

DESCRIPTION OF JOB-HOUSING BALANCE ANALYSIS YEAR 2035 REGIONAL HOUSING PLAN FOR SOUTHEASTERN WISCONSIN May 2013

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) analyzed the relationship between anticipated job wages and housing costs as part of the year 2035 Regional Housing Plan for Southeastern Wisconsin.¹ This paper describes the method used to conduct the analysis, and is primarily intended to provide information for local governments within the Region who may wish to refine the regional analysis for their community using more detailed local data. The information may also be useful for other units or agencies of government considering or conducting their own job/housing balance analysis.

Overview of Analysis

The job/housing balance analysis of the Region was based on the land use plan maps included in the comprehensive plans adopted by cities, towns, and villages with sanitary sewer service. The job/housing balance analysis was limited to areas planned by local governments to be provided with sanitary sewer service by 2035, because the analysis was intended to determine if communities with a significant amount of existing and/or planned land uses that would accommodate jobs had also planned for workforce housing. Local governments in portions of the Region that are not served by sanitary sewer typically do not designate extensive areas for commercial and industrial land uses or for medium and high density residential land uses, which would accommodate jobs and affordable housing, respectively.

The comprehensive plan for each sewered community was analyzed separately to determine the number of lower-, moderate-, and higher-wage jobs and the number of lower-, moderate-, and higher-cost housing units that could be accommodated in the planned sewer service area included in each comprehensive plan. The number of jobs and housing units for all sewered communities in a sub-regional housing analysis area (sub-area) were combined and are reported on Tables 1 through 7. Map 1 summarizes the results of the regional job/housing balance analysis.

A job/housing imbalance in a sub-area may not reflect conditions in individual communities within the sub-area in sub-areas that include two or more sewered communities. One or more of the communities in sub-areas comprised of multiple communities may have a balance between jobs and housing; although at least one community has an imbalance if the sub-area is identified as not having a balance between jobs and housing. The job/housing balance analysis will be updated by SEWRPC in mid-2013 to determine the balance between job wages and housing costs in each sewered community. The housing plan recommends that communities projected by the plan to have an imbalance between jobs and housing conduct a more detailed analysis of job wages and housing costs as part of their comprehensive plan updates.

Sub-regional housing analysis areas (sub-areas) were identified early in the planning process. The sub-areas, shown on Map 2, are generally the same as the planning analysis areas used in the regional land use plan. The factors used in determining sub-area boundaries included 2010 municipal boundaries and census tracts, existing and potential sanitary sewer and public water supply service areas, existing and potential areas served by transit, travel patterns centered on major commercial and industrial land use

¹ Documented in SEWRPC Planning Report No. 54, A Regional Housing Plan for Southeastern Wisconsin: 2035, March 2013.

concentrations, and natural and manmade barriers such as environmental corridors and major transportation corridors.

Basis for Analysis

The land use plan map included in the comprehensive plan adopted by each sewer community in a sub-area was the basis for determining the potential number of jobs and number of housing units that could be accommodated in each sub-area. The land use plan maps adopted by sewer communities in each county are shown on Maps 3 through 9. The categories shown on community land use plan maps were converted to uniform categories for each county as part of the analysis. Table 8 lists the densities and structure types included in each residential land use category shown on Maps 3 through 9. In some cases, where communities used very broad land use categories or used categories based on structure type rather than density, existing zoning maps were used in combination with the land use plan maps to determine residential densities. Appendix E in the regional housing plan report lists the specific land use categories from each local land use plan map that were included in the uniform categories shown on Maps 3 through 9.

Calculation of Number and Cost of Housing Units

Table 9 lists the residential land use categories used to determine the number of potential housing units within each cost category. Housing cost categories were based on housing densities and structure type. Generally, lower-cost housing includes multi-family dwellings and two- and single-family dwellings at existing or planned densities of 6,000 square feet or less per dwelling unit, and moderate-cost housing includes two- and single-family dwellings at densities equating to one dwelling per 6,000 to 20,000 square feet for homes constructed prior to 2000 and to densities equating to one dwelling per 6,000 to 10,000 square feet for planned residential areas. Individual communities may have access to more specific data on housing unit values from the local assessor or other sources that would allow them to “fine tune” the housing unit cost assumptions used for the regional analysis.

