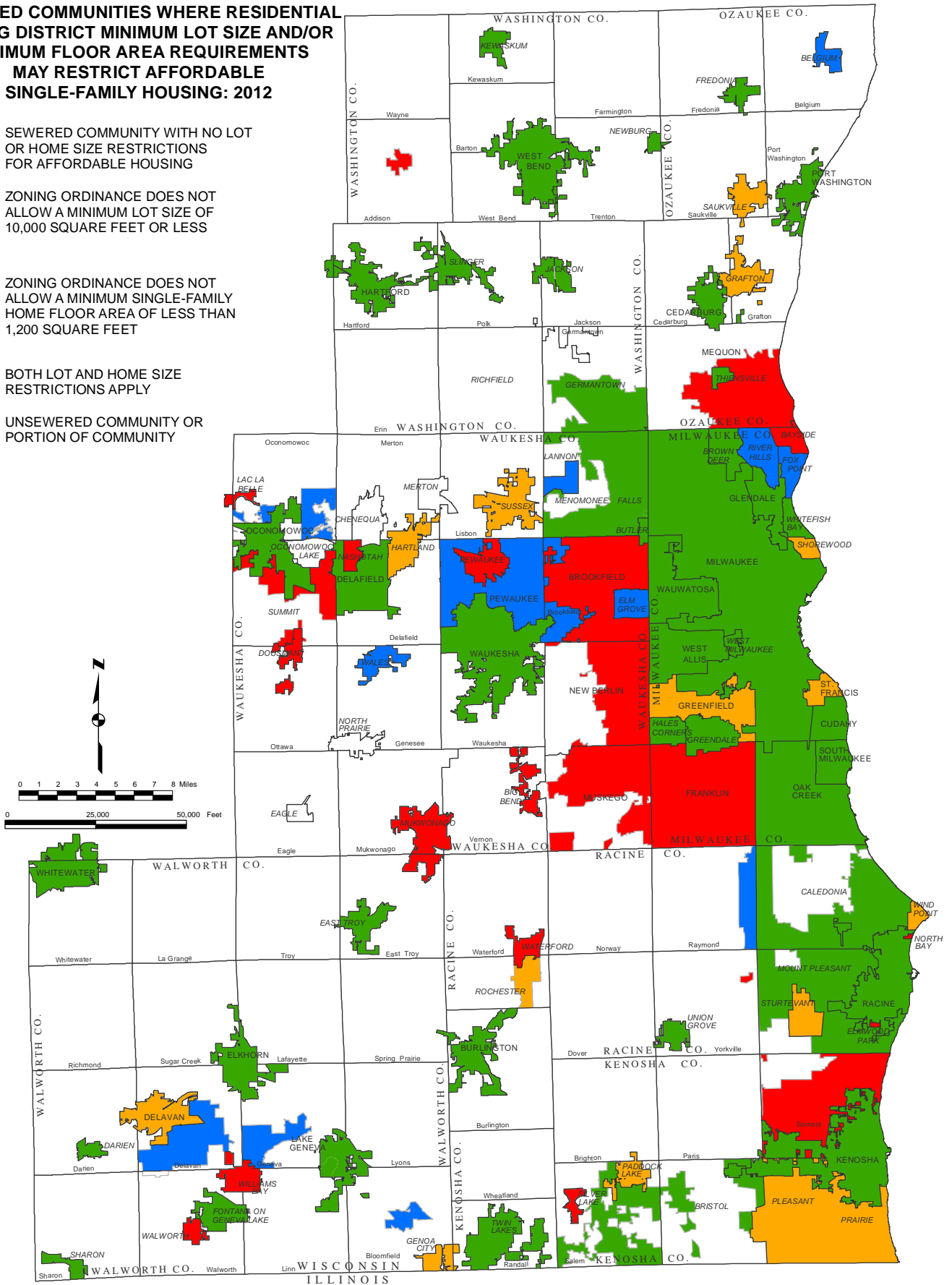


Source: SEWRPC.

Map V-26

SEWERED COMMUNITIES WHERE RESIDENTIAL ZONING DISTRICT MINIMUM LOT SIZE AND/OR MINIMUM FLOOR AREA REQUIREMENTS MAY RESTRICT AFFORDABLE SINGLE-FAMILY HOUSING: 2012

