

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

Chapter IV

MARKET BASED HOUSING

Note: Maps and figures are at the end of the Chapter. The sub-regional housing analysis areas in the Southeastern Wisconsin Region are shown on Map II-1 in Chapter II.

INTRODUCTION

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 still 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.

This Chapter includes several inventories and analyses related to market based housing in the Region. The information from this Chapter is used with the demographic and employment information inventoried in Chapter V, *Job/Housing Balance*, to identify areas of the Region that do not have an adequate affordable housing supply to meet the current or anticipated future housing need. Part 1 of this Chapter includes an analysis of permitted development densities and an inventory of the housing stock in the Region by sub-regional housing analysis area. Part 2 includes an analysis of the costs associated with housing development. Part 3 includes an analysis of costs of community services to various housing types such as multi-family and single family housing and Part 4 includes an inventory of housing foreclosure activity in the Region.

PART 1: PERMITTED DEVELOPMENT DENSITIES AND INVENTORY OF HOUSING STOCK

The density of residential development affects the cost of housing; the ability to provide residents with services such as public sewer and water and public transit, which increases linkages between housing and employment; the preservation of productive agricultural lands; and neighborhood design, including mixed use development, which can also provide linkages between housing and employment.

Population and Household Distribution Among Counties¹

Information regarding existing conditions and historic trends with respect to the population and household distribution of the Region is presented in this chapter to provide historical context for trends in permitted development densities in the Region. Table IV-1 and Figure IV-1 set forth the population in the Region by County between 1950 and 2000. The total population of the Region has grown each decade between 1950 and 2000 from 1,240,618 persons in 1950 to 1,931,200 in 2000, which is about a 56 percent increase. The decades of the 1970s and 1980s experienced substantially less growth than the decades of the 1950s, 1960s, and 1990s. Table IV-1 and Figure IV-1 show a trend of growth in the proportion of the Region's population outside of Milwaukee County, especially in Waukesha County, and a decline in the proportion of the Region's population in Milwaukee County between 1950 and 2000. The proportion of the Region's population residing in Waukesha County increased from about 7 percent in 1950 (85,901 persons) to about 19 percent in 2000 (360,767 persons), while the proportion residing in Milwaukee County declined from about 70 percent (871,047 persons) to about 49 percent (940,164 persons) over the same time period. It is estimated that Milwaukee County's population experienced a modest numerical gain between 2000 and 2009 when it grew to _____ persons, according to 2005 – 2009 American Community Survey (ACS) five year estimates prepared by the U.S. Bureau of the Census.

Population change can be attributed to natural increase and net migration. Natural increase is the balance between births and deaths and net migration is the balance between migration to and from an area. Most of the population growth in the Region between 1950 and 2000 can be attributed to natural increase. As shown in Table IV-2 and Figure IV-2, the Region experienced a positive net migration in the 1950s and a negative net migration in each decade between 1960 and 1990, with a slight positive net migration between 1990 and 2000.

¹ The Regional Planning Commission conducted a detailed inventory and analysis of the regional population in 2004 following the release of 2000 Census data. The findings are presented in detail in SEWRPC Technical Report No. 11 (4th Edition), The Population of Southeastern Wisconsin, July 2004. Selected data has been updated as available using American Community Survey (ACS) data released in 2009 that uses averaged data for the years 2005 to 2009 for each county, city, village, and town in the Region.

Table IV-1

POPULATION IN THE REGION BY COUNTY: 1950-2000

County	Total Population											
	1950		1960		1970		1980		1990		2000	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Kenosha.....	75,238	6.1	100,615	6.4	117,917	6.7	123,137	7.0	128,181	7.1	149,577	7.7
Milwaukee.....	871,047	70.2	1,036,041	65.8	1,054,249	60.1	964,988	54.7	959,275	53.0	940,164	48.7
Ozaukee.....	23,361	1.9	38,441	2.5	54,461	3.1	66,981	3.8	72,831	4.0	82,317	4.2
Racine.....	109,585	8.8	141,781	9.0	170,838	9.7	173,132	9.8	175,034	9.7	188,831	9.8
Walworth.....	41,584	3.4	52,368	3.3	63,444	3.6	71,507	4.0	75,000	4.1	92,013	4.8
Washington.....	33,902	2.7	46,119	2.9	63,839	3.6	84,848	4.8	95,328	5.3	117,496	6.1
Waukesha.....	85,901	6.9	158,249	10.1	231,335	13.2	280,203	15.9	304,715	16.8	360,767	18.7
Region	1,240,618	100.0	1,573,614	100.0	1,756,083	100.0	1,764,796	100.0	1,810,364	100.0	1,931,165	100.0

County	Population Change									
	1950-1960		1960-1970		1970-1980		1980-1990		1990-2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Kenosha.....	25,377	33.7	17,302	17.2	5,220	4.4	5,044	4.1	21,396	16.7
Milwaukee.....	164,994	18.9	18,208	1.8	-89,261	-8.5	-5,713	-0.6	-19,111	-2.0
Ozaukee.....	15,080	64.6	16,020	41.7	12,520	23.0	5,850	8.7	9,486	13.0
Racine.....	32,196	29.4	29,057	20.5	2,294	1.3	1,902	1.1	13,797	7.9
Walworth.....	10,784	25.9	11,076	21.2	8,063	12.7	3,493	4.9	17,013	22.7
Washington.....	12,217	36.0	17,720	38.4	21,009	32.9	10,480	12.4	22,168	23.3
Waukesha.....	72,348	84.2	73,086	46.2	48,868	21.1	24,512	8.7	56,052	18.4
Region	332,996	26.8	182,469	11.6	8,713	0.5	45,568	2.6	120,801	6.7

Source: U. S. Bureau of the Census and SEWRPC.

Table IV-2

**LEVELS OF POPULATION CHANGE, NATURAL INCREASE,
 AND NET MIGRATION FOR THE REGION BY COUNTY: 1950-2000**

County	1950-1960			1960-1970			1970-1980		
	Population Change	Natural Increase	Net Migration	Population Change	Natural Increase	Net Migration	Population Change	Natural Increase	Net Migration
Kenosha	25,377	13,931	11,446	17,302	15,125	2,177	5,220	7,746	-2,526
Milwaukee	164,994	150,141	14,853	18,208	122,192	-103,984	-89,261	60,105	-149,366
Ozaukee	15,080	5,926	9,154	16,020	6,090	9,930	12,520	4,798	7,722
Racine	32,196	21,473	10,723	29,057	20,441	8,616	2,294	12,842	-10,548
Walworth	10,784	5,733	5,051	11,076	4,685	6,391	8,063	2,451	5,612
Washington	12,217	7,501	4,716	17,720	8,122	9,598	21,009	7,163	13,846
Waukesha	72,348	19,746	52,602	73,086	25,699	47,387	48,868	18,011	30,857
Region	332,996	224,451	108,545	182,469	202,354	-19,885	8,713	113,116	-104,403

County	1980-1990			1990-2000		
	Population Change	Natural Increase	Net Migration	Population Change	Natural Increase	Net Migration
Kenosha	5,044	8,177	-3,133	21,396	9,365	12,031
Milwaukee	-5,713	69,529	-75,242	-19,111	64,145	-83,256
Ozaukee	5,850	5,141	709	9,486	3,916	5,570
Racine	1,902	13,720	-11,818	13,797	11,127	2,670
Walworth	3,493	2,939	554	17,013	2,592	14,421
Washington	10,480	7,756	2,724	22,168	7,159	15,009
Waukesha	24,512	20,068	4,444	56,052	18,582	37,470
Region	45,568	127,330	-81,762	120,801	116,886	3,915

Source U.S. Bureau of the Census; Wisconsin Department of Health and Family Services; and SEWRPC.

In addition to population data, household data is important to housing planning because a household is the unit of consumption for housing units and directly relates to the demand for housing in the Region. A household includes all persons who occupy a housing unit. A housing unit is defined by the Census as a house, apartment, mobile home, group of rooms, or single room occupied or intended for occupancy as separate living quarters.

Table IV-3 and Figure IV-3 set forth the number of households in the Region by County between 1950 and 2000. The total number of households in the Region and each county in the Region has grown each decade between 1950 and 2000 from 354,544 households in 1950 to 749,039 households in 2000, which is about a 111 percent increase. There has been a trend of growth in the proportion of the Region's households in outlying counties of the Region, similar to the trend in population previously noted. This trend is again most noticeable when comparing Waukesha County to Milwaukee County. The proportion of the Region's households located in Waukesha County increased from about 7 percent in 1950 (23,599 households) to about 18 percent in 2000 (135,229 households), while the proportion of the Region's households in Milwaukee County declined from about 70 percent (249,232 households) to about 50 percent (377,729 households) over the same time period. It is estimated that this trend has generally continued since 2000. The ACS five year estimates show a total of _____ households in the Region, with _____, or __ percent, located in Waukesha County, and _____, or __ percent, located in Milwaukee County.

The rate of growth in households has exceeded the rate of growth in population since 1950, due to a declining average household size in the Region (and Nation) since 1950. Table IV-4 shows that the average household size in the Region has decreased from 3.36 persons to 2.52 persons between 1950 and 2000. Although some of the Counties experienced an increase in household size between 1950 and 1970, the household size has decreased in all Counties between 1970 and 2000; and has decreased in Milwaukee County in each decade from 1950 to 2000. Milwaukee County had the smallest average household size in the Region in 2000 with 2.43 persons per household. The decline in household size is related to changing household types. Single-person households and other nonfamily households have increased at a much faster rate than family households, which tend to be larger, over the past three decades. Demographic and employment characteristics of the Region's population are discussed in greater detail by sub-regional housing analysis area in Chapter V, *Job/Housing Balance*.

Land Use

The Commission relies on an urban growth ring analysis and a land use inventory to monitor trends in urban growth and development density in the Region. The urban growth ring analysis delineates the outer limits of concentrations of urban development and shows the urbanization of the Region since 1850. The urban growth ring analysis provides a basis for calculating urban population and household density trends in the Region.

Table IV-3

HOUSEHOLDS IN THE REGION BY COUNTY: 1950-2000

County	Total Households											
	1950		1960		1970		1980		1990		2000	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Kenosha	21,958	6.2	29,545	6.4	35,468	6.6	43,064	6.9	47,029	6.9	56,057	7.5
Milwaukee	249,232	70.3	314,875	67.6	338,605	63.1	363,653	57.9	373,048	55.2	377,729	50.4
Ozaukee	6,591	1.9	10,417	2.2	14,753	2.8	21,763	3.5	25,707	3.8	30,857	4.1
Racine	31,399	8.8	40,736	8.7	49,796	9.3	59,418	9.5	63,736	9.4	70,819	9.5
Walworth	12,369	3.5	15,414	3.3	18,544	3.5	24,789	3.9	27,620	4.1	34,505	4.6
Washington	9,396	2.7	12,532	2.7	17,385	3.2	26,716	4.2	32,977	4.9	43,843	5.8
Waukesha	23,599	6.6	42,394	9.1	61,935	11.5	88,552	14.1	105,990	15.7	135,229	18.1
Region	354,544	100.0	465,913	100.0	536,486	100.0	627,955	100.0	676,107	100.0	749,039	100.0

County	Household Change									
	1950-1960		1960-1970		1970-1980		1980-1990		1990-2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Kenosha	7,587	34.6	5,923	20.0	7,596	21.4	3,965	9.2	9,028	19.2
Milwaukee	65,643	26.3	23,730	7.5	25,048	7.4	9,395	2.6	4,681	1.3
Ozaukee	3,826	58.0	4,336	41.6	7,010	47.5	3,944	18.1	5,150	20.0
Racine	9,337	29.7	9,060	22.2	9,622	19.3	4,318	7.3	7,083	11.1
Walworth	3,045	24.6	3,130	20.3	6,245	33.7	2,831	11.4	6,885	24.9
Washington	3,136	33.4	4,853	38.7	9,331	53.7	6,261	23.4	10,866	32.9
Waukesha	18,795	79.6	19,541	46.1	26,617	43.0	17,438	19.7	29,239	27.6
Region	111,369	31.4	70,573	15.1	91,469	17.0	48,152	7.7	72,932	10.8

Source: U.S. Bureau of the Census and SEWRPC.

Table IV-4

AVERAGE HOUSEHOLD SIZE IN THE REGION BY COUNTY: 1950-2000

County	Average Persons per Household					
	1950	1960	1970	1980	1990	2000
Kenosha	3.36	3.36	3.26	2.80	2.67	2.60
Milwaukee	3.34	3.21	3.04	2.59	2.50	2.43
Ozaukee	3.51	3.65	3.66	3.04	2.79	2.61
Racine	3.37	3.39	3.35	2.86	2.70	2.59
Walworth	3.25	3.28	3.16	2.74	2.60	2.57
Washington	3.55	3.64	3.63	3.14	2.86	2.65
Waukesha	3.51	3.66	3.66	3.11	2.83	2.63
Region	3.36	3.30	3.20	2.75	2.62	2.52

Source: U.S. Bureau of the Census and SEWRPC.

Urban Growth Ring Analysis

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

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

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

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

- The trend toward lower density residential development in the Region;
- An increase in the rate of job growth compared to population growth in the Region, and the resulting increase in commercial and industrial land use in the Region;

Table IV-5

**URBAN POPULATION DENSITY AND URBAN
 HOUSEHOLD DENSITY IN THE REGION: 1940-2000**

Year	Urban Area ^a (square miles)	Urban Population		Urban Households	
		Persons ^b	Density (persons per urban square mile)	Households ^c	Density (households per urban square mile)
1940	93	991,535	10,662	272,077	2,926
1950	146	1,179,084	8,076	338,572	2,319
1963	282	1,634,200	5,795	470,856	1,670
1970	338	1,728,666	5,114	529,404	1,566
1980	444	1,749,238	3,940	623,441	1,404
1990	509	1,800,751	3,538	672,896	1,322
2000	579	1,923,674	3,322	746,500	1,289

^aBased upon the Regional Planning Commission urban growth ring analysis.

^bTotal population, excluding rural farm population, as reported in the Federal Census; 1963 is Commission estimate.

^cTotal households, excluding rural farm households, as reported in the Federal Census; 1963 is Commission estimate.

Source: U. S. Bureau of the Census and SEWRPC.

- A 25 percent decrease in average household size, which is the unit of consumption for housing units, in the Region between 1950 and 2000.

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

Land Use Inventory

The Commission land use inventory is intended to serve as a relatively precise record of land use for the Region at selected points in time. The land use classification system used in the inventory consists of nine major categories, including a residential category, and 66 sub-categories, including single-family residential, two-family residential, multi-family residential, and mobile homes. This makes the land use inventory suitable for land use planning and to support other Commission efforts, including housing and transportation planning. Aerial photographs serve as the primary basis for identifying existing land use, which are augmented by field surveys as needed. The most recent regional land use inventory was compiled using aerial photography taken in the spring of 2000. The results of the 2000 inventory, including the single-family residential, two-family residential, multi-family residential, and mobile home sub-categories are shown on Table IV-6 and Map IV-2.

Areas considered urban under the land use inventory include those identified as residential, including the residential sub-categories; commercial; industrial; transportation, communication, and utility; governmental and institutional; intensive recreational; and unused urban land. Urban land uses encompassed 761 square miles, or about 28 percent of the Region in 2000. Residential land use was the largest urban land use category, encompassing 362 square miles, or about 48 percent of urban land and about 14 percent of the total land area of the Region. Single-family residential land uses encompassed 329 square miles, which was about 91 percent of all residential land. Multi-family residential land uses encompassed 18 square miles, or 5 percent of residential land, and two-family residential uses encompassed 13 square miles, or about 4 percent of residential land. The remainder of residential land use in the Region consisted of mobile homes. Nonurban lands generally consisted of agricultural land and natural areas including surface water, wetlands, and woodlands.

Prior land use inventories conducted by the Commission since 1963 are summarized in Table IV-7 for the Region as a whole and in Appendix A for each County in the Region. In addition, the residential sub-category acreages for each County since 1963 are summarized in Table IV-8. The increase in urban land in the outlying portions of the Region since 1963, in particular residential, commercial, and industrial land uses, coincides with the decline in urban population and household densities over the same time period. Residential land use increased from 115,170 acres to 231,737 acres, or about 101 percent, in the Region between 1963 and 2000, including increases of:

Table IV-6

EXISTING LAND USE IN THE SOUTHEASTERN WISCONSIN REGION: 2000

Land Use Category ^a	Square Miles	Percent of Urban/Nonurban	Percent of Total
Urban			
Residential			
Single-Family.....	329.2	43.2	12.2
Two-Family.....	13.4	1.8	0.5
Multi-Family.....	18.0	2.4	0.7
Mobile Homes.....	1.5	0.2	0.1
Subtotal Residential.....	362.1	47.6	13.5
Commercial.....	30.3	4.0	1.1
Industrial.....	32.9	4.3	1.2
Transportation, Communication, and Utilities.....	200.9	26.4	7.5
Governmental and Institutional.....	33.7	4.4	1.2
Recreational.....	50.4	6.6	1.9
Unused Urban Land.....	50.9	6.7	1.9
Subtotal Urban	761.2	100.0	28.3
Nonurban			
Natural Areas.....			
Surface Water.....	77.4	4.0	2.9
Wetlands.....	275.7	14.3	10.2
Woodlands.....	182.7	9.5	6.8
Subtotal Natural Areas.....	535.8	27.8	19.9
Agricultural.....	1,259.4	65.3	46.8
Unused Rural and Other Open Land.....	133.5	6.9	5.0
Subtotal Nonurban	1,928.7	100.0	71.7
Total	2,689.9	--	100.0

^aOff-street parking is included with the associated land use.

Source: SEWRPC.

Table IV-7

**LAND USE IN THE SOUTHEASTERN WISCONSIN REGION AS
 REPORTED IN THE YEAR 2000 AND PRIOR REGIONAL LAND USE INVENTORIES**

Land Use Category ^a	Existing Land Use in Square Miles				
	1963	1970	1980	1990	2000
Urban					
Residential					
Single-Family	166.2	194.9	247.5	274.0	329.2
Two-Family	9.8	9.9	10.8	12.3	13.4
Multi-Family.....	3.6	5.3	9.9	13.0	18.0
Mobile Homes	0.4	0.7	0.9	1.1	1.5
Subtotal Residential.....	180.0	210.8	269.1	300.4	362.1
Commercial.....	11.5	14.8	19.3	24.7	30.3
Industrial	13.5	17.3	22.0	26.1	32.9
Transportation, Communication, and Utilities	134.9	150.0	166.1	171.8	200.9
Governmental and Institutional	21.8	27.2	30.0	30.8	33.7
Recreational.....	26.0	33.1	39.3	42.3	50.4
Unused Urban Land.....	54.5	51.0	45.0	40.5	50.9
Subtotal Urban	442.2	504.2	590.8	636.6	761.2
Nonurban					
Natural Areas.....					
Surface Water	71.6	74.0	76.2	76.9	77.4
Wetlands	274.3	270.3	266.6	268.7	275.7
Woodlands	186.8	184.3	181.9	185.9	182.7
Subtotal Natural Areas.....	532.7	528.6	524.7	531.5	535.8
Agricultural.....	1,637.1	1,564.7	1,475.4	1,395.4	1,259.4
Unused Rural and Other Open Land	77.2	91.6	98.4	126.0	133.5
Subtotal Nonurban	2,247.0	2,184.9	2,098.5	2,052.9	1,928.7
Total	2,689.2	2,689.1	2,689.3	2,689.5	2,689.9

NOTE: As part of the regional land use inventory for the year 2000, the delineation of existing land use was referenced to real property boundary information not available for prior inventories. This change increases the precision of the land use inventory and makes it more useable to public agencies and private interests throughout the Region. As a result of the change, however, year 2000 land use inventory data are not strictly comparable with data from the 1990 and prior inventories. At the county and regional level, the most significant effect of the change is to increase the transportation, communication, and utilities category—the result of the use of actual street and highway rights-of-way as part of the 2000 land use inventory, as opposed to the use of narrower estimated rights-of-way in prior inventories. This treatment of streets and highways generally diminishes the area of adjacent land uses traversed by those streets and highways in the 2000 land use inventory relative to prior inventories. Changes in total area may be due to this procedural change or to actual changes in the Lake Michigan shoreline.

^aOff-street parking is included with the associated land use.

Source: SEWRPC.