Total planned acres within each residential land use category shown on community land use plan maps were adjusted to subtract existing residential areas and to convert areas planned for future residential development from gross to net acreages by subtracting a percentage assumed to be developed for streets. Areas within wetlands, floodplains, and primary environmental corridors were also subtracted from the total acreages if a community land use plan map did not map these categories separately. A factor to convert net acres of planned residential development between 2010 and 2035 to the number of additional housing units that could be developed was calculated for each housing cost category based on the minimum lot sizes in each community’s zoning ordinance. The highest density allowed by a community’s zoning ordinance that would be consistent with a particular land use category was used to determine the number of dwelling units that could be developed. The number of existing dwellings in 2000 and the number of dwellings constructed between 2000 and 2010 were added to the calculated increase in dwelling units between 2010 and 2035. The number, type, and density of existing dwelling units was determined based on data from the year 2000 U.S. Census, Wisconsin Department of Administration data for the years between 2000 and 2010, SEWRPC’s land use inventory data, and 2000 and 2010 orthophotos.

The number of total dwelling units projected to be developed within each cost category in each community by the year 2035 was calculated, and summed for all communities within each sub-area. The number of projected housing units was then adjusted by the average number of full- and part-time workers per household in each sub-area (see Table 10) to allow for a more accurate comparison of the number of jobs to housing capacity within each sub-area. Because the intent of the analysis was to determine if housing affordable to workers within lower-, moderate-, and higher-wage job categories would be available for workers who would prefer to live in the sub-area in which they worked, the

analysis did not attempt to take into account individuals who may not work in the same sub-area in which they live.

Calculation of Number and Wages of Jobs

The number of jobs that could be accommodated in each sub-area was determined by adjusting the number of acres of planned commercial, industrial, and governmental and institutional land uses to subtract wetlands, floodplains, and primary environmental corridors. The number of acres in commercial, industrial, and governmental and institutional land uses from the Commission's year 2000 land use inventory was subtracted from the planned land use acreages to determine the incremental number of acres in each category designated on local land use plan maps. Regional standards for the number of acres needed to accommodate 100 jobs in each category² were then applied to the adjusted incremental acreages to determine the number of additional jobs that could be accommodated within each sub-area, which were added to the number of existing jobs in 2000. The resulting total number of jobs within each sub-area was categorized into higher-, moderate-, and lower-paying jobs based on the percentage distribution of jobs by industry type in 2010 in each sub-area (shown on Table 11), the average annual wage for jobs within each industry type in each county in 2009 (shown on Table 12),³ and the wage ranges included within the lower-, moderate-, and higher-wage categories in each County (shown on Table 13). Individual communities may be able to refine the regional analysis based on community-specific data on the number of jobs per acre of industrial, commercial, and governmental and institutional land uses; or to develop more specific information on anticipated future jobs based on the type of businesses anticipated by the community to be developed in areas designated for industrial and commercial land uses on the community land use plan map.

Tables 1 through 7 provide a comparison of jobs that could be accommodated in planned sewer portions of each sub-regional housing analysis area to housing units that could be accommodated. The percentage of jobs and percentage of housing units within each category were compared, rather than the total number of jobs and housing units. In almost all cases, the number of jobs that could be accommodated exceeds the number of housing units in the sub-area. There are several reasons for this, including:

- The job/housing balance analysis calculations did not include housing units in unsewered portions of the sub-area. In most cases, these housing units are or would be developed at lower densities, and would be included in the higher-cost category. The job/housing balance analysis is most concerned with helping to ensure an adequate number of housing units for workers holding lower- and moderate-wage jobs, and therefore focused on higher-density (and typically lower-cost) housing within sewer communities.
- The calculation of the total number of planned housing units within each sub-area was based on lot sizes required by each community's zoning ordinance, and is therefore more community-specific than the Region-wide standards for workers per acre of commercial, industrial, and governmental and institutional lands that were used to determine the number of jobs that could be accommodated in each community.

² Regional standards used were 12.0 acres per 100 industrial jobs, 4.25 acres for 100 commercial (office, retail, and service) jobs, and 24.0 acres per 100 governmental and institutional jobs. The standards for industrial and commercial jobs are those from the year 2035 regional land use plan. The standard for governmental and institutional jobs is the average number of acres for 100 jobs based on existing jobs and acres in this category in the year 2000.

³ The wage data shown on Table 12 are not available below the County level.

- Communities often designate more land for commercial and industrial development than will be needed by the plan design year in order to preserve the most desirable areas for such uses from incompatible development.