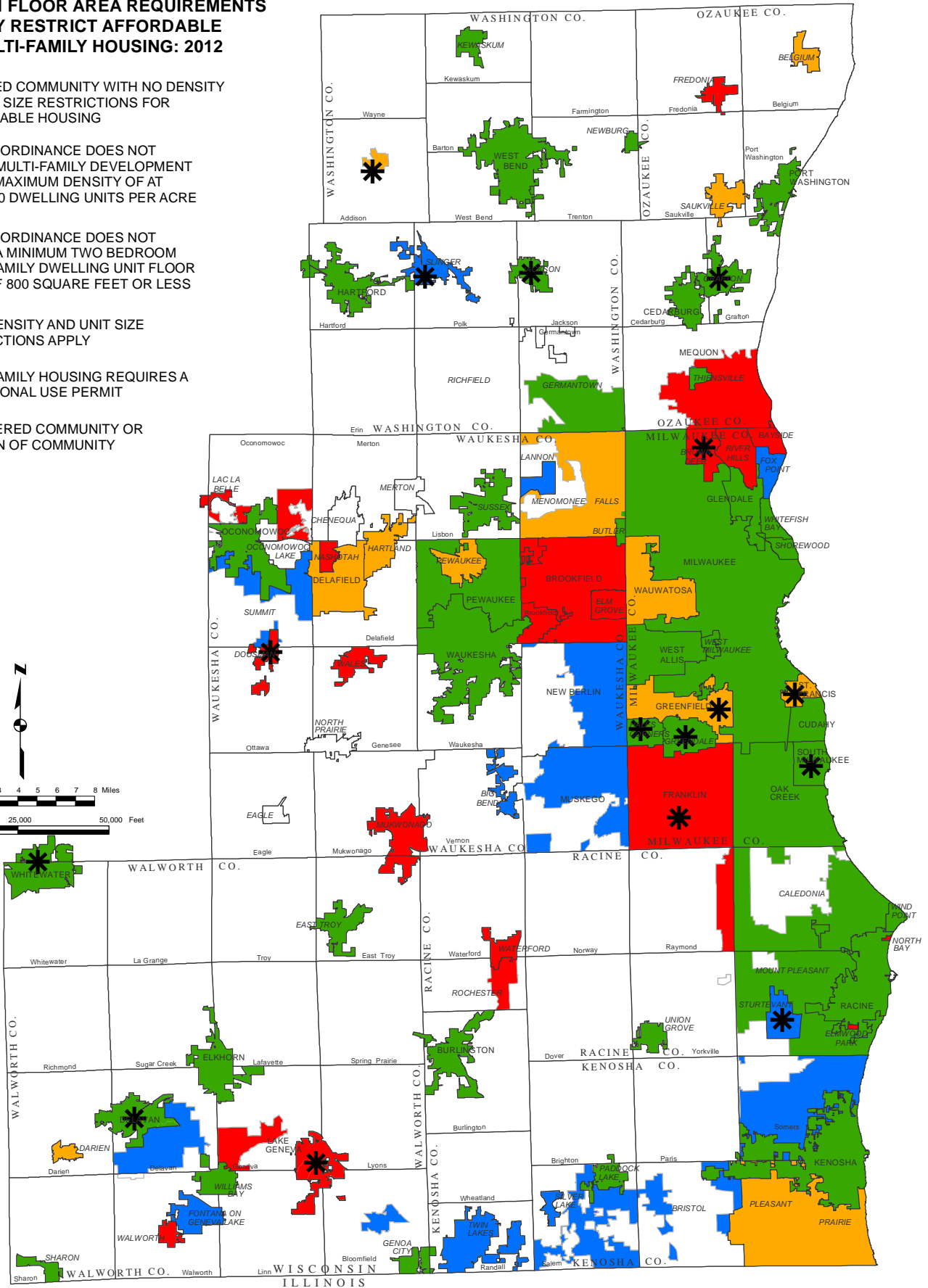
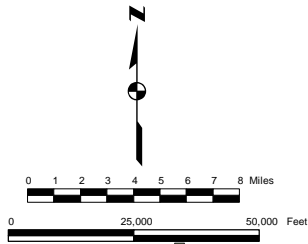
-  SEWERED COMMUNITY WITH NO LOT OR HOME SIZE RESTRICTIONS FOR AFFORDABLE HOUSING
-  ZONING ORDINANCE DOES NOT ALLOW A MINIMUM LOT SIZE OF 10,000 SQUARE FEET OR LESS
-  ZONING ORDINANCE DOES NOT ALLOW A MINIMUM SINGLE-FAMILY HOME FLOOR AREA OF LESS THAN 1,200 SQUARE FEET
-  BOTH LOT AND HOME SIZE RESTRICTIONS APPLY
-  UNSEWERED COMMUNITY OR PORTION OF COMMUNITY



Source: Community Zoning Ordinances and SEWRPC.