Table IV-8

**RESIDENTIAL LAND USE IN THE SOUTHEASTERN WISCONSIN REGION
BY COUNTY AS REPORTED IN THE YEAR 2000 AND PRIOR REGIONAL LAND USE INVENTORIES**

Residential Land Use	Existing Residential Land Use in Square Miles				
	1963	1970	1980	1990	2000
Kenosha County					
Single-Family	14.6	16.4	20.1	22.1	26.3
Two-Family	0.4	0.4	0.5	0.5	0.5
Multi-Family	0.1	0.2	0.5	0.7	1.1
Mobile Homes	0.1	0.2	0.3	0.3	0.4
Total	15.2	17.2	21.4	23.6	28.3
Milwaukee County					
Single-Family	52.0	55.5	59.5	60.6	62.3
Two-Family	7.9	7.8	7.9	8.5	8.5
Multi-Family	3.0	4.0	6.0	7.2	8.4
Mobile Homes	0.1	0.1	0.1	0.1	0.2
Total	63.0	67.4	73.5	76.4	79.4
Ozaukee County					
Single-Family	10.7	14.0	19.0	21.6	27.0
Two-Family	0.2	0.2	0.3	0.5	0.7
Multi-Family	-- ^a	0.1	0.5	0.6	0.9
Mobile Homes	-- ^a	-- ^a	-- ^a	-- ^a	-- ^a
Total	10.9	14.3	19.8	22.7	28.6
Racine County					
Single-Family	18.4	22.2	26.7	28.5	34.0
Two-Family	0.8	0.8	0.9	1.0	1.1
Multi-Family	0.1	0.3	0.7	1.0	1.3
Mobile Homes	-- ^a	0.1	0.1	0.1	0.2
Total	19.3	23.4	28.4	30.6	36.6
Walworth County					
Single-Family	16.4	18.1	22.6	24.6	29.9
Two-Family	-- ^a	0.1	0.1	0.2	0.3
Multi-Family	0.1	0.1	0.5	0.6	1.2
Mobile Homes	0.1	0.1	0.2	0.3	0.3
Total	16.6	18.4	23.4	25.7	31.7
Washington County					
Single-Family	10.7	14.3	22.5	27.4	37.8
Two-Family	0.2	0.2	0.4	0.5	0.8
Multi-Family	0.1	0.1	0.4	0.7	1.2
Mobile Homes	-- ^a	0.1	0.1	0.2	0.2
Total	11.0	14.7	23.4	28.8	40.0
Waukesha County					
Single-Family	43.4	54.4	77.1	89.2	111.9
Two-Family	0.3	0.4	0.7	1.1	1.5
Multi-Family	0.2	0.5	1.3	2.2	3.9
Mobile Homes	-- ^a	0.1	0.1	0.1	0.2
Total	43.9	55.4	79.2	92.6	117.5
Region					
Single-Family	166.2	194.9	247.5	274.0	329.2
Two-Family	9.8	9.9	10.8	12.3	13.4
Multi-Family	3.6	5.3	9.9	13.0	18.0
Mobile Homes	0.3	0.7	0.9	1.1	1.5
Total	180.0	210.8	269.1	300.4	362.1

^aLess than 0.1 square miles.

Source: SEWRPC.

PRELIMINARY DRAFT

- 8,464 acres, or about 87 percent, in Kenosha County
- 10,501 acres, or about 26 percent, in Milwaukee County
- 11,256 acres, or about 161 percent, in Ozaukee County
- 11,074 acres, or about 90 percent, in Racine County
- 9,667 acres, or about 91 percent, in Walworth County
- 18,532 acres, or about 263 percent, in Washington County
- 47,073 acres, or about 167 percent, in Waukesha County

About 90 percent of the increase was single-family residential land uses; however, the proportion of single-family residential land uses in the Region remained relatively steady between 1963 and 2000. The proportion of multi-family residential land uses also remained relatively steady over the same time period. Commercial and industrial land uses have increased in the Region over the same time period from 16,041 acres to 40,450 acres, or about 152 percent, including increases of:

- 1,531 acres, or about 114 percent, in Kenosha County
- 6,054 acres, or about 70 percent, in Milwaukee County
- 1,425 acres, or about 225 percent, in Ozaukee County
- 2,839 acres, or about 187 percent, in Racine County
- 1,632 acres, or about 158 percent, in Walworth County
- 2,172 acres, or about 316 percent, in Washington County
- 8,755 acres, or about 413 percent, in Waukesha County

Map IV-3 shows a comparison of single-family residential, two-family residential, multi-family residential, mobile home, commercial, and industrial land uses in the Region in 1963 and 2000.

Existing Housing Stock

The characteristics of the existing housing stock in the Region have been inventoried by sub-regional housing analysis area to help determine the number and type of housing units that will best suit the current and anticipated future needs of residents throughout the Region (**a copy of Map II-1 showing the sub-regional housing analysis areas is attached to the end of this Chapter**). The data presented in this inventory will be compared with demographic and employment data presented in Chapter V, *Job/Housing Balance*, to undertake the analysis of housing need in the Region by sub-area. The existing housing stock inventory was compiled using 2000 U.S. Census data and updated using data provided by the U.S. Census American Community Survey (ACS) collected between 2005 and 2009 for each county, city, village, and town in the Region and building permit data from 2009 provided by the Wisconsin Department of Administration. U.S. Census data represent resident responses to the 2000 Census and 2005-2009 ACS survey questionnaires and may differ from actual values due to sampling error—the difference between a sample estimate and a complete count, and non-sampling error—including nonresponse, respondent or enumerator error, or processing error. The Census Bureau attempts to control the sources of such error during the data collection and processing operations. The existing housing stock inventory includes:

- Total housing units
- Vacancy rate
- Value of owner-occupied housing units
- Monthly cost of occupying housing units by tenure
- Number of bedrooms
- Structure type
- Year built and condition of existing housing stock

Total Housing Units

The quantity and tenure (owner- or renter-occupied) of existing housing units in each sub-regional housing analysis area is a necessary baseline inventory item in forecasting the number of additional housing units required to meet the anticipated future housing demand in each sub-area. Table IV-9 sets forth the number of housing units in the Region and each sub-area by tenure in 2000 and Table IV-10 sets forth the estimated number of housing units from the 2005-2009 ACS. There were 796,734 total housing units in the Region in 2000. About 94 percent, or 749,055 were occupied and about 6 percent, or 47,679, were vacant. About 63 percent of occupied housing units, or 471,533, were owner-occupied and about 37 percent, or 277,502, were renter-occupied. It is

Table IV-9

TOTAL HOUSING UNITS BY TENURE IN THE SOUTHEASTERN WISCONSIN REGION: 2000

Analysis Area	Owner-Occupied		Renter-Occupied		Vacant		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1	1,976	73.0	581	21.4	151	5.6	2,708	100.0
2	4,521	62.7	2,391	33.1	301	4.2	7,213	100.0
3	8,799	71.5	3,146	25.6	352	2.9	12,297	100.0
4	8,195	84.2	1,169	12.0	368	3.8	9,732	100.0
Ozaukee County	23,491	73.5	7,287	22.8	1,172	3.7	31,950	100.0
5	2,117	74.3	605	21.2	129	4.5	2,851	100.0
6	10,966	65.3	4,834	28.8	990	5.9	16,790	100.0
7	1,484	83.5	247	13.9	47	2.6	1,778	100.0
8	2,456	75.8	694	21.4	91	2.8	3,241	100.0
9	6,189	69.5	2,398	26.9	319	3.6	8,906	100.0
10	5,470	76.3	1,523	21.2	176	2.5	7,169	100.0
11	4,650	90.9	251	4.9	217	4.2	5,118	100.0
Washington County	33,332	72.7	10,552	23.0	1,969	4.3	45,853	100.0
12	20,083	69.4	8,003	27.7	833	2.9	28,919	100.0
13	13,828	44.6	15,325	49.4	1,858	6.0	31,011	100.0
14	44,173	42.8	50,726	49.2	8,204	8.0	103,103	100.0
15	7,710	20.8	26,499	71.6	2,793	7.6	37,002	100.0
16	39,524	50.6	34,403	44.0	4,182	5.4	78,109	100.0
17	46,124	59.5	28,895	37.2	2,548	3.3	77,567	100.0
18	12,187	56.5	8,445	39.1	956	4.4	21,588	100.0
19	15,160	66.4	6,681	29.3	992	4.3	22,833	100.0
Milwaukee County	198,789	49.7	178,977	44.7	22,366	5.6	400,132	100.0
20	10,755	74.1	3,430	23.6	327	2.3	14,512	100.0
21	16,441	83.8	2,656	13.5	530	2.7	19,627	100.0
22	11,778	78.9	2,717	18.2	426	2.9	14,921	100.0
23	6,228	80.9	1,305	17.0	166	2.1	7,699	100.0
24	5,283	78.7	1,245	18.6	184	2.7	6,712	100.0
25	16,704	71.8	5,142	22.1	1,430	6.1	23,276	100.0
26	23,450	61.2	13,292	34.7	1,581	4.1	38,323	100.0
27	9,674	84.2	1,538	13.4	281	2.4	11,493	100.0
28	3,060	81.7	531	14.2	155	4.1	3,746	100.0
Waukesha County	103,373	73.7	31,856	22.7	5,080	3.6	140,309	100.0
29	16,354	77.5	4,061	19.3	674	3.2	21,089	100.0
30	19,062	56.9	12,478	37.2	1,969	5.9	33,509	100.0
31	10,291	77.1	2,381	17.8	675	5.1	13,347	100.0
32	4,297	63.4	1,895	28.0	581	8.6	6,773	100.0
Racine County	50,004	66.9	20,815	27.9	3,899	5.2	74,718	100.0
33	7,165	74.6	2,053	21.4	384	4.0	9,602	100.0
34	21,388	59.4	13,023	36.2	1,593	4.4	36,004	100.0
35	10,163	70.7	2,265	15.7	1,955	13.6	14,383	100.0
Kenosha County	38,716	64.5	17,341	28.9	3,932	6.6	59,989	100.0
36	3,620	75.1	720	15.0	478	9.9	4,818	100.0
37	3,202	43.5	2,759	37.5	1,400	19.0	7,361	100.0
38	14,664	55.6	6,421	24.3	5,294	20.1	26,379	100.0
39	2,362	45.2	774	14.8	2,089	40.0	5,225	100.0
Walworth County	23,848	54.5	10,674	24.4	9,261	21.1	43,783	100.0
Region	471,553	59.2	277,502	34.8	47,679	6.0	796,734	100.0

Source: U.S. Bureau of the Census and SEWRPC.

Table IV-10

TOTAL HOUSING UNITS BY TENURE IN THE SOUTHEASTERN WISCONSIN REGION: 2005-2009
 (data will be available in fall 2010)

Analysis Area	Owner-Occupied		Renter-Occupied		Vacant		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1								
2								
3								
4								
Ozaukee County								
5								
6								
7								
8								
9								
10								
11								
Washington County								
12								
13								
14								
15								
16								
17								
18								
19								
Milwaukee County								
20								
21								
22								
23								
24								
25								
26								
27								
28								
Waukesha County								
29								
30								
31								
32								
Racine County								
33								
34								
35								
Kenosha County								
36								
37								
38								
39								
Walworth County								
Region								

Source: U.S. Bureau of the Census and SEWRPC.

estimated that the number of total housing units in the Region increased by _____ units, to _____ units, between 2000 and 2009. About ___ percent of the total units are occupied and about ___ percent are vacant. About ___ percent of the occupied housing units were owner-occupied and about ___ percent were renter-occupied. It is estimated that sub-area ___ has the highest percentage of owner-occupied housing units with ___ percent and sub-area ___ has the highest percentage of renter-occupied units with ___ percent. Sub-area ___ is estimated to have the highest percentage of vacant housing units with ___ percent. Figure IV-5 shows the total number of housing units in each sub-area in 2000 and the estimated number of housing units in each sub-area in 2009. Figure IV-6 shows the number owner-occupied and renter-occupied housing units in 2000 by sub-area and the estimated number of owner-occupied and renter-occupied units by sub-area.

Vacancy

Another key housing supply inventory item is the vacancy rate of various housing types. The vacancy rate is the number of vacant housing units available for sale or rent divided by the number of total units within an area. Some vacancies are necessary for a healthy housing market. The U.S. Department of Housing and Urban Development (HUD) recommends that an area have a minimum overall vacancy rate of 3 percent to ensure adequate housing choices. HUD also recommends that an area have a minimum homeowner housing unit vacancy rate of 1.5 percent and a rental housing unit vacancy rate of 5 percent to ensure adequate housing choices. Vacant housing units can fall into several categories including those for rent; for sale only; rented or sold, but not occupied; for seasonal, recreational, or occasional use; for migrant workers; and other vacant units. Vacant units for seasonal, recreational, or occasional use and for migrant workers are typically not available for sale or rent by the general public, and are not included when determining the vacancy rate.

Vacancies by category in 2000 are shown on Table IV-11 for each sub-area and estimated vacancies from the 2005-2009 ACS for each sub-area are shown on Table IV-12. The overall vacancy rate in the Region in 2000 was 6 percent; however, as shown on Table IV-11, about 56 percent of the vacant units were rented or sold, but not occupied; for seasonal, recreational, or occasional use, for migrant workers; and other vacant units. About 34 percent of the vacant units were for rent and about 10 percent of the vacant units were for sale only. As a result, the homeowner vacancy rate in the Region was about 1 percent and the rental vacancy rate was about 5.5 percent in 2000. Both vacancy rates were within the general limits of HUD recommendations. As shown on Table IV-12, it is estimated that the homeowner and rental vacancy rates have stayed relatively steady; however, this information does not fully account for the foreclosure activity of 2008-2009 because the data was collected between 2005 and 2009. It is estimated that sub-area ___ has a ___ percent vacancy rate, which is the highest in the Region. Figure IV-7 shows the number of vacancies in each sub-area in 2000 and the estimated number of vacancies in each sub-area in 2009. Information regarding the number and location of foreclosures in the Region is presented in Part 4 of this Chapter.

Table IV-11

HOUSING VACANCIES IN THE SOUTHEASTERN WISCONSIN REGION: 2000

Analysis Area	For Rent	For Sale Only	Rented or Sold, Not Occupied ^a	For Seasonal, Recreational, or Occasional Use	For Migrant Workers	Other Vacant ^b	Total Vacant Units	Total Units	Total Vacancy Rate (percent)
1	25	28	3	76	-	19	151	2,708	5.6
2	162	49	18	37	-	35	301	7,213	4.2
3	143	57	57	41	-	54	352	12,297	2.9
4	113	54	41	101	-	59	368	9,732	3.8
Ozaukee County	443	188	119	255	-	167	1,172	31,950	3.7
5	24	16	22	51	-	16	129	2,851	4.5
6	307	170	61	358	-	94	990	16,790	5.9
7	21	6	9	5	-	6	47	1,778	2.6
8	25	16	18	8	-	24	91	3,241	2.8
9	72	56	41	89	-	61	319	8,906	3.6
10	69	28	29	23	-	27	176	7,169	2.5
11	7	24	12	119	-	55	217	5,118	4.2
Washington County	525	316	192	653	-	283	1,969	45,853	4.3
12	335	146	70	148	1	133	833	28,919	2.9
13	1,177	222	118	49	-	292	1,858	31,011	6.0
14	3,701	607	654	128	6	3,108	8,204	103,103	8.0
15	1,582	95	188	186	-	742	2,793	37,002	7.5
16	1,592	434	292	123	-	1,741	4,182	78,109	5.4
17	1,230	376	210	167	2	563	2,548	77,567	3.3
18	476	112	64	47	1	256	956	21,588	4.4
19	565	155	94	42	-	136	992	22,833	4.3
Milwaukee County	10,658	2,147	1,690	890	10	6,971	22,366	400,132	5.6
20	96	90	55	37	-	49	327	14,512	2.3
21	127	124	84	129	-	66	530	19,627	2.7
22	136	129	62	32	-	67	426	14,921	2.9
23	39	27	19	49	-	32	166	7,699	2.2
24	95	32	20	22	1	14	184	6,712	2.7
25	183	198	112	762	-	175	1,430	23,276	6.1
26	847	168	174	169	4	219	1,581	38,323	4.1
27	90	57	35	47	-	52	281	11,493	2.4
28	20	19	9	92	-	15	155	3,746	4.1
Waukesha County	1,633	844	570	1,339	5	689	5,080	140,309	3.6
29	219	158	56	85	1	155	674	21,089	3.2
30	970	200	149	74	-	576	1,969	33,509	5.9
31	92	89	35	381	5	73	675	13,347	5.1

Table IV-11

HOUSING VACANCIES IN THE SOUTHEASTERN WISCONSIN REGION: 2000
(continued)

Analysis Area	For Rent	For Sale Only	Rented or Sold, Not Occupied	For Seasonal, Recreational, or Occasional Use	For Migrant Workers	Other Vacant	Total Vacant Units	Total Units	Total Vacancy Rate (percent)
32 Racine County	111 1,392	59 506	29 269	356 896	1 7	25 829	581 3,899	6,773 74,718	8.6 5.2
33	134	53	21	96	2	78	384	9,602	4.0
34	671	273	112	93	-	444	1,593	36,004	4.4
35 Kenosha County	133 938	143 469	66 199	1,462 1,651	2 4	149 671	1,955 3,932	14,383 59,989	13.6 6.6
36	25	44	21	367	-	21	478	4,818	9.9
37	76	30	112	1,153	-	29	1,400	7,361	19.0
38	443	302	190	4,064	-	295	5,294	26,379	20.1
39	49	53	25	1,874	2	86	2,089	5,225	40.0
Walworth County	593	429	348	7,458	2	431	9,261	43,783	21.2
Region	16,182	4,899	3,387	13,142	28	10,041	47,679	796,734	6.0

^a The unit is classified "rented or sold, not occupied" if any money towards rent has been paid or the unit has recently been sold but the occupant has not yet moved in.

^b If a vacant unit does not fall into any of the other categories it is classified as an "other vacant unit." An example would be a unit held for occupancy by a caretaker.

Source: U.S. Bureau of the Census and SEWRPC.

Table IV-12

HOUSING VACANCIES IN THE SOUTHEASTERN WISCONSIN REGION: 2005-2009
(data will be available in fall 2010)

Analysis Area	For Rent	For Sale Only	Rented or Sold, Not Occupied ^a	For Seasonal, Recreational, or Occasional Use	For Migrant Workers	Other Vacant ^b	Total Vacant Units	Total Units	Total Vacancy Rate (percent)
1									
2									
3									
4									
Ozaukee County									
5									
6									
7									
8									
9									
10									
11									
Washington County									
12									
13									
14									
15									
16									
17									
18									
19									
Milwaukee County									
20									
21									
22									
23									
24									
25									
26									
27									
28									
Waukesha County									
29									
30									
31									

Table IV-12

HOUSING VACANCIES IN THE SOUTHEASTERN WISCONSIN REGION: 2005-2009
(continued)

Analysis Area	For Rent	For Sale Only	Rented or Sold, Not Occupied	For Seasonal, Recreational, or Occasional Use	For Migrant Workers	Other Vacant	Total Vacant Units	Total Units	Total Vacancy Rate (percent)
32 Racine County									
33									
34									
35 Kenosha County									
36									
37									
38									
39 Walworth County									
Region									

^a The unit is classified "rented or sold, not occupied" if any money towards rent has been paid or the unit has recently been sold but the occupant has not yet moved in.

^b If a vacant unit does not fall into any of the other categories it is classified as an "other vacant unit." An example would be a unit held for occupancy by a caretaker.

Source: U.S. Bureau of the Census and SEWRPC.

Value of Owner-Occupied Housing Units

The value of owner-occupied housing units is inventoried for each sub-area to help determine if there are adequate homeownership opportunities for residents of each sub-area and in relation to the income provided by jobs located in each sub-area. This relationship is examined further in Chapter V, *Job/Housing Balance*. Owner-occupied housing values for each sub-area of the Region in 2000 and estimated values from the 2005-2009 ACS are set forth in Tables IV-13 and IV-14. The median value of owner-occupied housing units in the Region has risen __ percent since 2000 to \$_____ according to the ACS data, which does not fully account for the housing and economic downturn experienced during 2008 and 2009. The ACS data shows that the highest percentage, __ percent, of owner-occupied homes in the Region are valued between \$_____ and \$_____. The next highest percentage of homes are valued between \$_____ and \$_____ and \$_____ and \$_____, respectively. Sub-area __ has the highest percentage of homes valued above \$_____ and sub-area __ has the highest percentage of homes valued below \$_____. Figure IV-8 shows the value of owner-occupied homes in 2000 and the estimated values in each sub-area.

Information regarding the actual selling prices of existing housing for each County in the Region between 2000 and 2009 is set forth in Table IV-15. The data generally pertains to single family homes, but also includes housing units in two-, three-, and four-unit residential structures. The data shows that there was a significant increase in the average selling price in the Region between 2000 and 2009; however, selling prices were impacted by the housing and economic downturn experienced in 2008 and 2009. The average selling price in the Region increased by __ percent, from \$_____ to \$_____, between 2000 and 2009; however, there was only a __ percent change between 2007 and 2008 and a __ percent change between 2008 and 2009. These are the smallest year to year percentage changes since 2000. _____ County generally had the highest average selling prices in the years between 2000 and 2009 and _____ County generally had the lowest average selling prices over the same time period.

