

Attachment A

YEAR 2035 REGIONAL LAND USE PLAN FOR THE SOUTHEASTERN WISCONSIN REGION

The regional land use plan provides a guide, or overall framework, for future land use development within the Region to the year 2035. Implementation of the plan will depend upon the voluntary actions of local, county, State, and Federal agencies and units of government working in conjunction with the private sector.

The year 2035 regional land use plan, contains the following recommendations:

- The primary environmental corridors, secondary environmental corridors, and isolated natural resource areas of the Region should be preserved in essentially natural, open uses, continuing to account for about 23 percent of the area of the Region, as shown on Map A-1. These areas encompass the best remaining features of the Region's natural landscape—lakes, rivers, streams, and associated shorelands and floodplains, wetlands, woodlands, prairie remnants, wildlife habitat, rugged terrain and steep slopes, unique landforms and geological formations, existing and potential outdoor recreation sites, and scenic areas and vistas.
- The prime, or most productive farmland in the Region should be preserved. The farmland with soils considered to be most suitable for agriculture is farmland covered by agricultural capability Class I and Class II soils as classified by the U.S. Natural Resources Conservation Service. As shown on Map A-2, farmland with Class I and Class II soils accounted for about 36 percent of the land area in the Region and 75 percent of all farmland in southeastern Wisconsin in the year 2000. Some Class I and Class II farmland that is located adjacent to existing urban centers and within planned urban growth/sanitary sewer service areas is necessarily proposed to be converted to urban use as a result of planned and orderly growth of those urban centers. It is recommended that the counties in the Region, in cooperation with the concerned local units of government, carry out planning programs to identify and preserve prime farmland, considering farmland covered by Class I and Class II soils, and other factors including the size of individual farm units and overall size of the farming area, the availability of agricultural services, and the degree of encroachment from urban uses. Most county planning in this regard was carried out more than 20 years ago, and needs to be reviewed and updated.¹
- New urban development should be accommodated within and around existing urban centers as infill development, through redevelopment, and through the orderly expansion of planned urban service areas on lands proximate to these centers. Map A-3 shows these urban centers and growth areas. Particular emphasis is placed on stabilizing and revitalizing the central cities of Milwaukee, Racine, and Kenosha, and abating historic development trends. Tables A-1, A-2, and A-3 illustrate those historic trends and the planned growth in population, households, and employment envisioned in the plan. Milwaukee County, which has experienced historic declines in population and employment, would experience substantial future increases in population and employment under the plan. The outlying counties of Ozaukee, Washington, and Waukesha Counties are correspondingly proposed to experience a significant reduction in growth, compared to recent trends.

¹ County farmland preservation plan updates are underway in 2012 in response to changes to the Wisconsin Farmland Preservation Program enacted by the Wisconsin Legislature in 2009.

Table A-1
HISTORIC AND PLANNED CHANGE IN POPULATION
IN SOUTHEASTERN WISCONSIN UNDER THE YEAR 2035 REGIONAL LAND USE PLAN

County	Historic 1970-2003	Historic 1990-2003	Planned 2003-2035
Kenosha.....	36,300	26,000	55,900
Milwaukee.....	(112,900)	(18,000)	65,800
Ozaukee	30,000	11,700	16,600
Racine.....	20,300	16,100	22,500
Walworth.....	32,200	20,600	44,400
Washington.....	58,100	26,600	35,400
Waukesha.....	139,900	66,500	75,600
Regional Total	203,900	149,500	316,200

Source: SEWRPC.

Table A-2
HISTORIC AND PLANNED CHANGE IN HOUSEHOLDS
IN SOUTHEASTERN WISCONSIN UNDER THE YEAR 2035 REGIONAL LAND USE PLAN

County	Historic 1970-2003	Historic 1990-2003	Planned 2003-2035
Kenosha.....	23,400	11,900	24,000
Milwaukee.....	42,400	8,000	46,500
Ozaukee	17,700	6,800	7,500
Racine.....	23,100	9,200	11,100
Walworth.....	18,200	9,100	17,700
Washington.....	29,200	13,600	16,200
Waukesha.....	80,400	36,300	31,800
Regional Total	234,400	94,900	154,800

Source: SEWRPC.

Table A-3
HISTORIC AND PLANNED CHANGE IN EMPLOYMENT
IN SOUTHEASTERN WISCONSIN UNDER THE YEAR 2035 REGIONAL LAND USE PLAN

County	Historic 1970-2003	Historic 1990-2003	Planned 2003-2035
Kenosha.....	27,400	17,300	19,000
Milwaukee.....	64,600	(20,000)	39,100
Ozaukee	27,900	13,900	13,100
Racine.....	25,400	400	16,600
Walworth.....	25,900	12,400	17,100
Washington.....	37,500	15,700	17,100
Waukesha.....	185,400	76,700	67,300
Regional Total	394,100	116,400	189,300

Source: SEWRPC.