SEWERED COMMUNITIES WHERE RESIDENTIAL ZONING DISTRICT MAXIMUM DENSITY AND/OR MINIMUM FLOOR AREA REQUIREMENTS MAY RESTRICT AFFORDABLE MULTI-FAMILY HOUSING: 2012

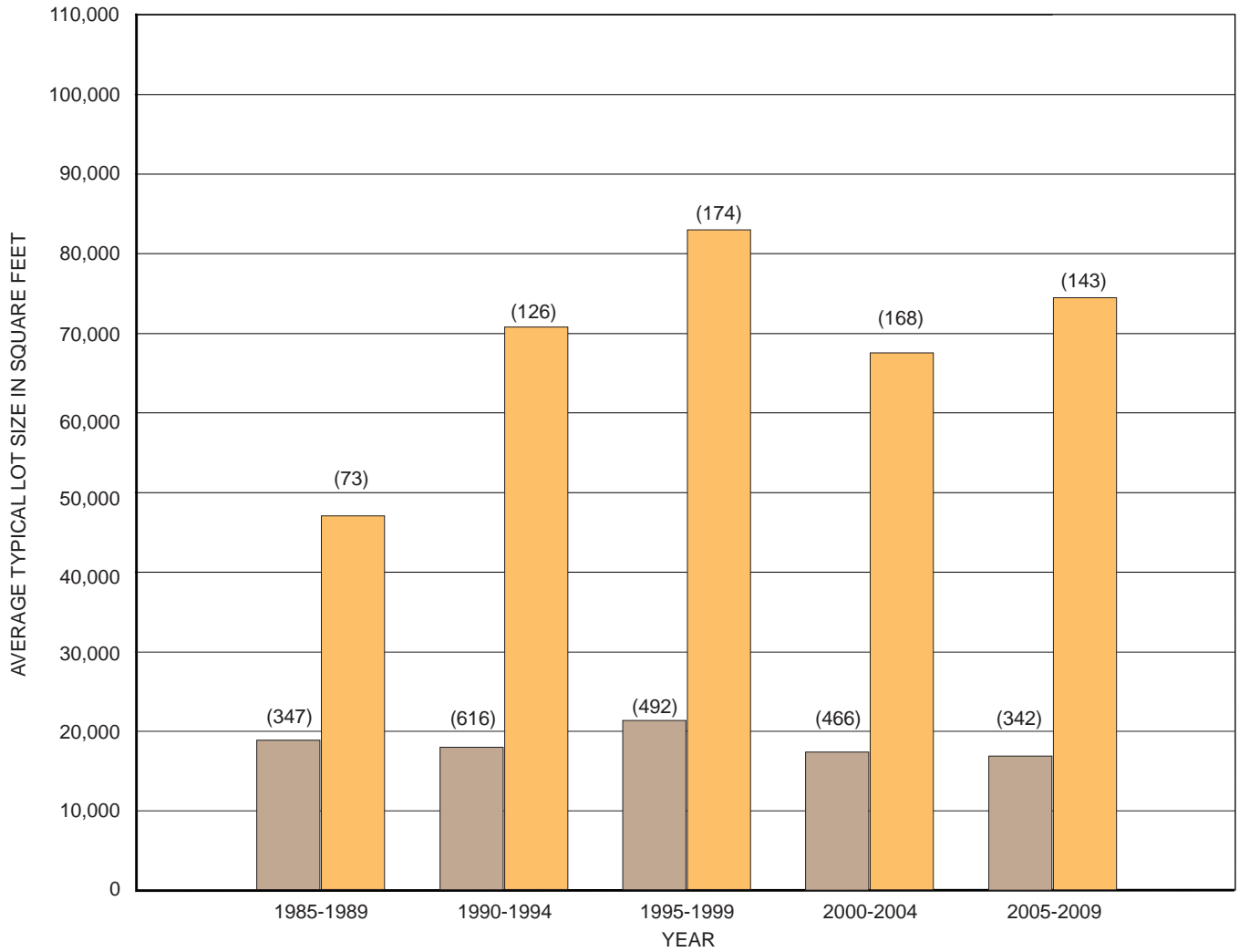
- SEWERED COMMUNITY WITH NO DENSITY OR UNIT SIZE RESTRICTIONS FOR AFFORDABLE HOUSING
- ZONING ORDINANCE DOES NOT ALLOW MULTI-FAMILY DEVELOPMENT WITH A MAXIMUM DENSITY OF AT LEAST 10 DWELLING UNITS PER ACRE
- ZONING ORDINANCE DOES NOT ALLOW A MINIMUM TWO BEDROOM MULTI-FAMILY DWELLING UNIT FLOOR AREA OF 800 SQUARE FEET OR LESS
- BOTH DENSITY AND UNIT SIZE RESTRICTIONS APPLY
- MULTI-FAMILY HOUSING REQUIRES A CONDITIONAL USE PERMIT
- UNSEWERED COMMUNITY OR PORTION OF COMMUNITY



Source: Community Zoning Ordinances and SEWRPC.