Regional Housing Plan Recommendations Related to Job/Housing Balance

- The housing plan recommends that seweraged communities in sub-areas identified as having an imbalance between job wages and housing costs conduct a more detailed analysis based on specific conditions in their community as part of their comprehensive plan updates. If the local analysis confirms an existing or future job/housing imbalance, it is recommended that the local government consider changes to the comprehensive plan that would provide housing appropriate for people holding jobs in the community, thereby supporting the availability of a workforce for their community's businesses and industries. Additional multi-family housing is recommended in communities where the local analysis indicates a shortage of lower-cost housing in relation to lower-wage jobs. Additional modest single-family housing is recommended in communities where the local analysis indicates a shortage of moderate-cost housing in relation to moderate-wage jobs.
- The plan recommends that the Wisconsin Housing and Economic Development Authority (WHEDA) or other appropriate State agency conduct a Statewide job/housing balance analysis. Job/housing balance should be a criterion considered by administering agencies during the award of Federal and State economic development incentives. Incentives should be directed to local governments that can demonstrate a job/housing balance, or to communities that will use the incentive to address a job/housing imbalance.
- The plan recommends that State, County, and affected local governments work to fully implement the public transit element of the year 2035 regional transportation system plan to improve connections between affordable housing and jobs. Implementation will require continued State funding and local dedicated funding.
- The plan recommends that State law be amended to prohibit the creation of new TIF districts in communities with a job/housing imbalance, as determined by a Statewide job/housing balance analysis, unless the TIF proposal includes documented steps that will be taken to reduce or eliminate the job/housing imbalance. To avoid creation of a TIF that would cause a job/housing imbalance, the plan also recommends that State law be amended to require TIF proposals to include an analysis of the number and wages of jobs likely to be created as a result of the TIF in relation to the cost of housing in the community, and to include steps to address any potential job/housing imbalance identified through the analysis.

The job/housing balance analysis was based on job wages and housing costs in seweraged communities within each sub-area, and did not consider the number of jobs that might be held by residents from outside the sub-area, or the employment status of residents in each sub-area. Other analyses conducted as part of the housing plan determined that households in several sub-areas with a job/housing balance have high housing cost burdens despite having ample supplies of lower-cost housing and good-paying jobs. Higher household incomes and/or additional subsidized housing will be necessary to decrease high housing cost burdens in these economically challenged areas.

An overlay on Map 1 indicates those sub-areas where additional subsidized housing is recommended to address a need for affordable housing for low-income households. Sub-areas 13-16 (City of Milwaukee), 18 (Cudahy/St. Francis/South Milwaukee), 30 (City of Racine), and 34 (City of Kenosha) each have more

than 25 percent of households with incomes less than 50 percent of the Region median income. The housing plan also recommends increased economic development, job training, and education efforts to increase household incomes and decrease housing cost burdens in economically challenged areas.

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Table 1

PROJECTED JOB/HOUSING BALANCE BY SUB-REGIONAL HOUSING ANALYSIS AREA IN OZAUKEE COUNTY: 2035

Job/Housing Balance	Sub-areas/County				
	Sub-area 1	Sub-area 2	Sub-area 3	Sub-area 4	Ozaukee County ^a
Lower-Wage/Cost					
Jobs	6,004	9,014	8,761	5,090	28,869
Percent of Total Jobs	29.5	26.7	33.6	25.9	28.9
Housing Units.....	515	4,898	3,761	1,940	11,114
Average Number of Workers Per Household	1.53	1.41	1.38	1.22	1.35
Housing Capacity.....	788	6,906	5,190	2,367	15,004
Percent of Total Housing Capacity.....	7.5	29.4	19.4	10.2	17.9
Difference (percentage points)	-22.0	2.7	-14.2	-15.7	-11.0
Moderate-Wage/Cost					
Jobs	12,864	22,012	15,461	11,850	62,187
Percent of Total Jobs	63.2	65.2	59.3	60.3	62.3
Housing Units.....	3,561	3,671	7,090	1,488	15,810
Average Number of Workers Per Household	1.53	1.41	1.38	1.22	1.35
Housing Capacity.....	5,448	5,176	9,784	1,815	21,344
Percent of Total Housing Capacity.....	51.6	22.0	36.5	7.9	25.6
Difference (percentage points)	-11.6	-43.2	-22.8	-52.4	-36.7
Higher-Wage/Cost					
Jobs	1,486	2,735	1,851	2,712	8,784
Percent of Total Jobs	7.3	8.1	7.1	13.8	8.8
Housing Units.....	2,824	8,104	8,581	15,509	35,018
Average Number of Workers Per Household	1.53	1.41	1.38	1.22	1.35
Housing Capacity.....	4,321	11,427	11,842	18,921	47,274
Percent of Total Housing Capacity.....	40.9	48.6	44.1	81.9	56.5
Difference (percentage points)	33.6	40.5	37.0	68.1	47.7
Projected Imbalance Type(s)	Lower- and moderate-cost	Moderate-cost	Lower- and moderate-cost	Lower- and moderate-cost	Lower- and moderate-cost

NOTES:

Lower-wage jobs include those with a 2009 average annual wage of 80 percent or below the 2009 average annual wage for all jobs in the County in which the sub-area is located. Moderate-wage jobs include those with a 2009 average annual wage between 80 and 135 percent of the 2009 average annual wage for all jobs in the County in which the sub-area is located. Higher-wage jobs include those with a 2009 average annual wage of 135 percent or more of the 2009 average annual wage for all jobs in the County in which the sub-area is located. The wage thresholds by County are shown on Table 13.