Monthly Housing Costs

Monthly housing costs for owner-occupied housing units and rental housing units are inventoried by sub-area to help determine if there is an adequate supply of affordable housing in each sub-area to meet the current and anticipated demand, which is based in part on the income provided by jobs located in each sub-area. This relationship is examined further in Chapter V, *Job/Housing Balance*. The analysis in Chapter V is based on the HUD affordability threshold of a housing unit costing no more than 30 percent of gross household income. The affordability definition is applied by sub-regional housing analysis area and is further refined based on the income levels of extremely low-income, very low-income, low-income, and moderate income households for each sub-

Table IV-13

VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS IN THE SOUTHEASTERN WISCONSIN REGION: 2000^a

Analysis Area	Less than \$50,000		\$50,000 to \$99,999		\$100,000 to \$149,999		\$150,000 to \$199,999		\$200,000 to \$299,999		\$300,000 to \$499,999		\$500,000 or More		Total		Median Value
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
1	6	0.4	172	11.2	735	47.8	398	25.9	154	10.0	56	3.7	16	1.0	1,537	100.0	142,000
2	15	0.4	368	9.5	2,005	51.5	992	25.5	368	9.5	132	3.4	7	0.2	3,887	100.0	140,000
3	24	0.3	204	2.6	2,429	31.1	2,510	8.8	1,858	23.8	691	8.8	104	1.3	7,820	100.0	172,700
4	22	0.3	173	2.4	794	10.8	1,680	22.9	2,195	30.0	1,732	23.6	731	10.0	7,327	100.0	237,700
Ozaukee County	67	0.3	917	4.5	5,963	29.0	5,580	27.1	4,575	22.2	2,611	12.7	858	4.2	20,571	100.0	177,100
5	2	0.1	172	10.3	724	43.5	490	29.4	244	14.7	29	1.8	4	0.2	1,665	100.0	145,600
6	24	0.3	690	7.4	4,761	51.2	2,264	24.4	1,036	11.1	345	3.7	172	1.9	9,292	100.0	141,800
7	3	0.3	78	7.2	452	42.0	378	35.2	141	13.1	21	2.0	2	0.2	1,075	100.0	150,500
8	17	1.0	94	5.4	662	38.1	691	39.8	248	14.3	25	1.4	-	-	1,737	100.0	155,400
9	15	0.3	575	11.3	2,005	39.5	1,408	27.8	815	16.1	229	4.5	27	0.5	5,074	100.0	148,700
10	-	-	443	9.6	1,113	24.3	1,801	39.3	1,144	24.9	72	1.6	12	0.3	4,585	100.0	169,500
11	8	0.2	117	2.9	823	20.3	1,316	32.4	1,360	33.5	387	9.5	51	1.2	4,062	100.0	190,900
Washington County	69	0.3	2,169	7.9	10,540	38.3	8,348	30.4	4,988	18.1	1,108	4.0	268	1.0	27,490	100.0	155,000
12	143	0.8	1,472	8.3	5,523	31.0	4,529	25.4	3,429	19.3	1,778	10.0	921	5.2	17,795	100.0	167,200
13	1,427	12.3	7,158	61.9	2,443	21.1	379	3.3	145	1.3	-	-	6	0.1	11,558	100.0	81,700
14	9,655	27.9	20,292	58.7	3,821	11.0	517	1.5	210	0.6	36	0.1	55	0.2	34,586	100.0	66,200
15	1,235	28.1	973	22.2	659	5.0	477	10.9	541	12.3	317	7.2	190	4.3	4,392	100.0	98,900
16	3,342	10.5	15,987	50.3	10,655	33.5	1,440	4.5	267	0.9	28	0.1	53	0.2	31,772	100.0	92,600
17	286	0.7	10,692	26.6	18,425	45.8	7,469	7.0	2,831	2.0	445	1.1	62	0.2	40,210	100.0	122,100
18	58	0.5	4,314	41.4	5,014	48.1	818	7.8	204	2.0	17	0.2	-	-	10,425	100.0	106,000
19	57	0.4	904	6.7	6,145	45.6	4,667	34.7	1,423	10.6	189	1.4	80	0.6	13,465	100.0	147,400
Milwaukee County	16,203	9.9	61,792	37.6	52,685	32.1	20,296	12.4	9,050	5.5	2,810	1.7	1,367	0.8	164,203	100.0	103,300
20	38	0.4	541	5.5	4,418	44.9	2,779	28.3	1,580	16.1	432	4.4	45	0.4	9,833	100.0	149,300
21	54	0.3	228	1.5	2,737	17.7	5,359	34.7	4,248	27.5	2,247	14.5	583	3.8	15,456	100.0	193,600
22	13	0.1	370	3.4	3,567	32.7	4,467	40.9	1,898	17.4	574	5.2	31	0.3	10,920	100.0	162,100
23	26	0.4	278	4.7	1,699	29.0	2,179	37.2	1,426	24.3	217	3.7	41	0.7	5,866	100.0	166,700
24	8	0.2	82	1.8	1,113	23.9	1,999	42.9	1,278	27.5	160	3.4	15	0.3	4,655	100.0	176,400
25	92	0.6	598	3.9	3,364	22.1	3,426	22.5	3,903	25.6	2,451	16.1	1,402	9.2	15,236	100.0	203,200
26	118	0.6	1,968	9.7	7,485	36.7	6,326	31.0	3,579	17.5	807	4.0	112	0.5	20,395	100.0	154,500
27	34	0.4	452	5.0	2,206	24.6	3,324	37.1	2,424	27.0	453	5.1	69	0.8	8,962	100.0	174,100
28	15	0.5	143	5.2	835	30.2	844	30.5	753	27.2	145	5.3	29	1.1	2,764	100.0	171,800
Waukesha County	398	0.4	4,660	5.0	27,424	29.1	30,703	32.6	21,089	22.4	7,486	8.0	2,327	2.5	94,087	100.0	170,400
29	175	1.2	3,252	22.6	5,599	38.9	3,377	23.4	1,635	11.4	273	1.9	90	0.6	14,401	100.0	133,800
30	1,391	8.2	11,726	68.7	3,113	18.2	518	3.0	190	1.1	94	0.6	40	0.2	17,072	100.0	83,700
31	58	0.7	1,109	13.5	2,735	33.2	2,672	32.4	1,293	15.7	343	4.2	28	0.3	8,238	100.0	153,600
32	44	1.2	809	21.7	1,619	43.5	711	19.1	448	12.0	70	1.9	22	0.6	3,723	100.0	128,700
Racine County	1,668	3.8	16,896	38.9	13,066	30.1	7,278	16.8	3,566	8.2	780	1.8	180	0.4	43,434	100.0	111,000
33	65	1.1	775	13.3	1,779	30.4	1,680	28.7	1,216	20.8	300	5.1	35	0.6	5,850	100.0	157,600
34	327	1.7	7,461	39.9	747	41.4	2,368	12.7	729	3.9	55	0.3	26	0.1	18,713	100.0	108,000
35	93	1.1	1,814	21.4	3,034	35.7	2,132	25.1	1,014	11.9	341	4.0	66	0.8	8,494	100.0	138,000
Kenosha County	485	1.5	10,050	30.4	12,560	38.0	6,180	18.7	2,959	8.9	696	2.1	127	0.4	33,057	100.0	120,900
36	45	1.6	422	14.8	995	34.8	662	23.2	469	16.4	202	7.1	62	2.1	2,857	100.0	148,600
37	40	1.4	626	22.3	995	35.5	640	22.8	373	13.3	104	3.7	29	1.0	2,807	100.0	135,400
38	185	1.5	3,835	31.9	4,377	36.4	1,987	16.5	1,062	8.8	390	3.2	203	1.7	12,039	100.0	119,200
39	18	0.9	340	16.2	724	34.6	453	21.6	375	17.9	133	6.4	50	2.4	2,093	100.0	147,300
Walworth County	288	1.5	5,223	26.4	7,091	35.8	3,742	18.9	2,279	11.5	829	4.2	344	1.7	19,796	100.0	128,400
Region	19,178	4.8	101,707	25.3	129,329	32.1	82,127	20.4	48,506	12.0	16,320	4.0	5,471	1.4	402,638	100.0	130,700

^aThe data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, housing on 10 or more acres, and housing units in multiunit buildings.

Source: U.S. Bureau of the Census and SEWRPC.

Table IV-14

VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS IN THE SOUTHEASTERN WISCONSIN REGION: 2005-2009^a
 (data will be available in fall 2010)

Analysis Area	Less than \$50,000		\$50,000 to \$99,999		\$100,000 to \$149,999		\$150,000 to \$199,999		\$200,000 to \$299,999		\$300,000 to \$499,999		Above \$500,000		Total		Median Value
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
1																	
2																	
3																	
4																	
Ozaukee County																	
5																	
6																	
7																	
8																	
9																	
10																	
11																	
Washington County																	
12																	
13																	
14																	
15																	
16																	
17																	
18																	
19																	
Milwaukee County																	
20																	
21																	
22																	
23																	
24																	
25																	
26																	
27																	
28																	
Waukesha County																	
29																	
30																	
31																	
32																	
Racine County																	
33																	
34																	
35																	
Kenosha County																	
36																	
37																	
38																	
39																	

Table IV-15

AVERAGE SELLING PRICE OF EXISTING HOUSING IN THE SOUTHEASTERN WISCONSIN REGION: 2000-2009
 (under preparation)

Year	Kenosha County		Milwaukee County		Ozaukee County		Racine County		Walworth County		Washington County		Waukesha County		Region	
	Average Selling Price	Number of Sales Reported	Average Selling Price	Number of Sales Reported	Average Selling Price	Number of Sales Reported	Average Selling Price	Number of Sales Reported	Average Selling Price	Number of Sales Reported	Average Selling Price	Number of Sales Reported	Average Selling Price	Number of Sales Reported	Average Selling Price	Number of Sales Reported
2000																
2001																
2002																
2003																
2004																
2005																
2006																
2007																
2008																
2009																

NOTE: The residential selling price data pertain primarily to single-family houses, but also include selling prices for some two-to-four unit structures.

Source: Greater Milwaukee Association of Realtors, Multiple Listing Service and SEWRPC.

area. Table IV-16 sets forth monthly housing costs² for specified owner-occupied housing units with a mortgage for each sub-area of the Region in 2000 and Table IV-17 sets forth the estimated housing costs for specified owner-occupied units with a mortgage from the 2005-2009 ACS. The median monthly housing cost for homeowners with a mortgage in the Region was \$1,123 in 2000. The median monthly cost for homeowners with a mortgage in the Region has risen to \$_____, according to ACS data. ACS data also shows:

- About __ percent of homeowners in the Region with a mortgage spend between \$_____ and \$_____ on monthly housing costs;
- About __ percent spend between \$_____ and \$_____ and about 21 percent spend over \$_____;
- About __ percent spend between \$_____ and \$_____ and about __ percent spend under \$_____;
- Sub-area __ has the highest monthly housing cost for homeowners with a mortgage and sub-area __ has the lowest. In 2000, sub-area 4 had the highest monthly housing cost and sub-area 14 had the lowest. Monthly housing cost for homeowners with a mortgage for 2000 and 2005-2009 by sub-area is shown on Map IV-4.

Table IV-18 sets forth monthly housing costs for specified owner-occupied housing units without a mortgage for each sub-area of the Region in 2000 and Table IV-19 sets forth the estimated housing costs for specified owner-occupied units without a mortgage from the 2005-2009 ACS. The median monthly housing cost for homeowners without a mortgage in the Region was \$388 in 2000. The median monthly cost for homeowners without a mortgage in the Region has risen to \$_____ according to ACS data. ACS data also shows:

- About __ percent of homeowners in the Region without a mortgage spend between \$_____ and \$_____ on monthly housing costs;
- About __ percent spend between \$_____ and \$_____ and about 21 percent spend over \$_____;
- About __ percent spend between \$_____ and \$_____ and about __ percent spend under \$_____;
- Sub-area __ has the highest monthly housing cost for homeowners without a mortgage and sub-area __ has the lowest. In 2000, sub-area 4 had the highest monthly housing cost and sub-area 14 had the lowest. Monthly housing cost for homeowners without a mortgage for 2000 and 2005-2009 by sub-area is shown on Map IV-5.

² Selected monthly owner costs are the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities.

Table IV-16

MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITH A MORTGAGE IN THE SOUTHEASTERN WISCONSIN REGION: 2000^a

Analysis Area	Less than \$700		\$700 to \$999		\$1,000 to \$1,499		\$1,500 to \$1,999		\$2,000 or More		Total		Median Cost
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
1	113	10.4	226	20.8	503	46.3	189	17.4	56	5.1	1,087	100.0	1,173
2	654	6.0	654	23.2	1,312	46.6	499	17.4	184	6.5	2,818	100.0	1,196
3	357	6.2	914	15.7	2,197	37.8	1,438	24.7	907	15.6	5,813	100.0	1,375
4	134	2.6	422	8.0	1,303	24.8	1,355	25.8	2,041	38.8	5,255	100.0	1,784
Ozaukee County	773	5.2	2,216	14.8	5,315	35.5	3,481	23.2	3,188	21.3	14,973	100.0	1,420
5	105	8.3	352	27.8	547	43.3	196	15.5	65	5.1	1,265	100.0	1,141
6	494	7.4	1,437	21.6	3,179	47.9	1,184	17.8	350	5.3	6,644	100.0	1,198
7	51	6.7	152	20.0	380	14.3	184	18.8	34	4.5	760	100.0	1,192
8	121	8.6	253	17.9	774	54.9	130	9.2	133	9.4	1,411	100.0	1,177
9	226	6.1	747	20.0	1,787	48.0	714	19.2	251	6.7	3,725	100.0	1,274
10	163	4.4	494	13.4	1,593	43.2	1,015	27.6	420	11.4	3,685	100.0	1,369
11	193	6.5	477	16.0	1,192	39.9	791	26.5	333	11.1	2,986	100.0	1,334
Washington County	1,353	6.6	3,912	19.1	9,452	46.2	4,173	20.4	1,586	7.7	20,476	100.0	1,428
12	553	4.6	1,726	14.3	4,410	36.6	2,679	22.2	2,685	22.3	12,053	100.0	1,244
13	2,086	23.6	3,406	38.6	2,704	30.6	460	5.2	174	2.0	8,830	100.0	896
14	8,523	34.9	9,926	40.7	5,012	20.5	769	3.2	166	0.7	24,396	100.0	805
15	795	25.8	704	22.9	668	21.7	335	10.9	576	18.7	3,078	100.0	1,024
16	4,598	23.0	7,865	39.2	6,116	39.2	1,243	6.2	225	1.1	20,047	100.0	911
17	2,284	8.6	7,071	26.8	12,164	46.0	3,606	13.6	1,315	5.0	26,440	100.0	1,135
18	718	11.0	2,459	37.5	2,668	40.7	619	9.4	90	1.4	6,554	100.0	1,016
19	386	3.7	1,614	15.3	4,578	43.5	2,883	27.4	1,058	10.1	10,519	100.0	1,363
Milwaukee County	19,943	17.8	34,771	31.1	38,320	34.2	12,594	11.3	6,289	5.6	111,917	100.0	1,013
20	349	5.0	1,144	16.5	2,990	43.3	1,594	23.1	837	12.1	6,914	100.0	1,316
21	501	4.7	1,026	9.7	3,539	33.4	2,520	23.8	3,008	28.4	10,594	100.0	1,546
22	391	5.1	1,035	13.5	3,150	40.9	2,057	26.7	1,061	13.8	7,694	100.0	1,385
23	188	4.0	719	15.4	2,096	45.0	1,205	25.8	456	9.8	4,664	100.0	1,341
24	243	6.4	495	13.1	1,551	41.1	1,145	30.3	342	9.1	3,776	100.0	1,387
25	652	5.5	1,511	12.8	4,042	34.3	2,981	25.3	2,607	22.1	11,793	100.0	1,462
26	467	6.7	3,272	20.4	6,396	39.8	3,742	23.3	1,568	9.8	16,061	100.0	1,273
27	174	6.4	1,100	15.0	3,564	48.5	1,698	23.1	517	7.0	7,346	100.0	1,299
28	174	7.6	472	20.8	951	41.9	452	19.9	222	9.8	2,271	100.0	1,235
Waukesha County	4,048	5.7	10,774	15.1	28,279	39.8	17,394	24.5	10,618	14.9	71,113	100.0	1,366
29	1,307	12.5	2,416	23.0	4,389	41.9	1,632	15.6	739	7.0	10,483	100.0	1,160
30	2,564	22.2	4,894	42.4	3,311	28.7	559	4.8	217	1.9	11,545	100.0	894
31	509	8.1	1,283	20.3	2,785	44.0	1,251	19.8	494	7.8	6,322	100.0	1,227
32	372	13.8	679	25.1	1,126	41.7	380	14.1	144	5.3	2,701	100.0	1,114
Racine County	4,752	15.3	9,272	29.9	11,611	37.4	3,822	12.3	1,594	5.1	31,051	100.0	1,054
33	319	7.1	865	19.2	1,864	41.3	916	20.3	545	12.1	4,509	100.0	1,271
34	1,634	12.5	4,401	33.6	5,066	38.6	1,545	11.8	460	3.5	13,106	100.0	1,040
35	566	8.7	1,636	25.2	2,720	41.9	1,064	16.4	504	7.8	6,490	100.0	1,164
Kenosha County	2,519	10.5	6,902	28.6	9,650	40.0	3,525	14.6	1,509	6.3	24,105	100.0	1,113
36	260	12.1	403	18.8	911	42.6	352	16.5	215	10.0	2,141	100.0	1,206
37	204	11.2	438	24.1	799	44.0	260	14.3	115	6.4	1,816	100.0	1,147
38	1,013	11.9	2,415	28.2	3,565	41.7	1,019	11.9	540	6.3	8,552	100.0	1,095
39	166	12.1	330	24.0	479	34.9	234	17.0	165	12.0	1,374	100.0	1,182
Walworth County	1,643	11.8	3,586	25.8	5,754	41.5	1,865	13.4	1,035	7.5	13,883	100.0	1,125
Region	35,031	12.2	71,433	24.8	108,381	37.7	46,854	16.3	25,819	9.0	287,518	100.0	1,151

^aThe data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, housing on 10 or more acres, and housing units in multiunit buildings.

Source: U.S. Bureau of the Census and SEWRPC.

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PRELIMINARY DRAFT
IV-10a

Table IV-17

MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITH A MORTGAGE IN THE SOUTHEASTERN WISCONSIN REGION: 2005-2009^a
(data will be available in fall 2010)

Analysis Area	Less than \$700		\$700 to \$900		\$1,000 to \$1,499		\$1,500 to \$1,999		Over \$2000		Total		Median Cost
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
1													
2													
3													
4													
Ozaukee County													
5													
6													
7													
8													
9													
10													
11													
Washington County													
12													
13													
14													
15													
16													
17													
18													
19													
Milwaukee County													
20													
21													
22													
23													
24													
25													
26													
27													
28													

Table IV-17

MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITH A MORTGAGE IN THE SOUTHEASTERN WISCONSIN REGION: 2005-2009
(continued)

Analysis Area	Less than \$700		\$700 to \$900		\$1,000 to \$1,499		\$1,500 to \$1,999		Over \$2000		Total		Median Cost
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Waukesha County													
29													
30													
31													
32													
Racine County													
33													
34													
35													
Kenosha County													
36													
37													
38													
39													
Walworth County													
Region													

^a The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multiunit buildings.

Source: U.S. Bureau of the Census and SEWRPC.

Table IV-18

MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITHOUT A MORTGAGE IN THE SOUTHEASTERN WISCONSIN REGION: 2000^a

Analysis Area	Less than \$300		\$300 to \$399		\$400 to \$499		\$500 to \$699		\$700 or More		Total		Median Cost
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
1	126	28.0	211	46.9	65	14.4	35	7.8	13	2.9	450	100.0	341
2	110	10.3	274	48.9	274	25.6	141	13.2	21	2.0	1,069	100.0	383
3	190	9.5	705	35.1	565	28.2	454	22.6	93	4.6	2,007	100.0	419
4	39	1.9	272	13.1	477	23.0	656	31.7	628	30.3	2,072	100.0	565
Ozaukee County	465	8.3	1,711	30.5	1,381	24.7	1,286	23.0	755	13.5	5,598	100.0	445
5	104	26.0	200	50.0	61	15.2	31	7.8	4	1.0	400	100.0	345
6	436	16.5	1,230	46.4	595	22.5	265	10.0	122	4.6	2,648	100.0	374
7	77	24.4	154	48.9	62	19.7	20	6.4	2	0.6	315	100.0	344
8	92	28.2	132	40.5	57	17.5	37	11.3	8	2.5	326	100.0	360
9	142	10.5	572	42.4	457	33.9	145	10.8	33	2.4	1,349	100.0	393
10	39	4.3	263	29.2	365	40.6	219	24.3	14	1.6	900	100.0	441
11	121	11.2	357	33.2	337	31.3	173	16.1	88	8.2	1,076	100.0	418
Washington County	1,011	14.4	2,908	41.4	1,934	27.6	890	12.7	271	3.9	7,014	100.0	387
12	140	2.4	986	17.2	1,326	23.1	1,796	31.3	1,494	26.0	5,742	100.0	537
13	1,021	37.4	1,153	42.3	349	12.8	149	5.5	56	2.0	2,728	100.0	326
14	5,584	54.8	3,343	32.8	900	8.9	299	2.9	64	0.6	10,190	100.0	291
15	511	38.9	314	23.9	147	11.2	137	10.4	205	15.6	1,314	100.0	333
16	3,142	26.8	5,646	48.2	2,057	17.5	724	6.2	156	1.3	11,725	100.0	346
17	845	6.1	4,807	34.9	4,379	31.8	3,104	22.6	635	4.6	13,770	100.0	428
18	497	12.8	1,830	47.3	1,089	28.1	425	11.0	30	0.8	3,871	100.0	381
19	60	2.0	494	16.8	1,218	41.4	941	31.9	233	7.9	2,946	100.0	475
Milwaukee County	11,800	22.6	18,573	35.5	11,465	21.9	7,575	14.5	2,873	5.5	52,286	100.0	377
20	145	5.0	1,020	34.9	1,106	37.9	549	18.8	99	3.4	2,919	100.0	427
21	132	2.7	977	20.1	1,523	31.3	1,340	27.6	890	18.3	4,862	100.0	487
22	110	3.4	568	17.6	1,349	41.8	936	29.0	263	8.2	3,226	100.0	469
23	34	2.8	310	25.8	457	38.0	320	26.6	81	6.8	1,202	100.0	456
24	53	6.0	327	37.2	293	33.3	167	19.0	39	4.5	879	100.0	420
25	350	10.2	922	26.8	837	24.3	623	18.1	711	20.6	3,443	100.0	454
26	467	10.8	1,692	39.0	1,123	25.9	879	20.3	173	4.0	4,334	100.0	401
27	259	16.0	788	48.8	377	23.3	162	10.0	30	1.9	1,616	100.0	401
28	111	22.5	215	43.6	126	25.6	30	6.1	11	2.2	493	100.0	363
Waukesha County	1,661	7.2	6,819	29.7	7,191	31.3	5,006	21.8	2,297	10.0	22,974	100.0	442
29	793	20.3	1,639	41.8	753	19.2	579	14.8	154	3.9	3,918	100.0	375
30	1,919	34.7	2,392	43.3	851	15.4	244	4.4	121	2.2	5,527	100.0	331
31	302	15.8	867	45.2	397	20.7	308	16.1	42	2.2	1,916	100.0	375
32	141	13.8	364	35.6	203	19.9	266	26.0	48	4.7	1,022	100.0	403
Racine County	3,155	25.5	5,262	42.5	2,204	17.8	1,397	11.3	365	2.9	12,383	100.0	357
33	271	20.2	439	32.7	359	26.8	208	15.5	64	4.8	1,341	100.0	393
34	1,333	23.8	2,470	44.0	1,231	22.0	420	7.5	153	2.7	5,607	100.0	356
35	406	20.3	782	39.0	425	21.2	315	15.7	76	3.8	2,004	100.0	378
Kenosha County	2,010	22.5	3,691	41.2	2,015	22.5	943	10.5	293	3.3	8,952	100.0	366
36	174	24.3	244	34.1	150	20.9	87	12.2	61	8.5	716	100.0	369
37	274	27.7	377	38.0	207	20.9	110	11.1	23	2.3	991	100.0	360
38	1,010	29.0	1,401	40.2	591	16.9	135	10.0	135	3.9	3,487	100.0	346
39	107	14.9	260	36.1	168	23.4	125	17.4	59	8.2	719	100.0	397
Walworth County	1,565	26.5	2,282	38.6	1,116	18.9	672	11.3	278	4.7	5,913	100.0	356
Region	21,667	18.8	41,246	35.8	27,306	23.7	17,769	15.5	7,132	6.2	115,120	100.0	388

^aThe data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, housing on 10 or more acres, and housing units in multiunit buildings.