Figure V-1

**AVERAGE TYPICAL LOT SIZE IN PLATTED
SUBDIVISIONS IN SOUTHEASTERN WISCONSIN: 1985-2009**



LEGEND



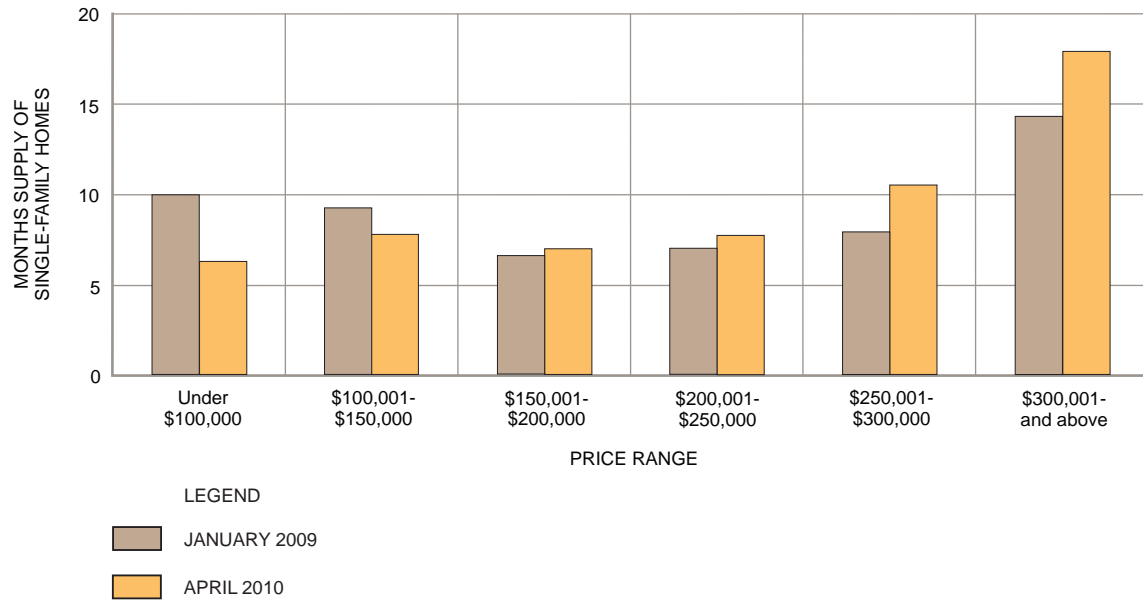
-  LOT IN SUBDIVISION SERVED BY SANITARY SEWER
-  LOT IN SUBDIVISION NOT SERVED BY SANITARY SEWER
- (73) NUMBER OF SUBDIVISIONS

Figure V-2

HOUSING SUPPLY IN THE MILWAUKEE PRIMARY METROPOLITAN STATISTICAL AREA: 2009-2010



NOTE: A MARKET IS CONSIDERED BALANCED BETWEEN BUYERS AND SELLERS WHEN THERE IS ROUGHLY A 5 TO 6-MONTH SUPPLY OF HOMES AVAILABLE FOR PURCHASE.

Figure V-3

**EXAMPLE OF SINGLE-FAMILY HOMES
USING PANELIZED CONSTRUCTION**



Figure V-3
(continued)