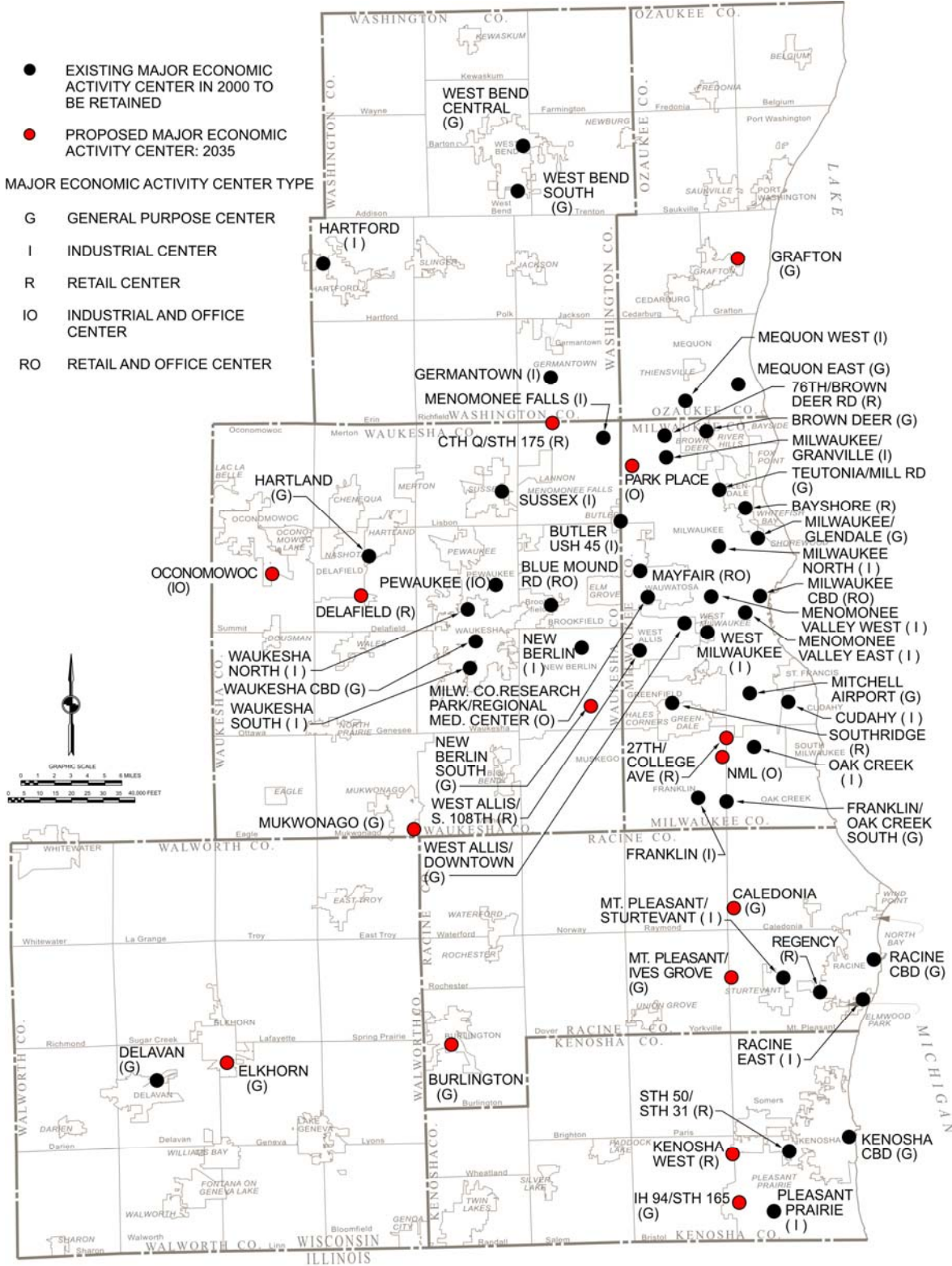
- The plan further proposes that the forecast increment in population and residential land be allocated to urban centers and their planned urban growth/sanitary sewer service areas predominantly at medium and high densities—88 percent of all new housing units—in residential neighborhoods and in more mixed use settings. The plan envisions residential neighborhoods designed as cohesive units, properly related to the larger community of which they are a part, and served by an interconnected internal street, bicycle-way, and pedestrian system and by a neighborhood school, park, and shopping area. The regional plan also envisions residential development in mixed-use settings including dwellings above the ground floor of commercial uses; residential structures intermixed with, or located adjacent to, compatible commercial, institutional, or civic uses; and residential development integrated into, or located in proximity to, major employment and activity centers.
- The regional plan envisions a range of commercial and industrial areas. The largest commercial and industrial areas, in terms of employment levels, are identified as major economic activity centers. These are defined as areas containing a concentration of commercial and/or industrial land having at least 3,500 total jobs or 2,000 retail jobs. Sixty such centers would accommodate about 50 percent of all jobs in the Region in 2035. The plan envisions the continued development and redevelopment of the Region’s existing major commercial and industrial centers, and those now under development or redevelopment, as shown on Map A-4. The plan does not propose any new major economic activity centers.

Development outside urban centers and their proposed urban service areas would be constrained. About 2 percent of the projected increment in households in the Region between 2000 and 2035, or about 3,700 households, would be accommodated at rural density (no more than one housing unit per five acres) in such areas, with conservation subdivision designs recommended. The only other residential development outside urban centers and their planned urban service areas would be limited to that which was already committed through approved subdivision plats and certified survey maps.

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Map A-4

PROPOSED MAJOR ECONOMIC ACTIVITY CENTERS IN THE FINAL RECOMMENDED REGIONAL LAND USE PLAN: YEAR 2035



Source: SEWRPC.