Source: U.S. Bureau of the Census and SEWRPC.

BRM/mlh

#150406 v1 - Table IV-18

PRELIMINARY DRAFT
IV-10d

Table IV-19

MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITHOUT A MORTGAGE IN THE SOUTHEASTERN WISCONSIN REGION: 2005-2009^a
(data will be available in fall 2010)

Analysis Area	Less than \$300		\$300 to \$399		\$400 to \$499		\$500 to \$699		Over \$700		Total		Median Cost
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
1													
2													
3													
4													
Ozaukee County													
5													
6													
7													
8													
9													
10													
11													
Washington County													
12													
13													
14													
15													
16													
17													
18													
19													
Milwaukee County													
20													
21													
22													
23													
24													
25													
26													
27													
28													

Table IV-19

MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITHOUT A MORTGAGE IN THE SOUTHEASTERN WISCONSIN REGION: 2005-2009
(continued)

Analysis Area	Less than \$300		\$300 to \$399		\$400 to \$499		\$500 to \$699		Over \$700		Total		Median Cost
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Waukesha County													
29													
30													
31													
32													
Racine County													
33													
34													
35													
Kenosha County													
36													
37													
38													
39													
Walworth County													
Region													

^a The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multiunit buildings.

Source: U.S. Bureau of the Census and SEWRPC.

Table IV-20 sets forth monthly housing costs for rental units, or gross rent, for each sub-area of the Region in 2000 and Table IV-21 sets forth the estimated housing costs for rental units from the 2005-2009 ACS. Contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels are included in the calculation of monthly gross rent. These costs are included in the monthly cost calculation if the renter pays them or they are paid for the renter by another party, such as the property owner. The median monthly housing cost for rental housing in the Region was \$596 in 2000. The median monthly cost for rental housing in the Region has risen to \$_____ according to ACS data. ACS data also shows:

- About __ percent of renters in the Region spend between \$_____ and \$_____ on monthly housing costs;
- About __ percent spend between \$_____ and \$_____ and about 21 percent spend over \$_____;
- About __ percent spend between \$____ and \$____ and about __ percent spend under \$____;
- Sub-area __ has the highest monthly housing cost for renters and sub-area __ has the lowest. In 2000, sub-area 21 had the highest monthly housing cost and sub-area 14 had the lowest. Monthly housing cost for renters for 2000 and 2005-2009 by sub-area is shown on Map IV-6.

Number of Bedrooms

The number of bedrooms in a housing unit is an important consideration in providing housing that is best suited for current and future housing needs. This information will be compared to the current and projected household size information inventoried in Part I of Chapter V, *Job/Housing Balance*, to help determine the size and type of housing that should be provided in each sub-area. Standard No. 1 under Objective No. 1 in Chapter II, which states that a minimum of one bedroom for every two persons should be provided within a dwelling unit, should be taken into the consideration to avoid overcrowding. Conversely, too many large housing units within a sub-area may not be well suited for meeting the space needs and cost constraints of households that may wish to live within the sub-area.

Table IV-22 sets forth the number housing units by tenure and number of bedrooms in 2000 for each sub-area of the Region. Table IV-23 sets forth the estimated number of housing units by tenure and number of bedrooms for each sub-area from the 2005-2009 ACS. Three bedroom dwellings comprised about 55 percent of the owner-occupied housing units in the Region in 2000. Four bedroom dwellings and two bedroom dwellings comprised about 20 percent and 19 percent, respectively, of the owner-occupied units. Dwellings with five or more bedrooms and one or no bedrooms comprise about 4 percent and 2 percent, respectively, of the owner-occupied units. The estimated number of bedrooms data from the 2005-2009 ACS is _____.

Table IV-20

MONTHLY GROSS RENT FOR RENTER-OCCUPIED HOUSING UNITS IN THE SOUTHEASTERN WISCONSIN REGION: 2000^a

Analysis Area	Less than \$300		\$300 to \$499		\$500 to \$749		\$750 to \$999		\$1,000 to \$1,499		\$1,500 or More		No Cash Rent		Total		Median Rent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
1	11	1.9	85	15.1	277	49.1	136	24.1	23	4.1	--	--	32	5.7	564	100.0	\$627
2	145	6.2	267	11.4	1,423	60.5	389	16.5	62	2.6	9	0.4	57	2.4	2,352	100.0	610
3	149	4.8	395	12.6	1,603	51.3	790	25.3	133	4.2	--	--	55	1.8	3,125	100.0	638
4	68	6.0	65	5.8	424	37.6	170	15.1	259	22.9	47	4.2	95	8.4	1,128	100.0	736
Ozaukee County	373	5.2	812	11.3	3,727	52.0	1,485	20.7	477	6.7	56	0.8	239	3.3	7,169	100.0	736
	23	4.0	95	16.6	283	49.4	128	22.3	14	2.5	7	1.2	23	4.0	573	100.0	624
	292	6.1	817	17.1	2,761	58.0	679	14.3	118	2.5	--	--	97	2.0	4,764	100.0	602
	6	2.8	19	8.9	151	70.6	17	7.9	--	--	--	--	21	9.8	214	100.0	570
	23	3.4	117	17.2	295	43.3	173	25.4	38	5.6	--	--	35	5.1	681	100.0	683
7	186	7.8	561	23.4	1,081	45.2	384	16.0	75	3.1	--	--	108	4.5	2,395	100.0	576
9	47	3.1	90	6.0	704	46.8	508	33.7	121	8.0	9	0.6	27	1.8	1,506	100.0	709
10	3	1.4	9	4.3	59	28.0	56	26.5	34	16.1	--	--	50	23.7	211	100.0	771
11	580	5.6	1,708	16.5	5,334	51.6	1,945	18.8	400	3.9	16	0.1	361	3.5	10,344	100.0	620
Washington County	570	7.1	732	9.2	2,989	37.4	2,409	30.2	918	11.5	151	1.9	218	2.7	7,987	100.0	715
	1,423	9.3	2,594	17.0	7,592	49.7	2,612	17.1	745	4.9	191	1.2	123	0.8	15,280	100.0	598
	6,137	12.1	18,934	37.4	20,882	41.2	2,940	5.8	723	1.4	41	0.1	1,018	2.0	50,675	100.0	498
	2,693	10.2	7,877	29.8	9,775	36.9	3,284	12.4	1,860	7.1	565	2.1	395	1.5	26,469	100.0	545
	2,747	8.0	11,825	34.4	15,464	45.1	2,869	8.4	415	1.2	140	0.4	865	2.5	34,325	100.0	525
17	1,698	5.9	5,055	17.5	13,789	47.7	5,399	18.7	1,717	5.9	573	2.0	667	2.3	28,898	100.0	624
18	724	8.6	2,587	30.7	4,044	47.9	801	9.5	67	0.8	15	0.2	194	2.3	8,432	100.0	539
19	446	6.8	339	5.2	3,045	47.9	2,120	32.2	482	7.3	29	0.4	127	1.9	6,588	100.0	712
Milwaukee County	16,438	9.2	49,943	27.9	77,580	43.4	22,434	12.6	6,947	3.9	1,705	1.0	3,607	2.0	178,654	100.0	555
	217	6.4	337	9.9	1,475	43.3	805	23.7	274	8.1	181	5.3	114	3.3	3,403	100.0	685
	46	1.8	151	5.8	303	11.6	885	33.8	937	35.8	182	6.9	112	4.3	2,616	100.0	961
	63	2.4	95	3.5	735	27.5	1,131	42.2	459	17.1	112	4.2	82	3.1	2,677	100.0	830
	30	2.4	26	2.0	365	28.7	582	45.8	168	13.2	50	3.9	51	4.0	1,272	100.0	785
24	89	7.4	72	6.0	566	46.8	354	29.3	73	6.0	9	0.7	46	3.8	1,209	100.0	712
25	280	5.5	391	7.7	2,104	41.3	1,536	30.2	441	8.7	138	2.7	198	3.9	5,088	100.0	715
26	801	6.0	1,763	13.3	5,517	41.6	3,482	26.3	1,285	9.7	126	1.0	273	2.1	13,247	100.0	686
27	-	-	116	7.9	905	61.9	296	20.3	72	4.9	8	0.5	65	4.5	1,462	100.0	671
28	8	1.7	38	8.0	142	30.0	212	44.7	52	11.0	4	0.8	18	3.8	474	100.0	781
Waukesha County	1,534	4.9	2,989	9.5	12,112	38.5	9,283	29.5	3,761	12.0	810	2.6	959	3.0	31,448	100.0	726
	265	6.7	601	15.1	2,201	55.4	605	15.2	124	3.1	16	0.4	162	4.1	3,974	100.0	590
	1,225	9.8	4,152	33.2	5,546	44.3	946	7.6	168	1.3	22	0.2	448	3.6	12,507	100.0	520
	82	3.7	351	15.8	1,031	46.4	388	17.5	216	9.7	3	0.1	152	6.8	2,223	100.0	641
	163	8.7	376	20.1	946	50.7	289	15.5	32	1.7	--	--	62	3.3	1,868	100.0	562
Racine County	1,735	8.4	5,480	26.7	9,724	47.3	2,228	10.8	540	2.6	41	0.2	824	4.0	20,572	100.0	548
	-	-	332	16.9	643	32.8	693	35.3	213	10.9	23	1.2	57	2.9	1,961	100.0	736
	1,397	10.7	2,864	21.9	6,085	46.7	1,946	14.9	329	2.5	8	0.1	414	3.2	13,043	100.0	571
	114	5.3	291	13.6	1,083	50.7	383	17.9	134	6.3	9	0.4	123	5.8	2,137	100.0	635
	1,511	8.8	3,487	20.4	7,811	45.6	3,022	17.6	676	3.9	40	0.2	594	3.5	17,141	100.0	589
Kenosha County	57	8.7	120	18.2	304	46.1	125	19.0	18	2.7	--	--	35	5.3	659	100.0	581
	477	17.8	801	29.9	840	31.4	412	15.4	47	1.8	13	0.5	85	3.2	2,675	100.0	505
	454	7.3	1,090	17.5	3,057	48.9	1,142	18.3	208	3.3	34	0.5	262	4.2	6,247	100.0	610
	33	4.4	147	19.9	367	49.6	124	16.8	23	3.1	--	--	46	6.2	740	100.0	590
	1,021	9.9	2,158	20.9	4,568	44.3	1,803	17.5	296	2.9	47	0.4	428	4.1	10,321	100.0	588
Region	23,192	8.4	66,577	24.2	120,856	43.8	42,200	15.3	13,097	4.8	2,715	1.0	7,012	2.5	275,649	100.0	578

^a Contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels are included in the calculations for monthly gross rent.

Source: U.S. Bureau of the Census and SEWRPC.

BRM/mlh

#150413 v1 - Table IV-20

PRELIMINARY DRAFT
IV-11a

Table IV-21

MONTHLY GROSS RENT FOR RENTER-OCCUPIED HOUSING UNITS IN THE SOUTHEASTERN WISCONSIN REGION: 2005-2009^a
(data will be available in fall 2010)

Analysis Area	Less than \$300		\$300 to \$499		\$500 to \$749		\$750 to \$999		\$1,000 to \$1,499		\$1,500 or More		No Cash Rent		Total		Median Rent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
1																	
2																	
3																	
4																	
Ozaukee County																	
5																	
6																	
7																	
8																	
9																	
10																	
11																	
Washington County																	
12																	
13																	
14																	
15																	
16																	
17																	
18																	
19																	
Milwaukee County																	
20																	
21																	
22																	
23																	
24																	
25																	
26																	
27																	
28																	
Waukesha County																	
29																	
30																	
31																	
32																	
Racine County																	
33																	
34																	
35																	
Kenosha County																	
36																	
37																	
38																	
39																	

Table IV-21

MONTHLY GROSS RENT FOR RENTER-OCCUPIED HOUSING UNITS IN THE SOUTHEASTERN WISCONSIN REGION: 2005-2009
(continued)

Analysis Area Walworth County Region	Less than \$300		\$300 to \$499		\$500 to \$749		\$750 to \$999		\$1,000 to \$1,499		\$1,500 or More		No Cash Rent		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
																Median Rent

^a Contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels are included in the calculations for monthly gross rent.

Source: U.S. Bureau of the Census and SEWRPC.

Table IV-22

HOUSING UNITS BY NUMBER OF BEDROOMS IN THE SOUTHEASTERN WISCONSIN REGION: 2000^a

Owner-Occupied Housing Units													
Analysis Area	One or No Bedroom		Two Bedrooms		Three Bedrooms		Four Bedrooms		Five or More Bedrooms		Total		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Ozaukee County	1	21	1.1	165	8.4	1,266	64.3	403	20.4	115	5.8	1,970	100.0
	2	39	0.9	673	14.9	2,628	58.0	1,001	22.1	185	4.1	4,526	100.0
	3	65	0.7	1,050	11.9	4,893	55.6	2,386	27.1	412	4.7	8,806	100.0
	4	113	1.4	1,152	14.1	3,614	44.1	2,795	34.1	516	6.3	8,190	100.0
		238	1.0	3,040	13.0	12,401	52.8	6,585	28.0	1,228	5.2	23,492	100.0
Washington County	5	25	1.2	252	12.0	1,281	60.8	454	21.5	95	4.5	2,107	100.0
	6	199	1.8	1,755	16.0	6,605	60.2	2,111	19.2	301	2.8	10,971	100.0
	7	13	0.9	146	9.8	926	62.5	287	19.4	110	7.4	1,482	100.0
	8	21	0.9	486	19.8	1,500	61.3	316	12.9	126	5.1	2,449	100.0
	9	93	1.5	1,162	18.7	3,532	57.0	1,213	19.6	196	3.2	6,196	100.0
	10	99	1.8	898	16.4	3,494	63.9	871	15.9	108	2.0	5,470	100.0
	11	58	1.2	361	7.8	2,908	62.6	1,163	25.0	158	3.4	4,648	100.0
		508	1.5	5,060	15.2	20,246	60.8	6,415	19.2	1,094	3.3	33,323	100.0
Milwaukee County	12	405	2.0	3,297	16.4	10,437	52.0	4,889	24.3	1,059	5.3	20,087	100.0
	13	325	2.3	2,972	21.5	8,523	61.6	1,793	13.0	218	1.6	13,831	100.0
	14	1,376	3.1	12,287	27.9	20,617	46.8	7,872	17.8	1,945	4.4	44,097	100.0
	15	831	10.8	2,373	30.7	2,106	27.3	1,533	19.8	884	11.4	7,727	100.0
	16	1,253	3.2	10,963	27.7	20,219	51.2	5,781	14.6	1,315	3.3	39,531	100.0
	17	1,093	2.4	10,046	21.8	25,422	55.1	8,413	18.2	1,150	2.5	46,124	100.0
	18	342	2.8	2,375	19.5	7,227	59.3	1,890	15.5	357	2.9	12,191	100.0
	19	198	1.3	2,433	16.0	9,844	64.7	2,498	16.4	248	1.6	15,221	100.0
		5,823	2.9	46,746	23.5	104,395	52.5	34,669	17.5	7,176	3.6	198,809	100.0
	Waukesha County	20	205	1.9	1,154	10.8	6,940	64.8	2,154	20.1	262	2.4	10,715
21		80	0.5	1,908	11.6	8,025	48.7	5,513	33.5	942	5.7	16,468	100.0
22		197	1.7	1,374	11.6	7,169	60.8	2,757	23.4	290	2.5	11,787	100.0
23		66	1.1	687	11.0	4,190	67.3	1,165	18.7	121	1.9	6,229	100.0
24		-	-	509	9.6	3,683	69.3	1,050	19.7	73	1.4	5,315	100.0
25		208	1.2	1,960	11.8	9,150	54.9	4,569	27.4	788	4.7	16,675	100.0
26		425	1.8	4,483	19.1	12,818	54.6	5,283	22.5	462	2.0	23,471	100.0
27		83	0.9	670	6.9	5,952	61.4	2,679	27.6	312	3.2	9,696	100.0
28		69	2.2	294	9.5	2,044	65.9	617	19.9	78	2.5	3,102	100.0
		1,333	1.3	13,039	12.6	59,971	58.0	25,787	24.9	3,328	3.2	103,458	100.0
Racine County	29	224	1.4	2,779	17.0	9,522	58.2	3,457	21.2	367	2.2	16,349	100.0
	30	559	2.9	4,552	23.9	10,423	54.6	3,028	15.9	507	2.7	19,069	100.0
	31	227	2.2	1,629	15.8	6,190	60.1	1,951	18.9	308	3.0	10,305	100.0
	32	83	1.9	743	17.4	2,382	55.7	953	22.3	114	2.7	4,275	100.0
	1,093	2.2	9,703	19.4	28,517	57.0	9,389	18.8	1,296	2.6	49,998	100.0	
Kenosha County	33	208	2.9	1,575	22.3	3,550	50.2	1,499	21.2	237	3.4	7,069	100.0
	34	570	2.7	5,118	23.8	11,829	55.0	3,416	15.9	555	2.6	21,488	100.0
	35	238	2.3	2,213	21.7	5,440	53.5	1,952	19.2	333	3.3	10,176	100.0
		1,016	2.6	8,906	23.0	20,819	53.8	6,867	17.7	1,125	2.9	38,733	100.0
Walworth County	36	64	1.8	593	16.3	1,997	55.1	794	21.9	179	4.9	3,627	100.0
	37	75	2.3	515	16.0	1,764	54.8	718	22.3	149	4.6	3,221	100.0
	38	570	3.9	3,383	23.1	7,410	50.6	2,658	18.1	632	4.3	14,653	100.0
	39	37	1.6	474	20.2	1,224	52.0	500	21.3	116	4.9	2,351	100.0
		746	3.1	4,965	20.8	12,395	52.0	4,670	19.6	1,076	4.5	23,852	100.0
Region	10,757	2.3	91,459	19.4	258,744	54.8	94,382	20.0	16,323	3.5	471,665	100.0	

^aIncludes occupied housing units only.

Source: U.S. Bureau of the Census and SEWRPC.