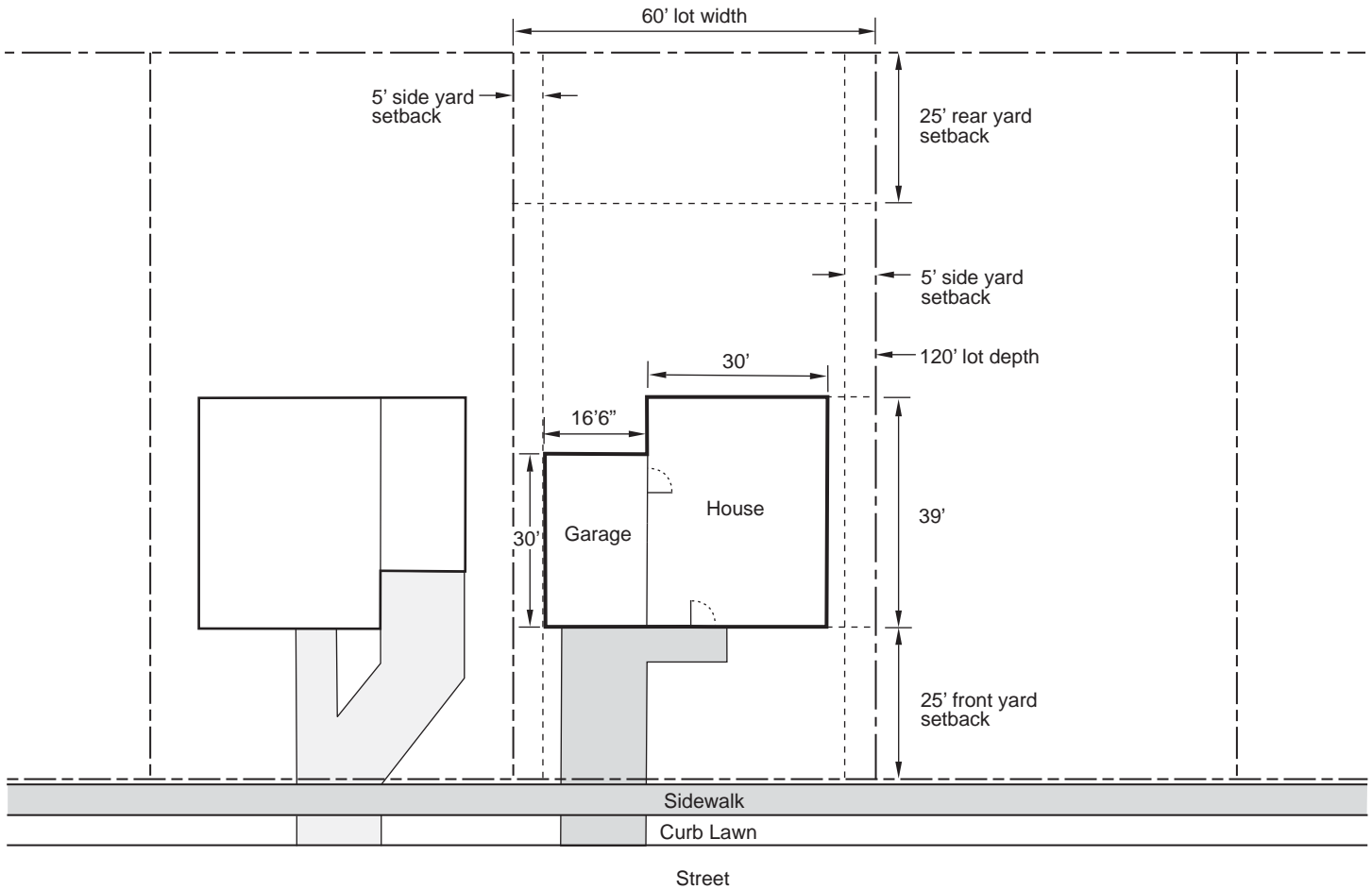


Source: SEWRPC.

Figure V-4

EXAMPLE OF SITE AND FLOOR PLANS FOR A MODEST SINGLE-FAMILY HOME ON A 7,200 SQUARE-FOOT LOT

Site Plan



Floor Plan

(Includes Universal Design Features for Persons with Disabilities)
(1,154 square feet)