Land use plan categories included in each housing cost type are provided in Table 9.

A lower-cost job/housing imbalance is a sub-area with a higher percentage of lower-wage employment than lower-cost housing. A moderate-cost job/housing imbalance is a sub-area with a higher percentage of moderate-wage employment than moderate-cost housing. A higher-cost job/housing imbalance is a sub-area with a higher percentage of higher-wage employment than higher-cost housing. A sub-area has an imbalance if there is a housing to job deficit of 10 or more percentage points.

Only those communities with sanitary sewer service were included in the projected job/housing balance analysis. A job/housing imbalance in a sub-area may not reflect conditions in individual communities within the sub-area in sub-areas that include two or more sewer communities. One or more of the communities in sub-areas comprised of multiple sewer communities may have a balance between jobs and housing; although at least one community has an imbalance if the sub-area is identified as not having a balance between jobs and housing. Communities with sewer service should conduct a job/housing balance analysis when the local comprehensive plan is updated to determine if a balance exists between jobs and housing in the community.

^aExcludes the portions of the Village of Newburg and Village of Bayside in Ozaukee County.

Source: Local government comprehensive plans and SEWRPC.

Table 2

PROJECTED JOB/HOUSING BALANCE BY SUB-REGIONAL HOUSING ANALYSIS AREA IN WASHINGTON COUNTY: 2035^a

Job/Housing Balance	Sub-areas/County						
	Sub-area 5	Sub-area 6	Sub-area 7	Sub-area 8	Sub-area 9	Sub-area 10	Washington County ^b
Lower-Wage/Cost							
Jobs.....	1,724	13,729	827	2,615	12,742	8,121	39,758
Percent of Total Jobs.....	31.6	32.1	12.8	22.2	27.9	24.8	27.4
Housing Units.....	936	7,638	693	1,077	3,816	2,745	16,905
Average Number of Workers Per Household.....	1.59	1.32	1.59	1.65	1.37	1.48	1.43
Housing Capacity.....	1,488	10,082	1,102	1,777	5,228	4,063	24,174
Percent of Total Housing Capacity.....	26.1	31.6	32.3	26.7	23.5	24.0	27.4
Difference (percentage points)	-5.5	-0.5	19.5	4.5	-4.4	-0.8	0.0
Moderate-Wage/Cost							
Jobs.....	3,083	24,121	5,267	7,031	30,599	20,304	90,405
Percent of Total Jobs.....	56.5	56.4	81.5	59.7	67.0	62.0	62.4
Housing Units.....	2,184	12,378	536	1,302	4,113	4,231	24,744
Average Number of Workers Per Household.....	1.59	1.32	1.59	1.65	1.37	1.48	1.43
Housing Capacity.....	3,473	16,339	852	2,148	5,635	6,262	35,383
Percent of Total Housing Capacity.....	60.8	51.2	25.0	32.4	25.4	37.1	40.2
Difference (percentage points)	4.3	-5.2	-56.5	-27.3	-41.6	-24.9	-22.2
Higher-Wage/Cost							
Jobs.....	649	4,918	369	2,132	2,329	4,323	14,720
Percent of Total Jobs.....	11.9	11.5	5.7	18.1	5.1	13.2	10.2
Housing Units.....	472	4,175	915	1,649	8,284	4,447	19,942
Average Number of Workers Per Household.....	1.59	1.32	1.59	1.65	1.37	1.48	1.43
Housing Capacity.....	750	5,511	1,455	2,721	11,349	6,582	28,517
Percent of Total Housing Capacity.....	13.1	17.3	42.7	40.9	51.1	38.9	32.4
Difference (percentage points)	1.2	5.8	37.0	22.8	46.0	25.7	22.2
Projected Imbalance Type(s)	--	--	Moderate-cost	Moderate-cost	Moderate-cost	Moderate-cost	Moderate-cost

NOTES:

Lower-wage jobs include those with a 2009 average annual wage of 80 percent or below the 2009 average annual wage for all jobs in the County in which the sub-area is located. Moderate-wage jobs include those with a 2009 average annual wage between 80 and 135 percent of the 2009 average annual wage for all jobs in the County in which the sub-area is located. Higher-wage jobs include those with a 2009 average annual wage of 135 percent or more of the 2009 average annual wage for all jobs in the County in which the sub-area is located. The wage thresholds by County are shown on Table 13.

Land use plan categories included in each housing cost type are provided in Table 9.