BRM/mlh
#150416 v1 - TABLE IV-22 Own

Table IV-22

HOUSING UNITS BY NUMBER OF BEDROOMS IN THE SOUTHEASTERN WISCONSIN REGION: 2000^a
(continued)

Renter-Occupied Housing Units												
Analysis Area	One or No Bedroom		Two Bedrooms		Three Bedrooms		Four Bedrooms		Five or More Bedrooms		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1	78	13.3	290	49.4	162	27.6	36	6.1	21	3.6	587	100.0
2	594	24.8	1,226	51.2	493	20.6	62	2.6	19	0.8	2,394	100.0
3	860	27.4	1,647	52.6	593	18.9	28	0.9	6	0.2	3,134	100.0
4	193	16.4	594	50.6	258	22.0	113	9.6	17	1.4	1,175	100.0
Ozaukee County	1,725	23.7	3,757	51.5	1,506	20.6	239	3.3	63	0.9	7,290	100.0
5	89	14.4	330	53.6	133	21.6	53	8.6	11	1.8	616	100.0
6	965	20.0	2,774	57.5	982	20.4	99	2.1	--	--	4,820	100.0
7	23	9.2	128	51.4	51	20.5	38	15.3	9	3.6	249	100.0
8	89	13.0	370	54.2	192	28.1	15	2.2	17	2.5	683	100.0
9	643	26.7	1,137	47.1	530	22.0	83	3.4	20	0.8	2,413	100.0
10	172	11.3	1,024	67.2	312	20.5	15	1.0	--	--	1,523	100.0
11	43	17.3	65	26.1	119	47.8	22	8.8	--	--	249	100.0
Washington County	2,024	19.2	5,828	55.2	2,319	22.0	325	3.1	57	0.5	10,553	100.0
12	3,250	40.6	3,686	46.1	938	11.7	100	1.3	26	0.3	8,000	100.0
13	3,308	21.6	7,722	50.4	4,047	26.4	203	1.3	44	0.3	15,324	100.0
14	15,467	30.5	20,947	41.2	10,893	21.4	2,564	5.1	928	1.8	50,799	100.0
15	13,860	52.3	8,180	30.9	3,385	12.8	756	2.9	297	1.1	26,478	100.0
16	10,407	30.3	15,628	45.4	6,864	20.0	1,094	3.2	398	1.1	34,391	100.0
17	12,034	41.6	13,025	45.1	3,400	11.8	379	1.3	69	0.2	28,907	100.0
18	3,373	40.0	3,634	43.1	1,265	15.0	144	1.7	16	0.2	8,432	100.0
19	2,700	40.7	2,964	44.7	833	12.6	119	1.8	14	0.2	6,630	100.0
Milwaukee County	64,399	36.0	75,786	42.3	31,625	17.7	5,359	3.0	1,792	1.0	178,961	100.0
20	1,466	42.2	1,414	40.7	513	14.8	54	1.6	24	0.7	3,471	100.0
21	632	24.0	1,380	52.5	510	19.4	87	3.3	20	0.8	2,629	100.0
22	823	30.3	1,509	55.5	309	11.4	67	2.4	10	0.4	2,718	100.0
23	310	23.8	695	53.4	270	20.8	26	2.0	--	--	1,301	100.0
24	222	18.2	767	62.8	209	17.1	23	1.9	--	--	1,221	100.0
25	1,197	23.2	2,579	49.9	1,102	21.3	216	4.2	72	1.4	5,166	100.0
26	5,222	39.3	5,863	44.2	1,928	14.5	201	1.5	59	0.5	13,273	100.0
27	359	24.0	775	51.8	268	17.9	90	6.0	5	0.3	1,497	100.0
28	147	29.7	205	41.4	124	25.1	10	2.0	9	1.8	495	100.0
Waukesha County	10,378	32.7	15,187	47.8	5,233	16.5	774	2.4	199	0.6	31,771	100.0
29	923	23.0	2,182	54.4	756	18.8	128	3.2	25	0.6	4,014	100.0
30	4,119	32.9	5,157	41.2	2,647	21.1	446	3.6	154	1.2	12,523	100.0
31	422	17.7	1,155	48.5	658	27.6	105	4.4	43	1.8	2,383	100.0
32	496	26.1	1,014	53.3	357	18.8	34	1.8	--	--	1,901	100.0
Racine County	5,960	28.6	9,508	45.7	4,418	21.2	713	3.4	222	1.1	20,821	100.0
33	634	31.6	1,040	51.8	266	13.2	69	3.4	-	-	2,009	100.0
34	4,565	35.0	6,105	46.7	2,010	15.4	260	2.0	118	0.9	13,058	100.0
35	502	22.2	1,114	49.4	469	20.8	134	5.9	38	1.7	2,257	100.0
Kenosha County	5,701	32.9	8,259	47.7	2,745	15.8	463	2.7	156	0.9	17,324	100.0
36	122	17.1	369	51.9	172	24.2	36	5.1	12	1.7	711	100.0
37	1,017	37.1	1,063	38.8	439	16.0	178	6.5	43	1.6	2,740	100.0
38	1,620	25.2	3,287	51.1	1,102	17.1	357	5.5	73	1.1	6,439	100.0
39	192	24.6	333	42.7	197	25.2	45	5.8	13	1.7	780	100.0
Walworth County	2,951	27.7	5,052	47.3	1,910	17.9	616	5.8	141	1.3	10,670	100.0
Region	93,138	33.6	123,377	44.5	49,756	17.9	8,489	3.1	2,630	0.9	277,390	100.0

^aIncludes occupied housing units only.

Source: U.S. Bureau of the Census and SEWRPC.

BRM/mlh
 #150423 v1 - Table IV-22

Table IV-23

HOUSING UNITS BY NUMBER OF BEDROOMS THE SOUTHEASTERN WISCONSIN REGION: 2005-2009^a
 (data will be available in fall 2010)

Owner-Occupied Housing Units												
Analysis Area	One or No Bedroom		Two Bedrooms		Three Bedrooms		Four Bedrooms		Five or More Bedrooms		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1 2 3 4 Ozaukee County												
5 6 7 8 9 10 11 Washington County												
12 13 14 15 16 17 18 19 Milwaukee County												
20 21 22 23 24 25 26 27 28 Waukesha County												
29 30 31 32 Racine County												
33 34 35 Kenosha County												
36 37 38 39 Walworth County												
Region												

Table IV-23

HOUSING UNITS BY NUMBER OF BEDROOMS THE SOUTHEASTERN WISCONSIN REGION: 2005-2009
(continued)

Renter-Occupied Housing Units												
Analysis Area	One or No Bedroom		Two Bedrooms		Three Bedrooms		Four Bedrooms		Five or More Bedrooms		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1 2 3 4 Ozaukee County												
5 6 7 8 9 10 11 Washington County												
12 13 14 15 16 17 18 19 Milwaukee County												
20 21 22 23 24 25 26 27 28 Waukesha County												
29 30 31 32 Racine County												
33 34 35 Kenosha County												
36 37 38 39 Walworth County												
Region												

^a Includes occupied housing units only.

Source: U.S. Bureau of the Census and SEWRPC.

Two bedroom dwellings comprised about 45 percent of the renter-occupied housing units in the Region in 2000. Dwellings with one or no bedroom comprised 34 percent of renter-occupied units. Three bedroom dwellings and four bedroom dwellings comprised about 18 percent and 3 percent, respectively, of the renter-occupied units. Dwellings with five or more bedrooms comprised less than 1 percent of renter-occupied units. The estimated number of bedrooms data from the 2005-2009 ACS is _____.

Structure Type

Structure type, or residential building type, is an important consideration in the provision of affordable market-based housing in a given area. The most affordable market-based housing tends to be multi-family housing such as rental apartments and condominiums, while single family homes tend to be less affordable. Individual communities have a great influence over the type of residential development within the community through land use controls such as the zoning ordinance, which influence residential characteristics that affect affordability, such as lot size and density.

Table IV-24 sets forth the number of housing units by structure type for each sub-area of the Region in 2000. The table also includes the number of building permits issued by structure type in each sub-area between 2000 and 2009. About 62 percent of the housing units in the Region were single family structures and about 25 were multi-family structures in 2000. Only about 12 percent were two-family structures and the remaining 1 percent was mobile homes or other residential structures. Sub-area 11, in Washington County, had the lowest percentage of multi-family units in 2000. The total number of residential units in the Region increased from 796,734 to 861,901 between 2000 and 2009. Single-family structures increased by about 8 percent, from 496,569 to 533,963 units. Multi-family units increased by about 12 percent, from 195,229 to 219,534, and two-family units increased by about 3 percent, from 96,853 to 100,134. Sub area 11 had the highest percentage of single family units in 2009 and sub-areas 13 through 16 and 19, all in Milwaukee County, had the highest percentage of multi-family units. The percentage of single-family units and multi-family units by sub-area in 2000 and 2009 is shown on Map IV-7.

Year Built and Condition

Condition of the existing housing stock is an important consideration in addition to cost and size to ensure the provision of housing that meets the needs of residents in the Region. The age of the existing housing stock provides insight into the character and condition of existing housing units in an area. It can be assumed that more housing units will need to be rehabilitated or replaced as the overall housing stock of an area ages. Table IV-25 sets forth the age of the existing housing stock in each sub-area of the Region. About 25 percent of the Region's housing stock was built between 1940 and 1959 and about 21 percent was built before 1940. Sub-area 15 (Milwaukee County) has the highest percentage of housing units built prior to 1940 and sub-area 8 (Washington County) has the highest percentage of housing units built after 2000.

Table IV-24

TOTAL HOUSING UNITS BY STRUCTURE TYPE IN THE SOUTHEASTERN WISCONSIN REGION: 2000-2009

Analysis Area	2000 ^a									
	Single-Family		Two-Family		Multi-Family		Mobile Homes and Other ^b		Total ^c	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
1	2,237	82.6	186	6.9	268	9.9	17	0.6	2,708	100.0
2	4,827	66.9	752	10.4	1,621	22.4	20	0.3	7,220	100.0
3	9,029	73.5	700	5.7	2,504	20.4	57	0.4	12,290	100.0
4	8,451	86.8	177	1.8	1,095	11.3	14	0.1	9,737	100.0
Ozaukee County	24,544	76.8	1,815	5.7	5,488	17.2	108	0.3	31,955	100.0
5	2,301	80.7	154	5.4	371	13.0	26	0.9	2,852	100.0
6	11,547	68.8	1,185	7.1	3,983	23.7	67	0.4	16,782	100.0
7	1,536	86.4	151	8.5	76	4.3	15	0.8	1,778	100.0
8	2,282	70.7	154	4.8	446	13.8	347	10.7	3,229	100.0
9	6,224	69.8	665	7.5	1,801	20.2	221	2.5	8,911	100.0
10	5,259	73.3	177	2.5	1,562	21.8	171	2.4	7,169	100.0
11	5,013	97.8	89	1.7	9	0.2	14	0.3	5,125	100.0
Washington County	34,162	74.5	2,575	5.6	8,248	18.0	861	1.9	45,846	100.0
12	19,302	66.8	1,919	6.6	7,646	26.4	48	0.2	28,915	100.0
13	15,242	49.1	2,836	9.1	12,887	41.6	50	0.2	31,015	100.0
14	49,593	48.1	27,938	27.1	25,295	24.5	268	0.3	103,094	100.0
15	7,625	20.6	7,644	20.6	21,716	58.7	39	0.1	37,024	100.0
16	40,507	51.9	19,294	24.7	17,666	22.6	615	0.8	78,082	100.0
17	44,877	57.8	9,353	12.1	22,783	29.4	569	0.7	77,582	100.0
18	11,781	54.6	3,319	15.4	6,351	29.5	118	0.5	21,569	100.0
19	14,955	65.5	553	2.4	6,865	30.0	480	2.1	22,853	100.0
Milwaukee County	203,882	51.0	72,856	18.2	121,209	30.3	2,187	0.5	400,134	100.0
20	10,833	74.6	492	3.4	2,969	20.5	219	1.5	14,513	100.0
21	16,748	85.3	210	1.1	2,654	13.5	20	0.1	19,632	100.0
22	11,913	79.7	193	1.3	2,809	18.8	24	0.2	14,939	100.0
23	6,394	83.1	239	3.1	1,061	13.8	-	--	7,694	100.0
24	5,170	77.0	136	2.0	1,083	16.1	330	4.9	6,719	100.0
25	18,897	81.2	933	4.0	3,382	14.5	57	0.3	23,269	100.0
26	23,452	61.2	2,482	6.5	12,219	31.9	174	0.4	38,327	100.0
27	10,105	88.2	352	3.1	988	8.6	9	0.1	11,454	100.0
28	3,353	89.1	99	2.6	308	8.2	2	0.1	3,762	100.0
Waukesha County	106,865	76.2	5,136	3.6	27,473	19.6	835	0.6	140,309	100.0
29	16,159	76.9	684	3.3	4,085	19.4	94	0.4	21,022	100.0
30	20,908	62.3	5,681	16.9	6,915	20.6	72	0.2	33,576	100.0
31	11,049	82.7	636	4.7	1,174	8.8	507	3.8	13,366	100.0
32	4,862	72.0	468	6.9	1,300	19.3	124	1.8	6,754	100.0
Racine County	52,978	70.9	7,469	10.0	13,474	18.0	797	1.1	74,718	100.0
33	6,805	72.1	170	1.8	1,668	17.7	796	8.4	9,439	100.0
34	22,490	62.2	4,529	12.5	8,581	23.7	562	1.6	36,162	100.0
35	12,213	84.9	349	2.4	1,098	7.6	728	5.1	14,388	100.0
Kenosha County	41,508	69.2	5,048	8.4	11,347	18.9	2,086	3.5	59,989	100.0
36	4,105	85.2	160	3.3	362	7.5	190	4.0	4,817	100.0
37	4,928	67.0	496	6.7	1,861	25.3	76	1.0	7,361	100.0
38	19,411	73.6	1,145	4.3	4,902	18.6	931	3.5	26,389	100.0
39	4,186	80.3	153	2.9	865	16.6	12	0.2	5,216	100.0
Walworth County	32,630	74.5	1,954	4.5	7,990	18.2	1,209	2.8	43,783	100.0
Region	496,569	62.3	96,853	12.2	195,229	24.5	8,083	1.0	796,734	100.0

Table IV-24

TOTAL HOUSING UNITS BY STRUCTURE TYPE IN THE SOUTHEASTERN WISCONSIN REGION: 2000-2009
(continued)

Analysis Area	2009 ^d									
	Single-Family		Two-Family		Multi-Family		Mobile Homes and Other ^b		Total ^c	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
1	2,694	83.0	250	7.7	284	8.8	17	0.5	3,245	100.0
2	5,358	65.7	841	10.3	1,940	23.8	19	0.2	8,158	100.0
3	9,929	72.5	878	6.4	2,842	20.7	57	0.4	13,706	100.0
4	8,883	82.4	402	3.7	1,490	13.8	14	0.1	10,789	100.0
Ozaukee County	26,864	74.8	2,371	6.6	6,556	18.3	107	0.3	35,898	100.0
5	2,785	78.4	266	7.5	475	13.4	26	0.7	3,552	100.0
6	12,897	67.9	1,531	8.1	4,495	23.7	65	0.3	18,988	100.0
7	1,804	85.3	149	7.1	146	6.9	15	0.7	2,114	100.0
8	2,901	67.3	352	8.2	703	16.3	354	8.2	4,310	100.0
9	7,626	67.6	1,077	9.5	2,358	20.9	221	2.0	11,282	100.0
10	5,875	71.8	243	3.0	1,887	23.1	171	2.1	8,176	100.0
11	5,775	98.1	89	1.5	9	0.2	14	0.2	5,887	100.0
Washington County	39,663	73.0	3,707	6.8	10,073	18.6	866	1.6	54,309	100.0
12	19,471	66.4	1,912	6.5	7,872	26.9	48	0.2	29,303	100.0
13-16 ^e	113,456	44.6	56,370	22.1	83,690	32.9	972	0.4	254,488	100.0
17	45,137	57.0	9,483	12.0	24,007	30.3	563	0.7	79,190	100.0
18	11,848	52.4	3,406	15.0	7,253	32.1	119	0.5	22,626	100.0
19	17,543	62.3	877	3.1	9,249	32.9	480	1.7	28,149	100.0
Milwaukee County	207,455	50.2	72,048	17.4	132,071	31.9	2,182	0.5	413,756	100.0
20	11,757	72.8	602	3.7	3,578	22.1	218	1.4	16,155	100.0
21	17,053	82.1	227	1.1	3,466	16.7	20	0.1	20,766	100.0
22	12,301	76.6	273	1.7	3,453	21.5	24	0.2	16,051	100.0
23	7,490	84.7	241	2.7	1,109	12.6	-	--	8,840	100.0
24	6,093	78.1	214	2.8	1,163	14.9	330	4.2	7,800	100.0
25	22,471	82.0	1,089	4.0	3,785	13.8	57	0.2	27,402	100.0
26	25,470	59.6	3,115	7.3	13,946	32.7	176	0.4	42,707	100.0
27	11,629	88.2	414	3.1	1,131	8.6	17	0.1	13,191	100.0
28	3,949	90.2	103	2.4	326	7.4	2	--	4,380	100.0
Waukesha County	118,213	75.2	6,278	4.0	31,957	20.3	844	0.5	157,292	100.0
29	18,758	75.5	938	3.8	5,060	20.3	94	0.4	24,850	100.0
30	20,907	61.5	5,685	16.7	7,320	21.6	72	0.2	33,984	100.0
31	12,770	82.9	817	5.3	1,295	8.4	521	3.4	15,403	100.0
32	5,281	71.5	482	6.5	1,510	20.4	120	1.6	7,393	100.0
Racine County	57,716	70.7	7,922	9.7	15,185	18.6	807	1.0	81,630	100.0
33	8,021	69.8	302	2.6	2,310	20.1	854	7.5	11,487	100.0
34	24,529	61.2	4,666	11.6	10,366	25.8	561	1.4	40,122	100.0
35	14,124	85.7	384	2.3	1,210	7.4	756	4.6	16,474	100.0
Kenosha County	46,674	68.5	5,352	7.9	13,886	20.4	2,171	3.2	68,083	100.0
36	4,565	81.3	176	3.1	687	12.2	189	3.4	5,617	100.0
37	5,409	66.1	554	6.8	2,145	26.2	76	0.9	8,184	100.0
38	22,657	72.8	1,510	4.8	5,949	19.1	1,016	3.3	31,132	100.0
39	4,747	79.1	216	3.6	1,025	17.1	12	0.2	6,000	100.0
Walworth County	37,378	73.4	2,456	4.8	9,806	19.3	1,293	2.5	50,933	100.0
Region	533,963	61.9	100,134	11.6	219,534	25.5	8,270	1.0	861,901	100.0

^a2000 data are from the U.S. Census

^bIncludes mobile homes and living quarters that do not fit into the other categories, such as boats, railroad cars, campers, and vans.

^cTotals are based on all housing units, including occupied and vacant units.

^d2009 data includes 2000 Census data plus the number of building permits issued for each type of housing unit from 2000 through 2009. Building permit data were provided by the Wisconsin Department of Administration.

^eHousing data since 2000 Census not available at sub-municipal level.