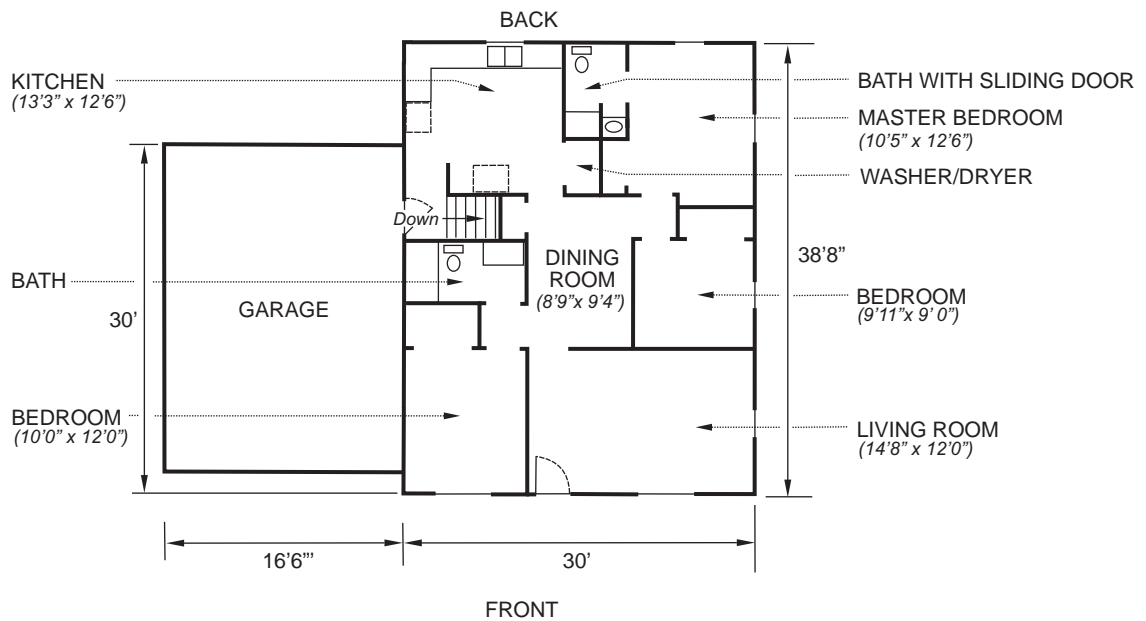
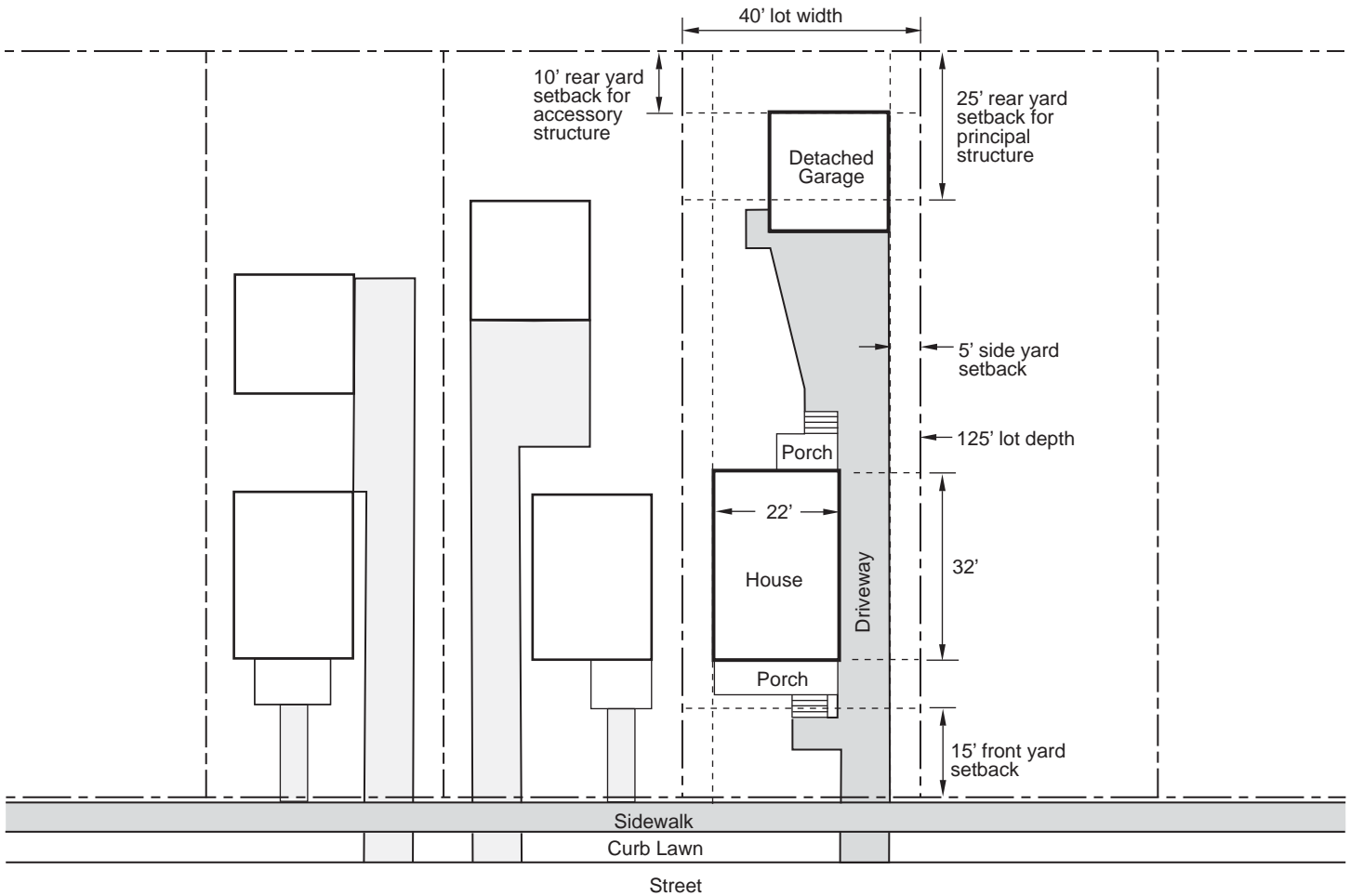


Figure V-5

EXAMPLE OF SITE AND FLOOR PLANS FOR A MODERATE-SIZE SINGLE-FAMILY HOME ON A 5,000 SQUARE-FOOT LOT

Site Plan



Floor Plan
(1,408 Square Feet)