A lower-cost job/housing imbalance is a sub-area with a higher percentage of lower-wage employment than lower-cost housing. A moderate-cost job/housing imbalance is a sub-area with a higher percentage of moderate-wage employment than moderate-cost housing. A higher-cost job/housing imbalance is a sub-area with a higher percentage of higher-wage employment than higher-cost housing. A sub-area has an imbalance if there is a housing to job deficit of 10 or more percentage points.

Only those communities with sanitary sewer service were included in the projected job/housing balance analysis. A job/housing imbalance in a sub-area may not reflect conditions in individual communities within the sub-area in sub-areas that include two or more sewer communities. One or more of the communities in sub-areas comprised of multiple sewer communities may have a balance between jobs and housing; although at least one community has an imbalance if the sub-area is identified as not having a balance between jobs and housing. Communities with sewer service should conduct a job/housing balance analysis when the local comprehensive plan is updated to determine if a balance exists between jobs and housing in the community.

^aSub-area 11(Richfield/Erin) is not included in the analysis because there are no proposed sewer service areas in the sub-area.

^bIncludes that portion of the City of Hartford in Dodge County and that portion of the Village of Newburg in Ozaukee County.

Source: Local government comprehensive plans and SEWRPC.

Table 3

PROJECTED JOB/HOUSING BALANCE BY SUB-REGIONAL HOUSING ANALYSIS AREA IN MILWAUKEE COUNTY: 2035

Job/Housing Balance	Sub-areas/County					
	Sub-area 12	Sub-areas 13-16	Sub-area 17	Sub-area 18	Sub-area 19	Milwaukee County ^a
Lower-Wage/Cost						
Jobs.....	21,559	100,005	69,703	8,639	44,243	244,149
Percent of Total Jobs.....	37.4	27.8	40.9	22.2	27.6	31.0
Housing Units.....	17,256	236,045	53,051	16,912	14,497	337,761
Average Number of Workers Per Household.....	1.22	1.18	1.18	1.17	1.44	1.20
Housing Capacity.....	21,052	278,533	62,600	19,787	20,876	405,313
Percent of Total Housing Capacity.....	47.6	90.9	61.2	72.6	34.6	75.4
Difference (percentage points)	10.2	63.1	20.3	50.4	7.0	44.4
Moderate-Wage/Cost						
Jobs.....	27,093	189,218	77,032	27,746	96,500	417,589
Percent of Total Jobs.....	47.0	52.6	45.2	71.3	60.2	53.1
Housing Units.....	8,598	19,555	22,005	6,323	8,544	65,025
Average Number of Workers Per Household.....	1.22	1.18	1.18	1.17	1.44	1.20
Housing Capacity.....	10,490	23,075	25,966	7,398	12,303	78,030
Percent of Total Housing Capacity.....	23.7	7.5	25.3	27.1	20.3	14.5
Difference (percentage points)	-23.3	-45.1	-19.9	-44.2	-39.9	-38.6
Higher-Wage/Cost						
Jobs.....	8,993	70,507	23,689	2,529	19,557	125,275
Percent of Total Jobs.....	15.6	19.6	13.9	6.5	12.2	15.9
Housing Units.....	10,419	4,107	11,668	59	18,918	45,171
Average Number of Workers Per Household.....	1.22	1.18	1.18	1.17	1.44	1.20
Housing Capacity.....	12,711	4,846	13,768	69	27,242	54,205
Percent of Total Housing Capacity.....	28.7	1.6	13.5	0.3	45.1	10.1
Difference (percentage points)	13.1	-18.0	-0.4	-6.2	32.9	-5.8
Projected Imbalance Type(s)	Moderate-cost	Moderate- ^b and higher- cost	Moderate- cost ^b	Moderate- cost ^b	Moderate-cost	Moderate-cost

NOTES:

Lower-wage jobs include those with a 2009 average annual wage of 80 percent or below the 2009 average annual wage for all jobs in the County in which the sub-area is located. Moderate-wage jobs include those with a 2009 average annual wage between 80 and 135 percent of the 2009 average annual wage for all jobs in the County in which the sub-area is located. Higher-wage jobs include those with a 2009 average annual wage of 135 percent or more of the 2009 average annual wage for all jobs in the County in which the sub-area is located. The wage thresholds by County are shown on Table 13.

Land use plan categories included in each housing cost type are provided in Table 9.

A lower-cost job/housing imbalance is a sub-area with a higher percentage of lower-wage employment than lower-cost housing. A moderate-cost job/housing imbalance is a sub-area with a higher percentage of moderate-wage employment than moderate-cost housing. A higher-cost job/housing imbalance is a sub-area with a higher percentage of higher-wage employment than higher-cost housing. A sub-area has an imbalance if there is a housing to job deficit of 10 or more percentage points.