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

Table IV-25

YEAR BUILT FOR HOUSING UNITS IN THE SOUTHEASTERN WISCONSIN REGION

Analysis Area	2000 through 2009 ^a		1990 through 1999		1980 through 1989		1970 through 1979		1960 through 1969		1940 through 1959		Before 1940		Total ^b	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1	537	16.6	674	20.8	193	5.9	427	13.2	264	8.1	462	14.2	688	21.2	3,245	100.0
2	938	11.5	1,429	17.5	788	9.7	1,174	14.4	1,104	13.5	1,272	15.6	1,453	17.8	8,158	100.0
3	1,416	10.4	2,320	16.9	1,496	10.9	3,058	22.3	1,949	14.2	2,028	14.8	1,439	10.5	13,706	100.0
4	1,052	9.8	2,046	19.0	1,584	14.7	2,106	19.5	1,213	11.2	2,050	19.0	738	6.8	10,789	100.0
5	3,943	11.0	6,469	18.0	4,061	11.3	6,765	18.9	4,530	12.6	5,812	12.0	4,318	12.0	35,898	100.0
6	700	19.7	769	21.7	239	6.7	536	15.1	285	8.0	368	10.4	655	18.4	3,552	100.0
7	2,206	11.6	3,865	20.4	2,338	12.3	3,657	19.3	2,001	10.5	2,534	13.3	2,387	12.6	18,988	100.0
8	336	15.9	340	16.1	120	5.7	418	19.8	113	5.3	188	8.9	599	28.3	2,114	100.0
9	1,081	25.1	1,213	28.1	513	11.9	593	13.8	299	6.9	171	4.0	440	10.2	4,310	100.0
10	2,371	21.0	2,598	23.0	1,058	9.4	1,372	12.2	886	7.9	1,089	9.6	1,908	16.9	11,282	100.0
11	1,007	12.3	2,399	29.3	1,357	16.6	1,647	20.2	718	8.8	566	6.9	482	5.9	8,176	100.0
12	762	13.0	1,244	21.1	713	12.1	1,332	22.6	630	10.7	573	9.7	633	10.8	5,887	100.0
Washington County	8,463	15.6	12,428	22.9	6,338	11.6	9,555	17.6	4,932	9.1	5,489	10.1	7,104	13.1	54,309	100.0
13	388	1.3	1,116	3.8	1,963	6.7	4,033	13.8	3,809	13.0	10,521	35.9	7,473	25.5	29,303	100.0
14	NA	—	2,134	6.9	3,507	11.3	8,887	28.0	6,940	22.4	8,329	26.8	1,418	4.6	31,015	100.0
15	NA	—	1,719	1.7	2,501	2.4	6,870	6.7	12,187	11.8	45,707	44.3	34,110	33.1	103,094	100.0
16	NA	—	1,478	4.0	1,489	4.0	3,262	8.8	4,910	13.3	6,931	18.7	18,954	51.2	37,024	100.0
17	5,273	2.1	1,663	2.1	2,213	2.8	6,116	7.8	10,381	13.3	28,449	36.5	29,260	37.5	78,082	100.0
18	1,608	2.1	5,326	6.7	9,710	3.8	24,935	9.8	34,418	13.5	89,416	35.1	83,742	32.9	254,488	100.0
19	1,057	4.7	2,094	9.3	1,313	5.8	2,290	10.1	3,406	15.0	6,975	30.8	5,491	24.3	22,626	100.0
20	5,296	18.8	8,394	29.8	3,983	14.2	4,387	15.6	2,177	7.7	2,859	10.2	1,053	3.7	28,149	100.0
Milwaukee County	13,622	3.3	23,924	5.8	22,970	5.6	46,435	11.2	55,315	13.4	135,432	32.7	116,058	28.0	413,756	100.0
21	1,642	10.2	3,398	21.0	1,167	7.2	1,532	9.5	3,503	21.7	3,942	24.4	971	6.0	16,155	100.0
22	1,134	5.4	3,794	18.3	2,247	10.8	3,053	14.7	4,341	20.9	5,539	26.7	658	3.2	20,766	100.0
23	1,112	6.9	3,697	23.0	1,997	12.5	2,874	17.9	2,620	16.3	3,050	19.0	701	4.4	16,051	100.0
24	1,146	13.0	2,533	28.6	823	9.3	1,526	17.3	838	9.5	1,539	17.4	435	4.9	8,840	100.0
25	1,081	13.9	2,263	29.0	1,025	13.2	1,788	22.9	803	10.3	588	7.5	252	3.2	7,800	100.0
26	4,133	15.1	5,562	20.3	2,843	10.4	4,757	17.3	2,334	8.5	3,646	13.3	4,127	15.1	27,402	100.0
27	4,380	10.3	9,570	22.4	5,127	12.0	8,603	20.1	4,493	10.5	5,405	12.7	5,129	12.0	42,707	100.0
28	1,737	13.2	3,024	22.9	1,583	12.0	3,609	27.4	850	6.4	1,075	8.1	1,313	10.0	13,191	100.0
Waukesha County	618	14.1	1,284	29.3	373	8.5	733	16.7	242	5.5	541	12.4	589	13.5	4,380	100.0
29	16,983	10.8	35,125	22.4	17,185	10.9	28,475	18.1	20,024	12.7	25,325	16.1	14,175	9.0	157,292	100.0
30	3,828	15.4	4,158	16.8	2,465	9.9	4,971	20.0	3,882	15.6	3,849	15.5	1,697	6.8	24,850	100.0
31	408	1.2	1,253	3.7	1,083	3.2	3,223	9.5	4,915	14.5	11,120	32.7	11,982	35.2	33,984	100.0
32	2,037	13.2	3,862	25.1	1,330	8.6	1,708	11.1	1,811	11.8	2,260	14.7	2,395	15.5	15,403	100.0
Racine County	639	8.6	982	13.3	658	8.9	1,087	14.7	1,018	13.8	1,609	21.8	1,400	18.9	7,393	100.0
33	6,912	8.5	10,255	12.6	5,536	6.8	10,989	13.4	11,626	14.2	18,838	23.1	17,474	21.4	81,630	100.0
34	2,048	17.8	2,914	25.4	872	7.6	1,502	13.1	1,325	11.5	1,919	16.7	907	7.9	11,487	100.0
35	3,960	9.9	5,092	12.7	3,020	7.5	4,748	11.8	5,082	12.7	8,442	21.0	9,778	24.4	40,122	100.0
Kenosha County	2,086	12.7	3,110	18.9	1,454	8.8	2,557	15.5	1,575	9.6	3,393	20.6	2,299	13.9	16,474	100.0
36	8,094	11.9	11,116	16.3	5,346	7.9	8,807	12.9	7,982	11.7	13,754	20.2	12,984	19.1	68,083	100.0
37	800	14.3	1,304	23.2	410	7.3	983	17.5	293	5.2	780	13.9	1,047	18.6	5,617	100.0
38	823	10.1	1,243	15.2	692	8.5	1,419	17.3	1,051	12.8	1,423	17.4	1,533	18.7	8,184	100.0
39	4,743	15.2	6,461	20.8	2,062	6.6	4,029	12.9	2,554	8.2	5,062	16.3	6,221	20.0	31,132	100.0
Walworth County	784	13.1	943	15.7	970	16.1	803	13.4	382	6.4	1,062	17.7	1,056	17.6	6,000	100.0
Region	7,150	14.0	9,951	19.5	4,134	8.1	7,234	14.2	4,280	8.4	8,327	16.4	9,857	19.4	50,933	100.0
	65,167	7.6	109,268	12.7	65,570	7.6	118,260	13.7	108,689	12.6	212,977	24.7	181,970	21.1	861,901	100.0

^a2000 through 2009 units are based on 2000 Census data and building permit data for the 2001 through 2009 compiled by the Wisconsin Department of Administration.^bTotals are based on all housing units, including occupied and vacant housing units.^cHousing data since 2000 Census not available at sub-municipal level.

Table IV-25

YEAR BUILT FOR HOUSING UNITS IN THE SOUTHEASTERN WISCONSIN REGION
(continued)

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

BRM/mlh
#150419 v1 - Table IV-25

Additional information regarding the condition of much of the Region's existing housing stock is available from data collected for property assessment purposes. Single family, two-family, three-family, and four-family residential structures are assigned a condition score used in assessing the value of a property. Multi-family structures with more than four units are not included because they are assessed as commercial properties. The scores typically range from excellent to unsound on a six-point scale and measure the present physical condition of a structure. Excellent/very good or good indicates the structure exhibits above average maintenance and upkeep in relation to its age. Average or fair indicates the structure shows minor signs of deterioration caused by normal wear and an ordinary standard of upkeep and maintenance in relation to its age. Poor/very poor indicates the structure shows signs of deferred maintenance and exhibits a below average standard of upkeep and maintenance in relation to its age. An unsound rating indicates a structure is unfit for use and should be removed from the existing housing stock. Table IV-26 sets forth housing condition scores by sub-area in the Region. Sub-area ___ has highest percentage of structures with an excellent/very good score, sub-area ___ has the highest percentage structures with a poor/very poor score, and sub-area ___ has the highest percentage of unsound structures. Sub-areas with the oldest housing units and the highest percentage of poor/very poor and unsound structures have been identified to prepare recommendations for allocating resources for rehabilitation and replacement of housing units.

Community Policies 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 policies and regulations that impact housing. Residential density, housing structure types, housing unit sizes, and lot sizes are controlled by community regulations such as zoning and subdivision ordinances. In addition, some communities have adopted policies regarding a preferred ratio of housing types in the community.

Zoning Regulations

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. 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. The status of general zoning in the Region during the last regional zoning inventory, compiled in 2000, is shown on Map IV-8. General zoning was in effect in each of the 29 cities, 55 villages, and 63 towns in the Region in 2000.³ As shown on Map IV-4, 35 towns were under the jurisdiction of county zoning ordinances

³ The 63 towns include the Town of Mt. Pleasant, which became a village in 2003, the Town of Caledonia, which became a village in 2005, the Town of Richfield, which became a village in 2008, and the Town of Rochester, which consolidated with the Village of Rochester in 2009. The 55 villages do not include the Village of Bristol, which was incorporated from a portion of the Town of Bristol in 2009.

Table IV-26

HOUSING CONDITIONS IN THE SOUTHEASTERN WISCONSIN REGION^a
(under preparation)

Analysis Area	Excellent/Very Good		Good		Average		Fair		Poor/Very Poor		Unsound		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1	76	2.7	353	12.6	2,046	73.0	304	10.8	23	0.9	0	0.0	2,802	100.0
2	199	3.0	978	14.6	4,978	74.1	524	7.8	31	0.5	3	-- ^b	6,713	100.0
3														
4	2,733	29.2	4,626	49.4	1,882	20.1	117	1.2	11	0.1	0	0.0	9,369	100.0
Ozaukee County ^{c, d}														
5	53	1.8	437	14.7	2,406	80.8	60	2	18	0.6	4	0.1	2,978	100.0
6	456	3.5	5,365	41.5	6,556	50.8	440	3.4	95	0.7	15	0.1	12,927	100.0
7	13	0.7	337	18.0	1,457	78.0	27	1.4	32	1.7	3	0.2	1,869	100.0
8	39	1.3	220	7.1	2,783	89.9	39	1.3	13	0.3	3	0.1	3,097	100.0
9	572	7.0	2,955	35.9	4,573	55.6	96	1.2	28	0.3	1	-- ^b	8,225	100.0
10	36	0.6	2,034	33.7	3,929	65.1	21	0.3	16	0.3	0	0.0	6,036	100.0
11	112	2.0	467	8.3	4,806	85.8	174	3.1	37	0.7	4	0.1	5,600	100.0
Washington County ^{c, e}														
12	1,281	3.1	11,815	29.0	26,510	65.1	857	2.1	239	0.6	30	0.1	40,732	100.0
13														
14														
15														
16														
17														
18														
19														
Milwaukee County ^c														
20														
21														
22														
23														
24														
25														
26														
27														
28														

Table IV-26

HOUSING CONDITIONS IN THE SOUTHEASTERN WISCONSIN REGION
(continued)

Analysis Area	Excellent/Very Good		Good		Average		Fair		Poor/Very Poor		Unsound		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Waukesha County ^c														
29	- f	- f	13,166	61.6	6,763	31.7	1,080	5.1	347	1.6	8	- b	21,364	100.0
30	- f	- f	8,113	33.8	9,667	40.3	4,852	20.2	1,381	5.7	4	- b	24,017	100.0
31	- f	- f	4,903	31.8	8,599	55.8	1,604	10.4	295	1.9	12	0.1	15,413	100.0
32	- f	- f	1,523	27.7	3,800	69.2	0	0.0	162	3.0	3	0.1	5,488	100.0
Racine County ^{c, g}	- f	- f	27,705	41.8	28,829	43.5	7,536	11.4	2,185	3.3	27	- b	66,282	100.0
33	394	3.9	6,404	64.4	2,681	26.9	384	3.9	78	0.8	6	0.1	9,947	100.0
34	201	0.7	16,363	60.4	8,380	30.9	1,739	6.4	409	1.6	7	- b	27,099	100.0
35	233	1.5	7,649	48.3	6,697	42.3	1,015	6.3	235	1.5	17	0.1	15,846	100.0
Kenosha County ^{c, h}	828	1.5	30,416	57.6	17,758	33.6	3,138	5.9	722	1.3	30	0.1	52,829	100.0
36														
37														
38														
39														
Walworth County ^{c, i}														
Region														

^aMulti-family structures with more than four units are not included because they assessed as commercial properties.

^bLess than 0.05 percent.

^cOzaukee County condition data is from 2006, Washington County condition data is from 2006, Milwaukee County condition data is from _____, Waukesha County condition data is from _____, Racine County condition data is from 2006, Kenosha County condition data is from 2006, and Walworth County condition data is from _____.

^dDoes not include the portion of the Village of Newburg located in Ozaukee County.

^eIncludes the portions of the city of Hartford and village of Newburg located outside Washington County.

^fThe Excellent/Very Good and Good categories are combined in Racine County.

^gExcludes the portion of the City of Burlington located in Walworth County.

^hDoes not include the portion of the Village of Genoa City located in Kenosha County.

Table IV-26

HOUSING CONDITIONS IN THE SOUTHEASTERN WISCONSIN REGION
(continued)

Includes the portion of the Village of Genoa City located in Kenosha County, the portion of the City of Whitewater located in Jefferson County, and the portion of the City of Burlington that extends into Walworth County.

Source: SEWRPC.

in Kenosha, Racine, Walworth, and Waukesha Counties, while 28 towns had adopted their own zoning ordinances. Map IV-9 shows the regional zoning pattern in 2000. The local zoning districts were converted to a uniform areawide classification system for mapping purposes. Related area measurements are set forth in Table IV-27. 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, 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. The information, summarized in this chapter, is used with planned residential, commercial, and industrial land use information in the Chapter V analysis of the balance of jobs to housing in sub-areas of the Region.

Housing Unit Type

The type of housing units (homeowner and 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-occupied units. 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 they can be rental units as well. 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 allow for structures 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 IV-10 shows communities in the Region that do not accommodate two-family or multi-family zoning districts and whether those communities are located within sewer service areas. Most of the communities that do not allow two-family or multi-family zoning are towns that do not have the infrastructure, such as sanitary sewer, to provide service to more intensive residential uses.

Table 27

GENERALIZED ZONING IN THE REGION: 2000

Generalized Zoning Category	Square Miles	Percent of Total
Urban Residential Zoning—allows residential development at a density greater than one dwelling unit per five acres ^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 100.1 square miles of high-density (less than 6,000 square feet per dwelling); 167.9 square miles of medium-density (6,000 to 19,999 square feet per dwelling); 239.3 square miles of low-density (20,000 square feet to 1.49 acres per dwelling); 75.1 square miles of suburban-density (1.5 to 4.9 acres per dwelling); and 1.9 square miles of mobile home zoning.

^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.

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 residential structure 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 IV-28 provides a summary of the 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 for single-family and multi-family zoning districts for each community in the Region. Table IV-29 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 for two-family units, as recommended by the 1975 regional housing plan. Table IV-29 also identifies communities that include such districts in their zoning ordinance, but do not designate any undeveloped areas for development at this density in their comprehensive plan. Most of the urban communities that do not meet the minimum lot size requirements recommended by the 1975 regional housing plan are located in _____ Counties.

Minimum Floor Area Requirements

Community zoning ordinances also include minimum floor area requirements that affect the size of housing units 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. Table IV-28 shows that minimum floor area requirements generally correlate to minimum lot size requirements. 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.

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 IV-30 sets forth communities with zoning regulations that allow PUDs. 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.

Table IV-28

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

Analysis Area/Community	Single Family Zoning Districts ^a		Multi-Family Zoning Districts	
	Smallest Minimum Lot Size (square feet)	Minimum Home Size (square feet)	Maximum Density (units per acre)	Minimum Unit Size (square feet)
1				
Village of Belgium	12,000	1,100	14.5	550
Village of Fredonia	8,000	1,080	8.0	800
Town of Belgium	65,340	1,200	N/A	N/A
Town of Fredonia	7,500	1,000	N/A	N/A
2				
City of Port Washington	8,400	1,000	6.22	350
Village of Saukville	10,000	1,200	12.0	500
Town of Port Washington	43,560	2,000	N/A	N/A
Town of Saukville	12,000	1,500	N/A	N/A
3				
City of Cedarburg	8,400	1,100	16.1	500
Village of Grafton	7,000	1,250	8.0	1,150
Town of Cedarburg	40,000	1,200	N/A	N/A
Town of Grafton	21,780	1,500	N/A	N/A
4				
City of Mequon	21,780	1,400	7.26	1,000
Village of Thiensville	6,800	1,000	14.0	525
Ozaukee County	N/A	N/A	N/A	N/A
5				
Village of Kewaskum	7,200	1,000	21.7	450
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	550
Village of Newburg	8,700	1,150	12.1	600
Town of Barton	15,000	1,000	15.0	900
Town of Trenton	12,000	1,100	2.66	600
Town of West Bend	43,560	1,200	N/A	N/A
7				
Town of Addison	12,000	1,200	10.89	650
Town of Wayne	130,680	1,200	2.178	900
8				
Village of Jackson	8,000	800	14.5	500
Town of Jackson	60,000	1,200	2.18	900
9				
City of Hartford	5,000	750	14.0	400
Village of Slinger	7,200	950	9.68	600
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	350
Town of Germantown	130,680	1,400	N/A	N/A
11				
Village of Richfield	10,890	1,300	2.0	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	300
Village of Fox Point	10,500	--	4.14	--
Village of River Hills	43,560	--	N/A	N/A

Table IV-28

**SUMMARY OF MINIMUM LOT AND HOME SIZE REQUIREMENTS IN
COMMUNITY ZONING ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION
(continued)**

Analysis Area/Community	Single Family Zoning Districts ^a		Multi-Family Zoning Districts	
	Smallest Minimum Lot Size (square feet)	Minimum Home Size (square feet)	Maximum Density (units per acre)	Minimum Unit Size (square feet)
12 (continued)				
Village of Shorewood	4,500	1,200	72.6	450
Village of Whitefish Bay	4,800	--	51.2	650
13				
City of Milwaukee	3,600	--	24.2	--
14				
City of Milwaukee	3,600	--	24.2	--
15				
City of Milwaukee	3,600	--	24.2	--
16				
City of Milwaukee	3,600	--	24.2	--
17				
City of Greenfield	7,200	1,200	16.0	800
City of Wauwatosa	6,000	1,100	27.2	650
City of West Allis	4,800	N/A	108.9	--
Village of Greendale	8,400	1,400	17.4	1,100
Village of Hales Corners	20,000	--	17.4	--
Village of West Milwaukee	4,800	1,000	29.0	300
18				
City of Cudahy	7,200	1,100	40	300
City of St. Francis	5,400	1,200	43.56	1,200
City of South Milwaukee	7,200	1,000	72.6	400
19				
City of Franklin	7,200	1,150	8.0	750
City of Oak Creek	10,000	850	18.2	350
Milwaukee County	N/A	N/A	N/A	N/A
20				
Village of Butler	4,800	1,000	14.5	500
Village of Lannon	10,000	1,200		800
Village of Menomonee Falls	7,200	900	18.3	400
21				
City of Brookfield	22,500	1,400	5.8	800
Village of Elm Grove	15,000	1,100	5.8	1,000
Town of Brookfield	15,000	1,100	7.26	750
22				
City of New Berlin	10,000	1,100	6.7	500
23				
City of Muskego	10,000	1,200	4.3	1,000
24				
Village of Sussex	7,200	1,200	17.4	350
Town of Lisbon	30,000	1,400	4.0	900
25				
City of Oconomowoc	8,000	1,200	10.8	350
City of Delafield	7,900	1,000	36.3	450
Village of Chenequa	87,120	2,000	N/A	N/A
Village of Hartland	8,000	1,200	17.4	500
Village of Lac La Belle	20,000	1,200	N/A	N/A
Village of Merton	20,000	1,300	5.8	800
Village of Nashotah	21,780	1,400	7.26	600
Village of Oconomowoc Lake	30,000	1,500	N/A	N/A
Town of Delafield	20,000	1,200	N/A	N/A
Town of Merton	20,000	1,100	4.35	1,100
Town of Oconomowoc	20,000	1,200	--	1,200
Town of Summit	32,670	1,200	N/A	N/A

Table IV-28

**SUMMARY OF MINIMUM LOT AND HOME SIZE REQUIREMENTS IN
COMMUNITY ZONING ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION
(continued)**

Analysis Area/Community	Single Family Zoning Districts ^a		Multi-Family Zoning Districts	
	Smallest Minimum Lot Size (square feet)	Minimum Home Size (square feet)	Maximum Density (units per acre)	Minimum Unit Size (square feet)
26				
City of Pewaukee	12,500	1,100	12.0	350
City of Waukesha	8,000	1,000	17.4	300
Village of Pewaukee	10,500	1,200	12.0	750
Town of Waukesha	20,000	1,400	N/A	N/A
27				
Village of Big Bend	20,000	1,600	16.0	1,000
Village of Mukwonago	12,000	1,200	8.0	750
Village of North Prairie	7,200	900	--	900
Village of Wales	30,000	1,000	--	600
Town of Genesee	20,000	1,200	--	1,200
Town of Mukwonago	30,000	1,100	N/A	N/A
Town of Vernon	20,000	1,200	--	1,200
28				
Village of Dousman	12,000	1,200	2.9	1,500
Village of Eagle	20,000	1,200	8.7	400
Town of Eagle	20,000	1,100	N/A	N/A
Town of Ottawa	20,000	1,200	--	1,200
Waukesha County^b	20,000	1,200	--	1,200
29				
Village of Caledonia	7,200	800	10.89	--
Village of Elmwood Park	10,200	1,500	--	--
Village of Mt. Pleasant	4,000	600	--	500
Village of Sturtevant	9,000	1,200	7.26	600
Village of Wind Point	8,000	1,200	10.89	--
30				
City of Racine ^c	6,000	--	62.22	--
Village of North Bay	21,780	1,700	N/A	N/A
31				
Village of Rochester	10,000	1,200	10.9	750
Village of Union Grove	8,000	1,000	18.15	375
Village of Waterford	11,000	1,200	9.68	900
Town of Dover	8,000	--	17.4	--
Town of Norway	8,000	1,400 ^d	17.4	--
Town of Raymond	8,000	--	17.4	--
Town of Waterford	8,000	--	17.4	--
Town of Yorkville	8,000	1,400 ^d	17.4	--
32				
City of Burlington	8,000	--	75.0	--
Town of Burlington	8,000	--	17.4	--
Racine County^e	8,000	--	17.4	--
33				
Village of Pleasant Prairie	6,000	1,200	9.6	700
Town of Somers	6,000	800	12.4	300
34				
City of Kenosha	5,000	--	59.9	--
35				
Village of Paddock Lake	8,000	1,250	12.4	720
Village of Silver Lake	12,500	1,250	6.22	500
Village of Twin Lakes	8,000	--	8.7	--
Town of Brighton	6,000	800	12.4	300
Village and Town of Bristol ^f	6,000	800	12.4	300
Town of Paris	6,000	800	12.4	300
Town of Randall	6,000	800	12.4	300
Town of Salem	6,000	800	12.4	300
Town of Wheatland	6,000	800	12.4	300
Kenosha County^g	6,000	800	12.4	300

PRELIMINARY DRAFT

Table IV-28

**SUMMARY OF MINIMUM LOT AND HOME SIZE REQUIREMENTS IN
COMMUNITY ZONING ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION
(continued)**

Analysis Area/Community	Single Family Zoning Districts ^a		Multi-Family Zoning Districts	
	Smallest Minimum Lot Size (square feet)	Minimum Home Size (square feet)	Maximum Density (units per acre)	Minimum Unit Size (square feet)
36				
Village of East Troy	10,000	1,000	8.7	500
Town of East Troy	15,000	- h	4.0	- h
Town of Spring Prairie	15,000	- h	4.0	- h
Town of Troy	15,000	- h	4.0	- h
37				
City of Whitewater	8,000	- -	12.4	- -
Town of La Grange	15,000	- h	4	- h
Town of Richmond	15,000	- h	4	- h
Town of Whitewater	15,000	- h	4	- h
38				
City of Delavan	8,000	1,200	12.0	500
City of Elkhorn	8,000	- -	16	- -
City of Lake Geneva	9,000	- i	9.68	- i
Village of Darien	8,000	- i	12.1	- i
Village of Genoa City	10,000	1,200	15.55	500
Village of Sharon	8,000	- -	21.78	- -
Town of Bloomfield	15,000	- h	4.0	- h
Town of Darien	15,000	- h	4.0	- h
Town of Delavan	15,000	- h	4.0	- h
Town of Geneva	15,000	- h	4.0	- h
Town of Lafayette	15,000	- h	4.0	- h
Town of Linn	15,000	- h	4.0	- h
Town of Lyons	15,000	- h	4.0	- h
Town of Sharon	15,000	- h	4.0	- h
Town of Sugar Creek	15,000	- h	4.0	- h
39				
Village of Fontana on Geneva Lake	5,000	1,000	8.7	600
Village of Walworth	11,900	1,450	8.7	864
Village of Williams Bay	6,000	1,200	18.15	500
Town of Walworth	15,000	- h	4.0	- h
Walworth County^j	15,000	- h	4.0	- h

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. This table does not reflect conditional uses or 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 and business uses are not included on this table.