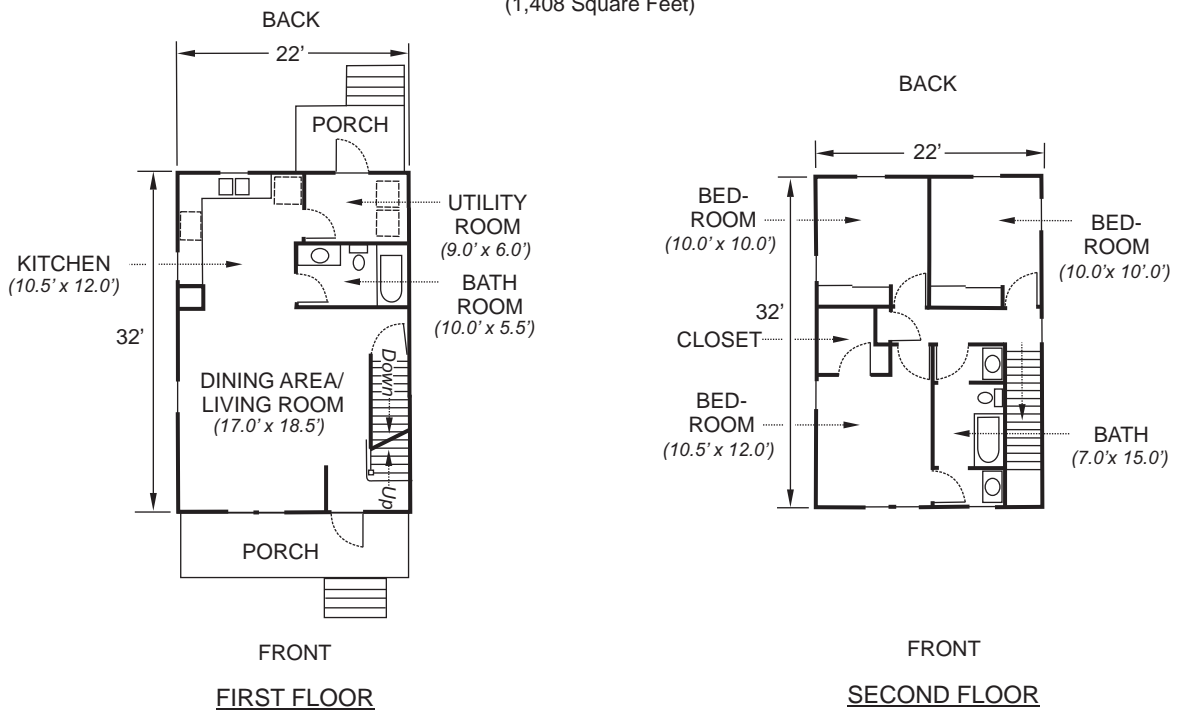


Figure V-6

EXAMPLES OF MULTI-FAMILY HOUSING DEVELOPMENTS USING AFFORDABLE FAÇADE MATERIALS



Project Name: Bishop's Creek
Location: 4765 N. 32nd Street, Milwaukee
Client: Common Bond Communities
Architect: Continuum Architects + Planners
Contractor: VJS Construction
Façade material: Metal panels and cement fiber board siding
Tenure: Rental units, 45 of the 55 units are affordable to households with incomes of 60 percent of the County median annual household income
Design and Construction Notes: Panelized construction. The development includes a mix of one and two bedroom apartments and townhouses. Front and back entry ways are designed to encourage social interaction and caretaking and the overall exterior design is intended to be compatible with neighboring industrial and residential uses.



Project Name: Kramer Lofts
Location: 111 E. Seeboth Street, Milwaukee
Client: Dixon Development and Stonehouse Development
Architect: Continuum Architects + Planners
Contractor: VJS Construction
Façade material: Cement fiber board panels, decorative stone base and trim at entry
Tenure: Rental Units, 43 of the 55 units are affordable to households with incomes of 60 percent of the County median annual household income
Design and Construction Notes: The development includes a mix of one and two bedroom apartments. The first floor apartments are set above street elevation and are designed as townhomes with street entrances. There is also first floor commercial space

**Figure V-6
(continued)**



Project Name: National Avenue Lofts

Location: 120 E. National Avenue, Milwaukee

Client: Impact Seven and Dixon Development

Architect: Continuum Architects + Planners

Contractor: Kelly Construction & Design

Façade Material: Corrugated metal siding, cement fiber board siding, and cement fiber board panels

Tenure: Rental units, all 73 units are affordable to households with incomes of 60 percent of the County median annual household income

Design and Construction Notes: The development includes a mix of one, two, and three bedroom apartments and townhomes. The townhomes are accessed from an interior courtyard. The three-story glass element in the center front houses all of the common spaces over the entry lobby and canopy. Units include energy efficient appliances, heating and cooling, and windows.