Only those communities with sanitary sewer service were included in the projected job/housing balance analysis. A job/housing imbalance in a sub-area may not reflect conditions in individual communities within the sub-area in sub-areas that include two or more sewer communities. One or more of the communities in sub-areas comprised of multiple sewer communities may have a balance between jobs and housing; although at least one community has an imbalance if the sub-area is identified as not having a balance between jobs and housing. Communities with sewer service should conduct a job/housing balance analysis when the local comprehensive plan is updated to determine if a balance exists between jobs and housing in the community.

^aIncludes the portion of the Village of Bayside in Ozaukee County.

^bAlthough Sub-areas 13-16, 17, and 18 have a moderate-cost imbalance, these sub-areas have enough lower-cost housing to accommodate both lower-wage and moderate-wage workers.

Source: Local government comprehensive plans and SEWRPC.

Table 4

PROJECTED JOB/HOUSING BALANCE BY SUB-REGIONAL HOUSING ANALYSIS AREA IN WAUKESHA COUNTY: 2035

Job/Housing Balance	Sub-areas/County									
	Sub-area 20	Sub-area 21	Sub-area 22	Sub-area 23	Sub-area 24	Sub-area 25 ^b	Sub-area 26	Sub-area 27	Sub-area 28	Waukesha County ^a
Lower-Wage/Cost										
Jobs	15,261	23,395	12,346	9,534	2,266	18,759	30,112	16,958	1,200	129,498
Percent of Total Jobs	25.4	37.5	31.7	31.8	21.4	34.4	27.6	40.1	20.2	31.4
Housing Units.....	5,181	3,696	3,748	1,350	1,330	6,736	19,356	1,900	255	43,552
Average Number of Workers Per Household	1.30	1.30	1.41	1.49	1.53	1.41	1.33	1.63	1.58	1.40
Housing Capacity	6,735	4,805	5,285	2,012	2,035	9,498	25,743	3,097	403	60,973
Percent of Total Housing Capacity	19.9	10.0	15.4	8.4	17.0	21.0	27.7	18.9	10.1	19.3
Difference (percentage points)	-5.5	-27.5	-16.3	-23.4	-4.4	-13.4	0.1	-21.2	-10.1	-12.1
Moderate-Wage/Cost										
Jobs	36,470	22,334	21,810	18,018	7,836	30,755	63,389	22,033	4,472	226,572
Percent of Total Jobs	60.7	35.8	56.0	60.1	74.0	56.4	58.1	52.1	75.3	54.9
Housing Units.....	2,298	1,368	4,459	2,543	2,455	6,085	16,030	2,479	328	38,045
Average Number of Workers Per Household	1.30	1.30	1.41	1.49	1.53	1.41	1.33	1.63	1.58	1.40
Housing Capacity	2,987	1,778	6,287	3,789	3,756	8,580	21,320	4,041	518	53,263
Percent of Total Housing Capacity	8.9	3.7	18.3	15.9	31.3	19.0	23.0	24.6	13.0	16.8
Difference (percentage points)	-51.8	-32.1	-37.7	-44.2	-42.7	-37.4	-35.1	-27.5	-62.3	-38.1
Higher-Wage/Cost										
Jobs	8,351	16,657	4,791	2,428	487	5,017	15,602	3,299	267	56,810
Percent of Total Jobs	13.9	26.7	12.3	8.1	4.6	9.2	14.3	7.8	4.5	13.7
Housing Units.....	18,527	32,001	16,175	12,130	4,048	19,255	34,457	5,697	1,937	144,227
Average Number of Workers Per Household	1.30	1.30	1.41	1.49	1.53	1.41	1.33	1.63	1.58	1.40
Housing Capacity	24,085	41,601	22,807	18,074	6,193	27,150	45,828	9,286	3,060	201,918
Percent of Total Housing Capacity	71.2	86.3	66.3	75.7	51.7	60.0	49.3	56.5	76.9	63.9
Difference (percentage points)	57.3	59.6	54.0	67.6	47.1	50.8	35.0	48.7	72.4	50.2
Projected Imbalance Type(s)	Moderate-cost	Lower- and Moderate-cost	Lower- and Moderate-cost	Lower- and Moderate-cost	Moderate-cost	Lower- and Moderate-cost	Moderate-cost	Lower- and Moderate-cost	Lower- and Moderate-cost	Lower- and Moderate-cost

NOTES:

Lower-wage jobs include those with a 2009 average annual wage of 80 percent or below the 2009 average annual wage for all jobs in the County in which the sub-area is located. Moderate-wage jobs include those with a 2009 average annual wage between 80 and 135 percent of the 2009 average annual wage for all jobs in the County in which the sub-area is located. Higher-wage jobs include those with a 2009 average annual wage of 135 percent or more of the 2009 average annual wage for all jobs in the County in which the sub-area is located. The wage thresholds by County are shown on Table 13.