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 2010.

On this table, "- -" means that no regulation is specified in the zoning ordinance.

^aIncludes single-family detached dwellings only. Single-family attached dwellings are included as multi-family.

^bThe Towns of Genesee, Oconomowoc, Ottawa, and Vernon are regulated under the Waukesha County zoning ordinance. All remaining Towns in Waukesha County have adopted their own ordinance.

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

^dMinimum floor area requirements for the Towns of Norway and Yorkville are established in their respective Town land division ordinances.

^eAll towns in Racine County are regulated under the Racine County zoning ordinance.

Table IV-28

**SUMMARY OF MINIMUM LOT AND HOME SIZE REQUIREMENTS IN
COMMUNITY ZONING ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION
(continued)**

^fThe Village and Town of Bristol split in December of 2009.

^gAll towns in Kenosha County are regulated under the Kenosha County zoning ordinance. The Village of Bristol has adopted the Kenosha County ordinance as the Village zoning ordinance.

^hWith respect to minimum floor area requirements, the Walworth County zoning ordinance only specifies 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.

ⁱThe community zoning ordinance specifies “minimum dwelling core dimensions” of 24 feet by 40 feet, meaning that a rectangle of that size must fit within the overall footprint of the residential structure.

^jAll Towns in Walworth County are regulated under the Walworth County zoning ordinance.

Source: SEWRPC.

Table IV-29

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

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	
	Existing Zoning District (as a permitted use)	Undeveloped Area Identified for Compatible Density in Comprehensive Plan (under preparation)	Existing Zoning District (as a permitted use)	Undeveloped Area Identified for Compatible Density in Comprehensive Plan (under preparation)
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		No No No No No Yes Yes	
13 City of Milwaukee	Yes		Yes	
14 City of Milwaukee	Yes		Yes	
15 City of Milwaukee	Yes		Yes	
16 City of Milwaukee	Yes		Yes	

Table IV-29

**CONFORMANCE OF URBAN COMMUNITIES WITH THE
MINIMUM LOT SIZE RECOMMENDATIONS FROM THE 1975 REGIONAL HOUSING PLAN
(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	
	Existing Zoning District (as a permitted use)	Undeveloped Area Identified for Compatible Density in Comprehensive Plan (under preparation)	Existing Zoning District (as a permitted use)	Undeveloped Area Identified for Compatible Density in Comprehensive Plan (under preparation)
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 Yes No Yes		Yes Yes Yes Yes No Yes	
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	Yes ^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 Oconomowoc City of Delafield Village of Hartland Village of Lac La Belle Village of Nashotah Town of Delafield Town of Summit	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 Mukwonago	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	Yes No Yes		No No No	

Table IV-29

**CONFORMANCE OF URBAN COMMUNITIES WITH THE
MINIMUM LOT SIZE RECOMMENDATIONS FROM THE 1975 REGIONAL HOUSING PLAN
(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	
	Existing Zoning District (as a permitted use)	Undeveloped Area Identified for Compatible Density in Comprehensive Plan (under preparation)	Existing Zoning District (as a permitted use)	Undeveloped Area Identified for Compatible Density in Comprehensive Plan (under preparation)
29 (continued) Village of Sturtevant Village of Wind Point	No No		Yes No	
30 City of Racine ^c Village of North Bay	Yes No		Yes No	
31 Village of Rochester Village of Union Grove Village of Waterford Town of Dover ^{d, e} Town of Norway ^{d, e} Town of Waterford ^{d, e} Town of Yorkville ^d	No No No Yes Yes Yes Yes		Yes Yes Yes No No No No	
32 City of Burlington Town of Burlington ^{d, e}	No Yes		No No	
Racine County	Yes		No	
33 Village of Pleasant Prairie Town of Somers ^f	Yes Yes		No No	
34 City of Kenosha	Yes		Yes	
35 Village of Paddock Lake Village of Silver Lake Village of Twin Lakes Village and Town of Bristol ^{f, g} Town of Salem ^f	No No No Yes Yes		No No No No No	
Kenosha County	Yes		No	
36 Village of East Troy Town of East Troy ^{e, h}	No No		No No	
37 City of Whitewater	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 ^{e, h} Town of Delavan ^h Town of Geneva ^h Town of Lyons ^h	No No No No No No No No No No		No Yes No No No No No No No No	
39 Village of Fontana on Geneva Lake Village of Walworth	Yes No		No No	

Table IV-29

**CONFORMANCE OF URBAN COMMUNITIES WITH THE
MINIMUM LOT SIZE RECOMMENDATIONS FROM THE 1975 REGIONAL HOUSING PLAN
(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	
	Existing Zoning District (as a permitted use)	Undeveloped Area Identified for Compatible Density in Comprehensive Plan (under preparation)	Existing Zoning District (as a permitted use)	Undeveloped Area Identified for Compatible Density in Comprehensive Plan (under preparation)
39 (continued) Village of Williams Bay	Yes		Yes	
Walworth County	No		No	

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

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

^dThe Racine County zoning ordinance applies to the Town.

^eSanitary sewer service was provided to serve historic lake development in the Town.

^fThe Kenosha County zoning ordinance applies to the Town.

^gThe Village of Bristol was incorporated from a portion of the Town of Bristol in 2009. The Village has adopted the Kenosha County zoning ordinance as the Village zoning ordinance.

^hThe Walworth County zoning ordinance applies to the Town.

Source: SEWRPC.

Table IV-30

**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 IV-30

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

Table IV-30

**COMMUNITY PLANNED UNIT DEVELOPMENT (PUD)
REGULATIONS IN THE SOUTHEASTERN WISCONSIN REGION: 2010
(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 and Town of Bristol ^{g,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 IV-30

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

Community/Analysis Area	Flexible Lot Design and Building Placement	Allowance for Increased Density	Allowance for Mixed Land Uses
36			
Village of East Troy	Yes	No	Yes
Town of East Troy ⁱ	Yes	No	No
Town of Spring Prairie ⁱ	Yes	No	No
Town of Troy ⁹	Yes	No	No
37			
City of Whitewater	Yes	Yes	Yes
Town of La Grange ⁱ	Yes	No	No
Town of Richmond ⁱ	Yes	No	No
Town of Whitewater ⁱ	Yes	No	No
38			
City of Delavan	Yes	Yes	Yes
City of Elkhorn	Yes	Yes	Yes
City of Lake Geneva	Yes	Yes	Yes
Village of Darien	Yes	Yes	Yes
Village of Genoa City	Yes	No	Yes
Village of Sharon	N/A	N/A	N/A
Town of Bloomfield ⁱ	Yes	No	No
Town of Darien ⁱ	Yes	No	No
Town of Delavan ⁱ	Yes	No	No
Town of Geneva ⁱ	Yes	No	No
Town of Lafayette ⁱ	Yes	No	No
Town of Linn ⁱ	Yes	No	No
Town of Lyons ⁱ	Yes	No	No
Town of Sharon ⁱ	Yes	No	No
Town of Sugar Creek ⁱ	Yes	No	No
39			
Village of Fontana on Geneva Lake	Yes	Yes	Yes
Village of Walworth	Yes	Yes	Yes
Village of Williams Bay	Yes	Yes	Yes
Town of Walworth ⁱ	Yes	No	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.

⁹The Kenosha County zoning ordinance applies to the Town.

Table IV-30

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

^h*The Village of Bristol was incorporated from a portion of the Town of Bristol in 2009. The Village has adopted the Kenosha County zoning ordinance as the Village zoning ordinance.*

ⁱ*The Walworth County zoning ordinance applies to the Town.*

Source: SEWRPC.

Table IV-31 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 in the Region is discussed in further detail in Chapter IX, *Best Housing Practices*.

Conservation Subdivision

The Commission defines a conservation subdivision as a housing development characterized by compact lots and permanent open space, where the natural features of the site are maintained to the greatest extent possible. Conservation subdivisions offer greater opportunity for preserving open space and maintaining the natural resources of the area being developed in comparison to conventional subdivision designs. The visual impact of new residential development from surrounding streets and adjoining parcels can be minimized and significant natural features and agricultural land can be protected from development if the conservation subdivision is properly designed. In addition, public infrastructure costs may be reduced due to shortened street and utility lengths.

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. For example, if a community determines 60 percent open space should be required, the minimum lot size and maximum density must be designed to accommodate that objective. Table IV-32 includes a list of County and local governments that have adopted conservation subdivision regulations in the Region and Appendix C includes a summary of those regulations. Conservation subdivisions have been developed in areas of the Region served by public sanitary sewer as well as areas without public sanitary sewer service areas; however, they are not typically found in areas developed at medium and high residential densities. The conservation subdivision design process is discussed in further detail in Chapter IX.

Table IV-31

**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
City of West Bend		
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 ^c		
City of Waukesha		X
Village of Caledonia		
Village of Mt. Pleasant		
City of Racine		X
Village of Pleasant Prairie		
City of Kenosha		
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. The State comprehensive planning law, set forth in Section 66.1001 of the Wisconsin Statutes, required 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 City of Pewaukee had an estimated population of 12,494 in 2008.

Source: SEWRPC.

Table IV-32

**COUNTY AND LOCAL GOVERNMENT CONSERVATION
 SUBDIVISION REGULATIONS IN SOUTHEASTERN WISCONSIN: 2008^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
Town of Delafield	Zoning
Town of Merton	Zoning
Town of Mukwonago	Zoning
Town of Summit	Zoning
Town of Waukesha	Zoning

Table IV-32

**COUNTY AND LOCAL GOVERNMENT CONSERVATION
SUBDIVISION ORDINANCES IN SOUTHEASTERN WISCONSIN: 2010
(continued)**

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

^b All Towns in Kenosha County are regulated under the County zoning and subdivision ordinances.

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

^d All Towns in Walworth County are regulated under the County zoning and subdivision ordinances.

^e The Towns of Genesee, Ottawa, Oconomowoc, and Vernon are regulated under the County zoning ordinance.

Source: SEWRPC.

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 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 IV-33.

Several communities in the Region allow for an additional dwelling unit on the same lot with a principal residential structure in agricultural districts with the intent of providing housing for farm workers or relatives of the principal farm resident. Community zoning ordinances that allow for additional dwelling units in agricultural districts are set forth in Table IV-33.

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.

Table IV-33

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 Village of Fox Point	None None None None	None None None None	N/A N/A N/A N/A	N/A N/A N/A N/A

Table IV-33

COMMUNITIES THAT ALLOW ACCESSORY DWELLING UNITS IN THE SOUTHEASTERN WISCONSIN REGION: 2010
(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 River Hills Village of Shorewood Village of Whitefish Bay	None None None	None None None	N/A N/A N/A	N/A N/A N/A
13 City of Milwaukee	None	None	N/A	N/A
14 City of Milwaukee	None	None	N/A	N/A
15 City of Milwaukee	None	None	N/A	N/A
16 City of Milwaukee	None	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 IV-33

COMMUNITIES THAT ALLOW ACCESSORY DWELLING UNITS IN THE SOUTHEASTERN WISCONSIN REGION: 2010
(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 Village of Nashotah Village of Oconomowoc Lake Town of Delafield Town of Merton Town of Oconomowoc ^b Town of Summit	None None None None None None	None None None R-1, R-1(A), R-2, R-3, R-L, A-2, A-3 (all) A-2, A-3, R-1, R-2, R-3 (all) R-1, R-1a, R-2, R-3, RRD-5 (all) RCE, RRE, R-1, R-2, R-3 (all)	None None None None None None	None None None A-1, A-E A-I A-1, A-1a, A-2, A-3, A-4, A-5, A-B, A-E, A-P, A-T, AD-10 (all) A
26 City of Pewaukee City of Waukesha Village of Pewaukee Town of Waukesha	None None None None	None None R-1, R-2, R-3, R-4, R-5 (all) R-E, R-SE, R-1, R-2, R-3 (all)	None N/A None None	A-1 N/A None A-1
27 Village of Big Bend Village of Mukwonago Village of North Prairie Village of Wales Town of Genesee ^b Town of Mukwonago Town of Vernon ^b	None None None None None None None	None None R-1, R-2 None R-1, R-1a, R-2, R-3, RRD-5 (all) R-1, R-2, R-3 R-1, R-1a, R-2, R-3, RRD-5 (all)	None None None None None None None	None None None None None A-1, A-1a, A-2, A-3, A-4, A-5, A-B, A-E, A-P, A-T, AD-10 (all) A-P, A-1 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 Village of Eagle Town of Eagle Town of Ottawa ^b	None None None None	RR, SR-1, SR-2, SR-3, General Residence None A-3, R-1, R-L R-1, R-1a, R-2, R-3, RRD-5 (all)	A None None None	None None A-P 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 Village of Elmwood Park Village of Mt. Pleasant Village of Sturtevant Village of Wind Point	None None None None None	None None None None None	None N/A AG None None	None N/A None None None
30 City of Racine ^c Village of North Bay	None None	None None	N/A N/A	N/A N/A
31 Village of Rochester Village of Union Grove	None None	None None	N/A A	N/A None

Table IV-33

COMMUNITIES THAT ALLOW ACCESSORY DWELLING UNITS IN THE SOUTHEASTERN WISCONSIN REGION: 2010
(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 and Town of Bristol ^{e, 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 IV-33

COMMUNITIES THAT ALLOW ACCESSORY DWELLING UNITS IN THE SOUTHEASTERN WISCONSIN REGION: 2010
(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 ^g	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 has adopted the Kenosha County zoning ordinance as the Village zoning ordinance.

^gAll Towns in the County are regulated under the Walworth County zoning ordinance.

Source: SEWRPC.

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 IX of this report and SEWRPC Planning Guide No. 1 (2nd edition), *Land Division Control Guide*.

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 jurisdiction over land divisions. Cities and villages also have “extraterritorial” plat approval jurisdiction over subdivisions proposed near their corporate boundaries.⁴

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

⁴ *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 exercise 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.*

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. Table IV-34 provides a summary of the scope of land division ordinances adopted by local governments and counties in the Region.

Community Housing Mix Policies (under preparation)

Table IV-34

**SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010
(under preparation)**

Community/Analysis Area	Governing Body Has Adopted a Subdivision Control Ordinance	Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes ^a	Scope of Ordinance if Different from Statutory Scope
1 Village of Belgium Village of Fredonia Town of Belgium Town of Fredonia			
2 City of Port Washington Village of Saukville Town of Port Washington Town of Saukville			
3 City of Cedarburg Village of Grafton Town of Cedarburg Town of Grafton			
4 City of Mequon Village of Thiensville			
Ozaukee County			
5 Village of Kewaskum Town of Farmington Town of Kewaskum			
6 City of West Bend Village of Newburg Town of Barton Town of Trenton Town of West Bend			
7 Town of Addison Town of Wayne			
8 Village of Jackson Town of Jackson			
9 City of Hartford Village of Slinger Town of Hartford Town of Polk			
10 Village of Germantown Town of Germantown			
11 Village of Richfield Town of Erin			
Washington County			
12 City of Glendale City of Whitefish Bay Village of Bayside Village of Brown Deer Village of Fox Point			

Table IV-34

SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010
(continued)

Community/Analysis Area	Governing Body Has Adopted a Subdivision Control Ordinance	Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes ^a	Scope of Ordinance if Different from Statutory Scope
12 (continued) Village of River Hills Village of Shorewood			
13 City of Milwaukee			
14 City of Milwaukee			
15 City of Milwaukee			
16 City of Milwaukee			
17 City of Greenfield City of Wauwatosa City of West Allis Village of Greendale Village of Hales Corners Village of West Milwaukee			
18 City of Cudahy City of St. Francis City of South Milwaukee			
19 City of Franklin City of Oak Creek			
Milwaukee County			
20 Village of Butler Village of Lannon Village of Menomonee Falls			
21 City of Brookfield Village of Elm Grove Town of Brookfield			
22 City of New Berlin			
23 City of Muskego			
24 Village of Sussex Town of Lisbon			
25 City of Oconomowoc City of Delafield Village of Chenequa Village of Hartland Village of Lac La Belle Village of Merton Village of Nashotah Village of Oconomowoc Lake Town of Delafield Town of Merton Town of Oconomowoc Town of Summit			

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Table IV-34

SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010
(continued)

Community/Analysis Area	Governing Body Has Adopted a Subdivision Control Ordinance	Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes ^a	Scope of Ordinance if Different from Statutory Scope
26 City of Pewaukee City of Waukesha Village of Pewaukee Town of Waukesha			
27 Village of Big Bend Village of Mukwonago Village of North Prairie Village of Wales Town of Genesee Town of Mukwonago Town of Vernon			
28 Village of Dousman Village of Eagle Town of Eagle Town of Ottawa			
Waukesha County			
29 Village of Caledonia Village of Elmwood Park Village of Mt. Pleasant Village of Sturtevant Village of Wind Point			
30 City of Racine ^b Village of North Bay			
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			
32 City of Burlington Town of Burlington			
Racine County			
33 Village of Pleasant Prairie Town of Somers			
34 City of Kenosha			
35 Village of Paddock Lake Village of Silver Lake Village of Twin Lakes Town of Brighton Village and Town of Bristol ^c Town of Paris Town of Randall Town of Salem Town of Wheatland			
Kenosha County			

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Table IV-34

SCOPE OF LOCAL AND COUNTY SUBDIVISION ORDINANCES IN THE SOUTHEASTERN WISCONSIN REGION: 2010
(continued)

Community/Analysis Area	Governing Body Has Adopted a Subdivision Control Ordinance	Ordinance Applies to Divisions of Land Other than Subdivisions as Defined in State Statutes ^a	Scope of Ordinance if Different from Statutory Scope
36 Village of East Troy Town of East Troy Town of Spring Prairie Town of Troy			
37 City of Whitewater Town of La Grange Town of Richmond Town of Whitewater			
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			
39 Village of Fontana on Geneva Lake Village of Walworth Village of Williams Bay Town of Walworth			
Walworth County			

^aUnder Chapter 236 of the Wisconsin Statutes, a subdivision is defined as the division of a lot, parcel, or tract of land where the act of division creates five or more parcels or building sites of 1.5 acres each or less in area; or where five or more parcels or building sites of 1.5 acres each or less in area are created by successive divisions within a period of five years.