Project Name: Prairie Apartments

Location: 1218 W. Highland Avenue, Milwaukee

Client: Heartland Development and Guest House of Milwaukee

Architect: Continuum Architects + Planners

Contractor: VJS Construction

Façade Material: Cement fiber board panels and siding with some masonry block in the front of the building

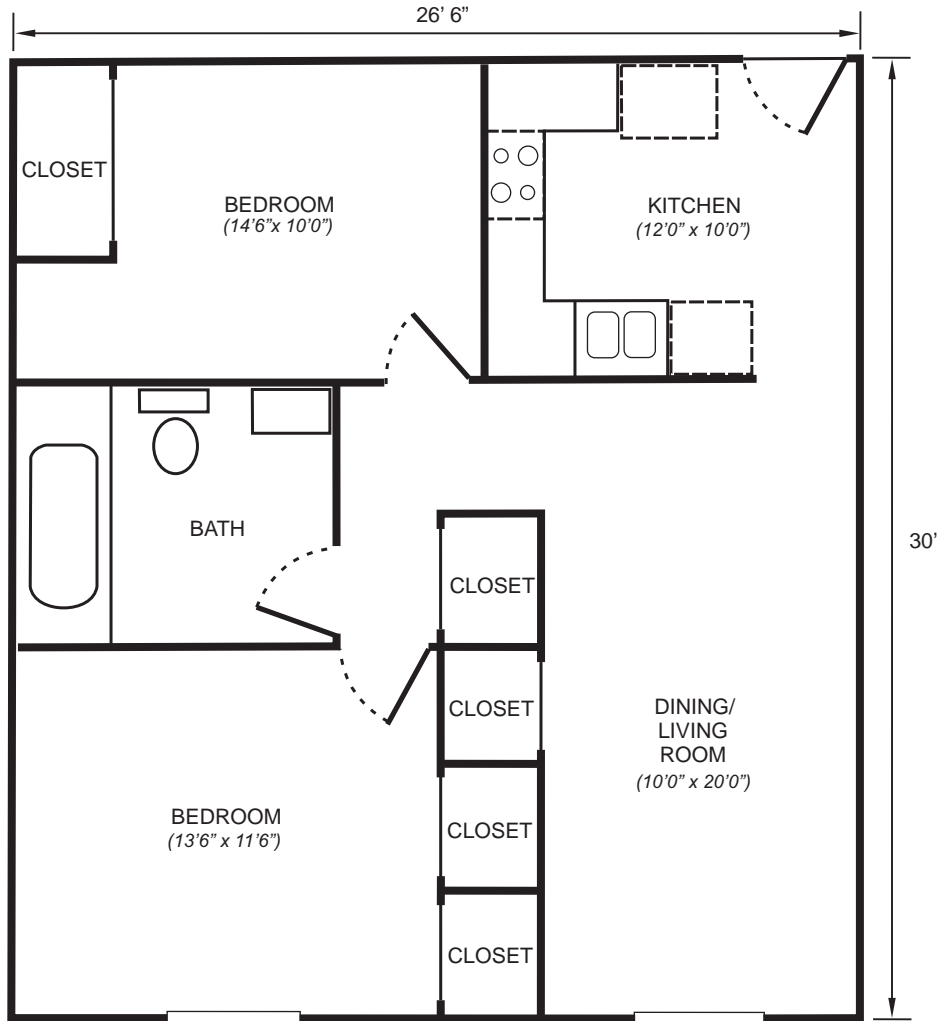
Tenure: Subsidized, all of the units are supportive housing for formerly homeless men and women

Design and Construction Notes: The project is undergoing review to become Silver LEED certified

Source: Continuum Architects + Planners, S.C. and SEWRPC.

Figure V-7

EXAMPLE OF LAYOUT FOR A MODEST TWO BEDROOM APARTMENT



Floor Plan
(795 square feet)

Source: SEWRPC.

Figure V-8

PHASES OF ECONOMIC IMPACT FROM NEW HOUSING DEVELOPMENT

Phase I:
Local Industries
Involved in
Home Building

The jobs, wages, and local taxes (including permit, utility connection, and impact fees) generated by the actual development, construction, and sale of a home. These jobs include on-site and off-site construction work as well as jobs generated in local retail and wholesale sales of components, transportation to the site, and the professional services required to build a home and deliver it to its final customer.

Phase II:
Ripple Effect

The wages and profits for local area residents earned during the construction period are spent on other locally produced goods and services. This generates additional income for local residents, which is spent on still more locally produced goods and services, and so on. This continuing recycling of income back into the community is usually called a “multiplier” or “ripple” effect.

Phase III:
Ongoing,
Annual Effect

The local jobs, income, and taxes generated as a result of the home being occupied. A household moving into a new home generally spends about three-fifths of its income on goods and services sold in the local economy. A fraction of this will become income for local workers and local business proprietors. In a typical local area, the household will also pay 1.25 percent of its income to local governments in the form of taxes and other user fees, and a fraction of this will become income for local government employees. This is the first step in another set of economic “ripples” that cause a permanent increase in the level of economic activity, jobs, wages, and local tax receipts.

Source: National Association of Home Builders.