Land use plan categories included in each housing cost type are provided in Table 9.

A lower-cost job/housing imbalance is a sub-area with a higher percentage of lower-wage employment than lower-cost housing. A moderate-cost job/housing imbalance is a sub-area with a higher percentage of moderate-wage employment than moderate-cost housing. A higher-cost job/housing imbalance is a sub-area with a higher percentage of higher-wage employment than higher-cost housing. A sub-area has an imbalance if there is a housing to job deficit of 10 or more percentage points.

Only those communities with sanitary sewer service were included in the projected job/housing balance analysis. A job/housing imbalance in a sub-area may not reflect conditions in individual communities within the sub-area in sub-areas that include two or more sewered communities. One or more of the communities in sub-areas comprised of multiple sewered communities may have a balance between jobs and housing; although at least one community has an imbalance if the sub-area is identified as not having a balance between jobs and housing. Communities with sewer service should conduct a job/housing balance analysis when the local comprehensive plan is updated to determine if a balance exists between jobs and housing in the community.

^aIncludes that portion of the Village of Lac La Belle in Jefferson County and that portion of the Village of Mukwonago in Walworth County.

^bAreas designated as "Urban Reserve" in the City of Oconomowoc Comprehensive Plan were not included in the job/housing balance analysis.

Source: Local government comprehensive plans and SEWRPC.

Table 5

PROJECTED JOB/HOUSING BALANCE BY SUB-REGIONAL HOUSING ANALYSIS AREA IN RACINE COUNTY: 2035

Job/Housing Balance	Sub-areas/County				
	Sub-area 29	Sub-area 30	Sub-area 31	Sub-area 32	Racine County ^a
Lower-Wage/Cost					
Jobs	34,890	8,786	8,095	5,217	56,988
Percent of Total Jobs	34.6	31.0	21.2	27.5	30.6
Housing Units.....	8,786	26,730	2,611	2,222	40,349
Average Number of Workers Per Household	1.26	1.12	1.43	1.47	1.25
Housing Capacity.....	11,070	29,938	3,734	3,266	50,436
Percent of Total Housing Capacity.....	21.4	77.8	23.2	39.3	43.7
Difference (percentage points)	-13.2	46.8	2.0	11.8	13.1
Moderate-Wage/Cost					
Jobs	34,890	13,491	26,193	9,541	84,115
Percent of Total Jobs	34.6	47.6	68.6	50.3	45.1
Housing Units.....	13,022	7,436	2,206	2,490	25,154
Average Number of Workers Per Household	1.26	1.12	1.43	1.47	1.25
Housing Capacity.....	16,408	8,328	3,155	3,660	31,443
Percent of Total Housing Capacity.....	31.7	21.6	19.6	44.1	27.3
Difference (percentage points)	-2.9	-26.0	-49.0	-6.2	-17.8
Higher-Wage/Cost					
Jobs	31,059	6,065	3,895	4,211	45,230
Percent of Total Jobs	30.8	21.4	10.2	22.2	24.3
Housing Units.....	19,224	210	6,443	941	26,818
Average Number of Workers Per Household	1.26	1.12	1.43	1.47	1.25
Housing Capacity.....	24,222	235	9,213	1,383	33,523
Percent of Total Housing Capacity.....	46.9	0.6	57.2	16.6	29.0
Difference (percentage points)	16.1	-20.8	47.0	-5.6	4.7
Projected Imbalance Type(s)	Lower-cost	Moderate- ^b and higher-cost	Moderate-cost	--	Moderate-cost

NOTES:

Lower-wage jobs include those with a 2009 average annual wage of 80 percent or below the 2009 average annual wage for all jobs in the County in which the sub-area is located. Moderate-wage jobs include those with a 2009 average annual wage between 80 and 135 percent of the 2009 average annual wage for all jobs in the County in which the sub-area is located. Higher-wage jobs include those with a 2009 average annual wage of 135 percent or more of the 2009 average annual wage for all jobs in the County in which the sub-area is located. The wage thresholds by County are shown on Table 13.

Land use plan categories included in each housing cost type are provided in Table 9.

A lower-cost job/housing imbalance is a sub-area with a higher percentage of lower-wage employment than lower-cost housing. A moderate-cost job/housing imbalance is a sub-area with a higher percentage of moderate-wage employment than moderate-cost housing. A higher-cost job/housing imbalance is a sub-area with a higher percentage of higher-wage employment than higher-cost housing. A sub-area has an imbalance if there is a housing to job deficit of 10 or more percentage points.