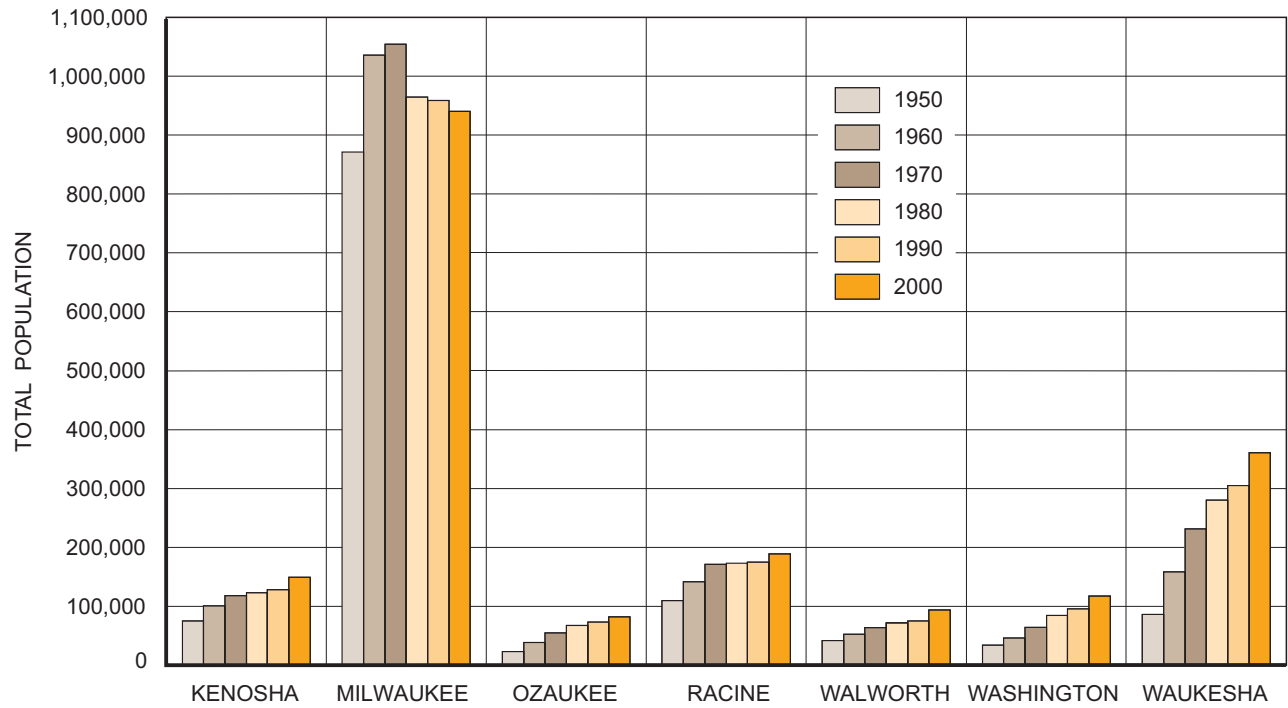
^bThe area of the City of Racine containing Johnson Park is included in Sub-area 29.

^cThe Village and Town of Bristol split in December of 2009.

Source: SEWRPC.

Figure IV-1

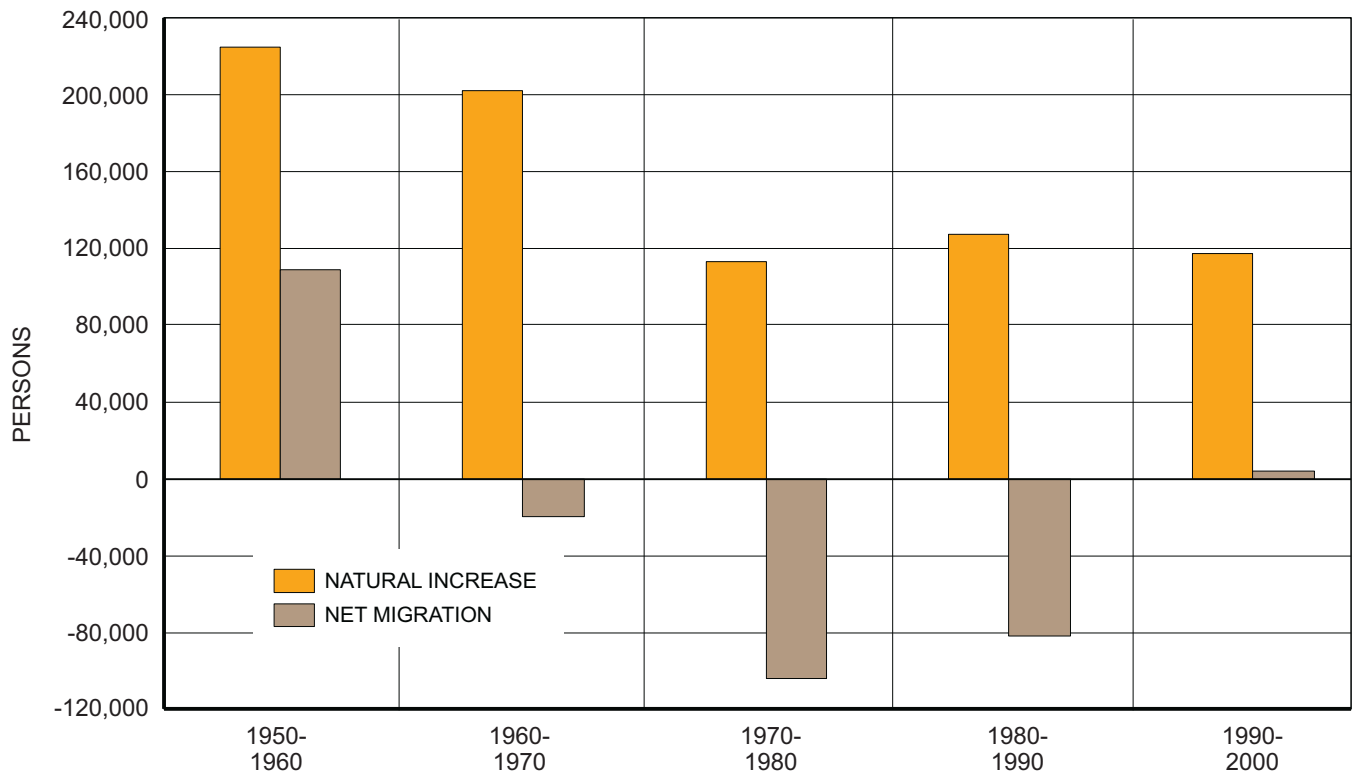
POPULATION IN THE REGION BY COUNTY: 1950-2000



Source: U.S. Bureau of the Census and SEWRPC.

Figure IV-2

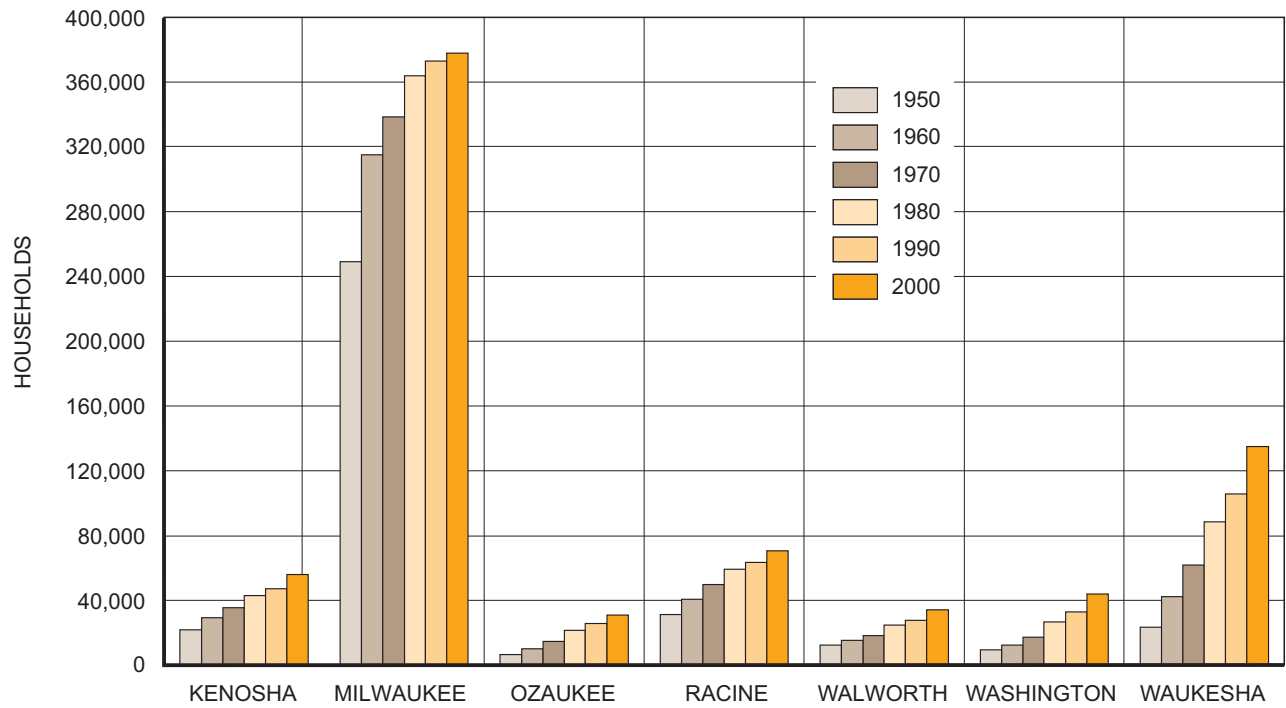
COMPONENTS OF POPULATION CHANGE IN THE REGION: 1950-2000



Source: U.S. Bureau of the Census; Wisconsin Department of Health and Family Services; and SEWRPC.

Figure IV-3

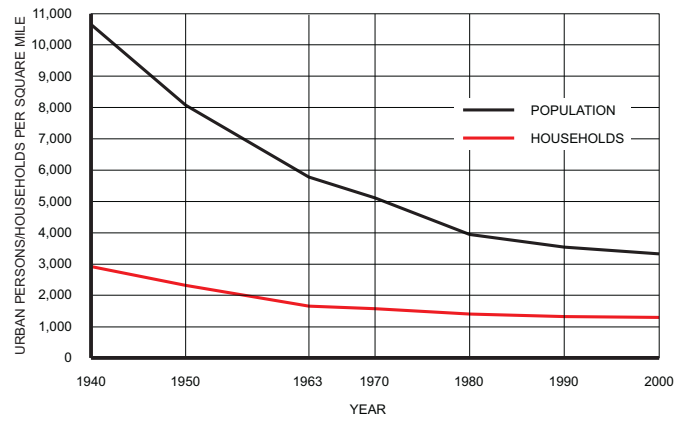
HOUSEHOLDS IN THE REGION BY COUNTY: 1950-2000



Source: U.S. Bureau of the Census and SEWRPC.

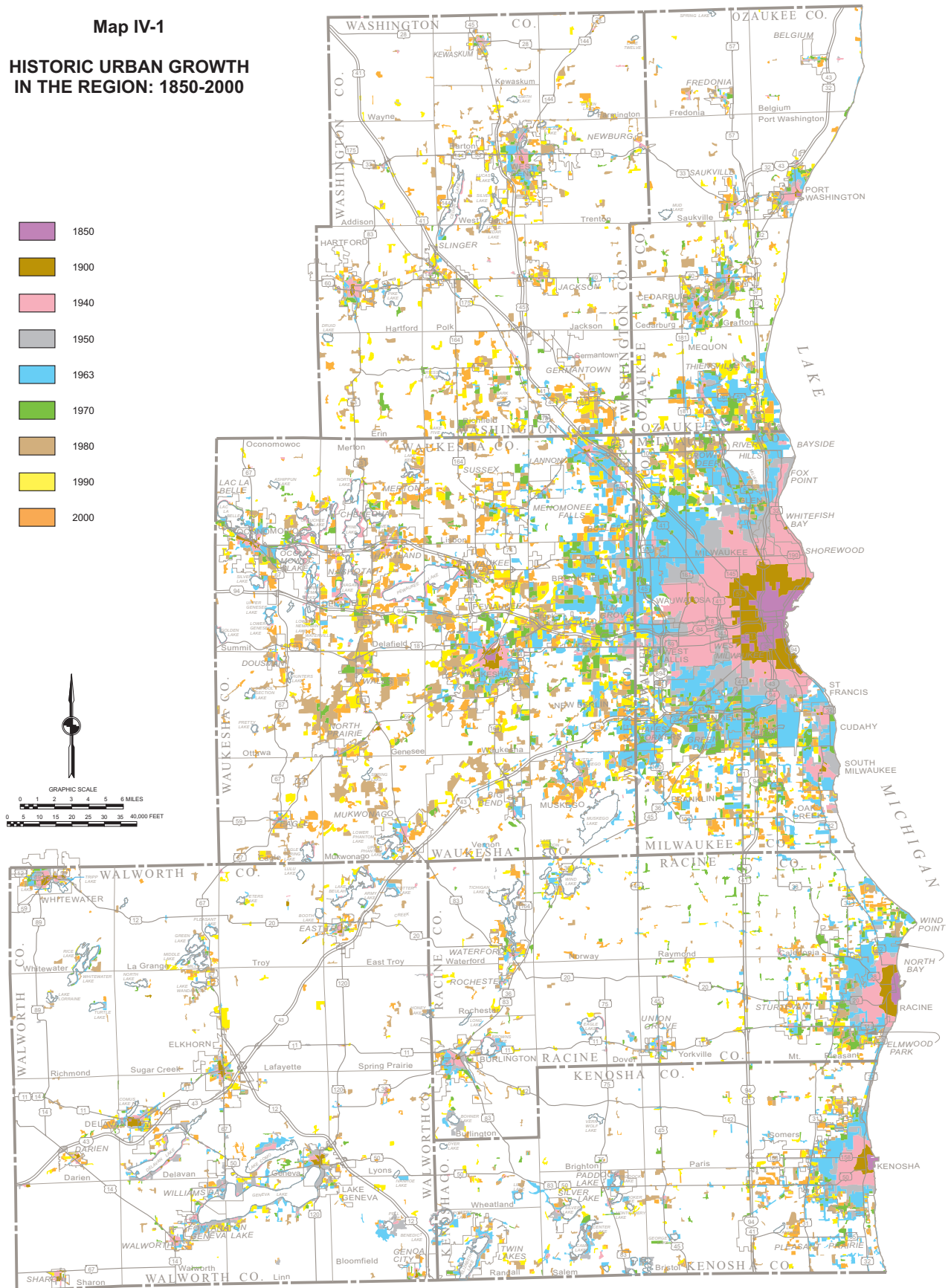
Figure IV-4

URBAN POPULATION AND HOUSEHOLD DENSITY
IN THE REGION: 1940-2000



Source: U.S. Bureau of the Census and SEWRPC.

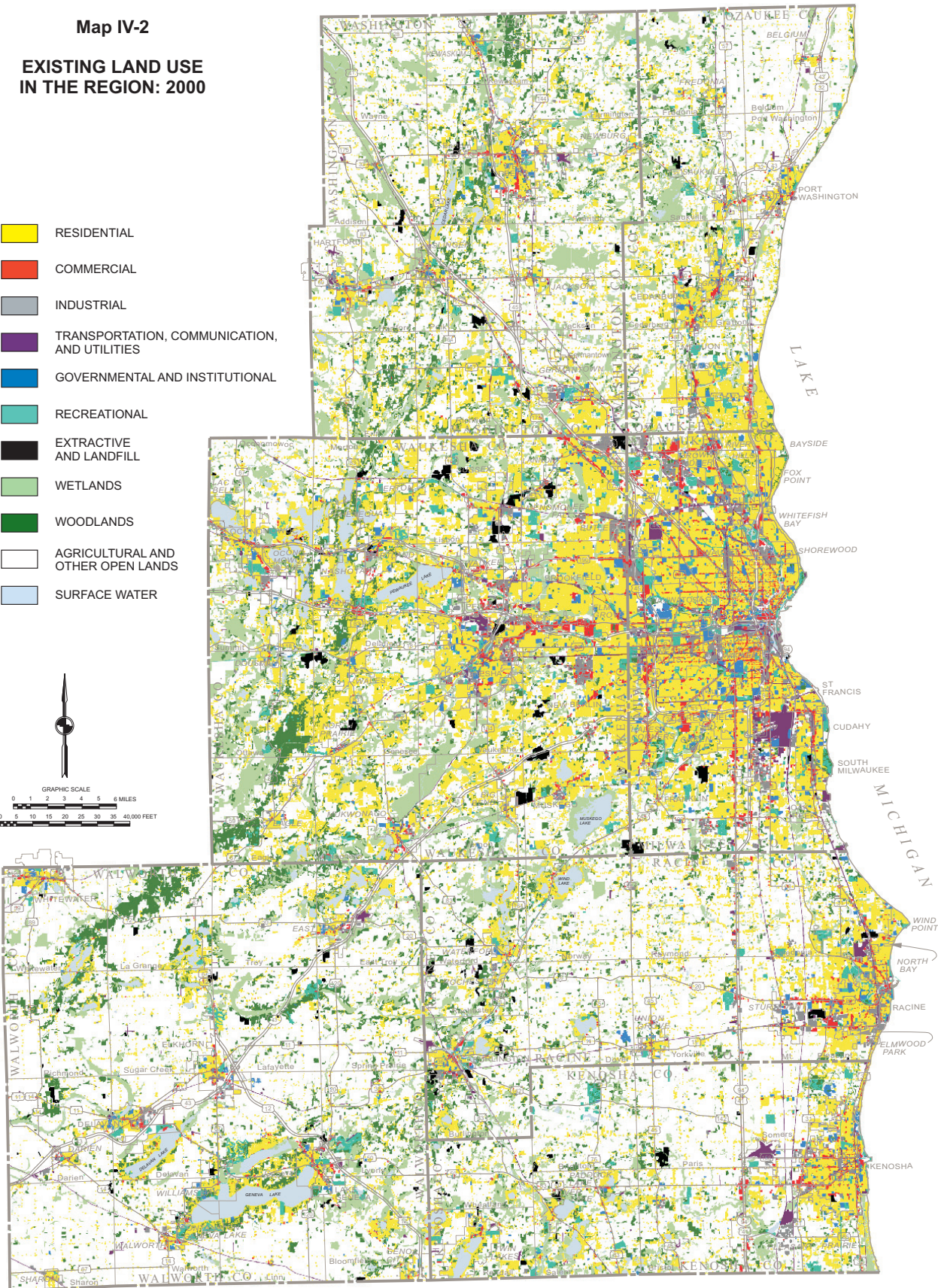
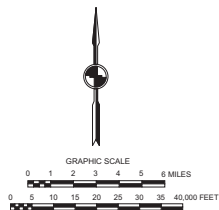
Map IV-1
HISTORIC URBAN GROWTH
IN THE REGION: 1850-2000



Source: SEWRPC.

Map IV-2

EXISTING LAND USE IN THE REGION: 2000



Source: SEWRPC.

#150412 v1 - RHP MAP IV-10
BRM
3/5/10

Map IV-3

**SINGLE-FAMILY RESIDENTIAL, TWO-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, MOBILE HOME,
COMMERCIAL, AND INDUSTRIAL LAND USES IN THE SOUTHEASTERN WISCONSIN REGION: 1963 AND 2000
(under preparation)**

Source: SEWRPC.

#150399 v1 - RHP FIG IV-5
BRM
1/11/10

Figure IV-5

HOUSING UNITS IN THE SOUTHEASTERN WISCONSIN REGION: 2000 AND 2005-2009
(under preparation – data will be available in fall 2010)

Source: U.S. Bureau of the Census and SEWRPC.

#150400 v1 - RHP FIG IV-6
BRM
3/5/10

Figure IV-6

OCCUPIED HOUSING UNITS BY TENURE IN THE SOUTHEASTERN WISCONSIN REGION: 2000 AND 2005-2009
(under preparation – data will be available in fall 2010)

Source: U.S. Bureau of the Census and SEWRPC.

#150401 v1 - RHP FIG IV-7
BRM
3/5/10

Figure IV-7

VACANT HOUSING UNITS IN THE SOUTHEASTERN WISCONSIN REGION: 2000 AND 2005-2009
(under preparation – data will be available in fall 2010)

Source: U.S. Bureau of the Census and SEWRPC.

#150402 v1 - RHP FIG IV-8
BRM
3/5/10

Figure IV-8

**VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS
IN THE SOUTHEASTERN WISCONSIN REGION: 2000 AND 2005-2009
(under preparation – data will be available in fall 2010)**

Source: U.S. Bureau of the Census and SEWRPC.

#150408 v1 - RHP MAP IV-4
BRM
3/5/10

Map IV-4

**MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITH A
MORTGAGE IN THE SOUTHEASTERN WISCONSIN REGION: 2000 AND 2005-2009
(under preparation – data will be available in fall 2010)**

Source: U.S. Bureau of the Census and SEWRPC.

#150409 v1 - RHP MAP IV-5
BRM
3/5/10

Map IV-5

**MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITHOUT A
MORTGAGE IN THE SOUTHEASTERN WISCONSIN REGION: 2000 AND 2005-2009
(under preparation – data will be available in fall 2010)**

Source: U.S. Bureau of the Census and SEWRPC.

#150410 v1 - RHP MAP IV-6
BRM
3/5/10

Map IV-6

**MONTHLY GROSS RENT FOR RENTER-OCCUPIED HOUSING
UNITS IN THE SOUTHEASTERN WISCONSIN REGION: 2000 AND 2005-2009
(under preparation – data will be available in fall 2010)**

Source: U.S. Bureau of the Census and SEWRPC.

#150411 v1 - RHP MAP IV-7
BRM
3/5/10

Map IV-7

HOUSING UNITS BY STRUCTURE TYPE IN THE SOUTHEASTERN WISCONSIN REGION: 2000 AND 2005-2009
(under preparation)

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

Source: SEWRPC.

#150412 v1 - RHP MAP IV-10
BRM
3/5/10

Map IV-10

**COMMUNITY ZONING ORDINANCES WITHOUT TWO-FAMILY OR
MULTI-FAMILY ZONING DISTRICTS IN THE SOUTHEASTERN WISCONSIN REGION: 2010
(under preparation)**

Source: SEWRPC.

Map II-1

**SUB-REGIONAL HOUSING ANALYSIS AREAS
IN THE SOUTHEASTERN WISCONSIN REGION**

39 SUB-REGIONAL HOUSING ANALYSIS AREA
(SEE TABLE II-1)

CIVIL DIVISION BOUNDARY: 2009