Only those communities with sanitary sewer service were included in the projected job/housing balance analysis. A job/housing imbalance in a sub-area may not reflect conditions in individual communities within the sub-area in sub-areas that include two or more sewer communities. One or more of the communities in sub-areas comprised of multiple sewer communities may have a balance between jobs and housing; although at least one community has an imbalance if the sub-area is identified as not having a balance between jobs and housing. Communities with sewer service should conduct a job/housing balance analysis when the local comprehensive plan is updated to determine if a balance exists between jobs and housing in the community.

^aIncludes that portion of the City of Burlington in Walworth County.

^bAlthough Sub-area 30 has a moderate-cost imbalance, it has enough lower-cost housing to accommodate both lower-wage and moderate-wage workers.

Source: Local government comprehensive plans and SEWRPC.

Table 6

PROJECTED JOB/HOUSING BALANCE BY SUB-REGIONAL HOUSING ANALYSIS AREA IN KENOSHA COUNTY: 2035

Job/Housing Balance	Sub-areas/County			
	Sub-area 33	Sub-area 34	Sub-area 35	Kenosha County ^a
Lower-Wage/Cost				
Jobs	69,020	26,216	19,692	114,928
Percent of Total Jobs	37.6	37.7	37.1	37.5
Housing Units.....	5,323	28,723	2,691	36,737
Average Number of Workers Per Household	1.27	1.25	1.37	1.28
Housing Capacity.....	6,760	35,904	3,687	47,023
Percent of Total Housing Capacity.....	30.4	65.3	11.9	43.7
Difference (percentage points)	-7.2	27.6	-25.2	6.2
Moderate-Wage/Cost				
Jobs	31,940	31,292	19,638	82,870
Percent of Total Jobs	17.4	45.0	37.0	27.0
Housing Units.....	3,137	14,031	12,265	29,433
Average Number of Workers Per Household	1.27	1.25	1.37	1.28
Housing Capacity.....	3,984	17,539	16,803	37,674
Percent of Total Housing Capacity.....	17.9	31.9	54.5	35.0
Difference (percentage points)	0.5	-13.1	17.5	8.0
Higher-Wage/Cost				
Jobs	82,604	12,030	13,747	108,381
Percent of Total Jobs	45.0	17.3	25.9	35.4
Housing Units.....	9,051	1,252	7,582	17,885
Average Number of Workers Per Household	1.27	1.25	1.37	1.28
Housing Capacity.....	11,495	1,565	10,387	22,893
Percent of Total Housing Capacity.....	51.7	2.8	33.6	21.3
Difference (percentage points)	6.7	-14.5	7.7	-14.1
Projected Imbalance Type(s)	--	Moderate- ^b and higher-cost	Lower-cost	Higher-cost

NOTES:

Lower-wage jobs include those with a 2009 average annual wage of 80 percent or below the 2009 average annual wage for all jobs in the County in which the sub-area is located. Moderate-wage jobs include those with a 2009 average annual wage between 80 and 135 percent of the 2009 average annual wage for all jobs in the County in which the sub-area is located. Higher-wage jobs include those with a 2009 average annual wage of 135 percent or more of the 2009 average annual wage for all jobs in the County in which the sub-area is located. The wage thresholds by County are shown on Table 13.

Land use plan categories included in each housing cost type are provided in Table 9.

A lower-cost job/housing imbalance is a sub-area with a higher percentage of lower-wage employment than lower-cost housing. A moderate-cost job/housing imbalance is a sub-area with a higher percentage of moderate-wage employment than moderate-cost housing. A higher-cost job/housing imbalance is a sub-area with a higher percentage of higher-wage employment than higher-cost housing. A sub-area has an imbalance if there is a housing to job deficit of 10 or more percentage points.

Only those communities with sanitary sewer service were included in the projected job/housing balance analysis. A job/housing imbalance in a sub-area may not reflect conditions in individual communities within the sub-area in sub-areas that include two or more sewer communities. One or more of the communities in sub-areas comprised of multiple sewer communities may have a balance between jobs and housing; although at least one community has an imbalance if the sub-area is identified as not having a balance between jobs and housing. Communities with sewer service should conduct a job/housing balance analysis when the local comprehensive plan is updated to determine if a balance exists between jobs and housing in the community.

^aExcludes that portion of Kenosha County located in Sub-area 38 (Village of Genoa City).

^bAlthough Sub-area 34 has a moderate-cost imbalance, it has enough lower-cost housing to accommodate both lower-wage and moderate-wage workers.

Source: Local government comprehensive plans and SEWRPC.

Table 7

PROJECTED JOB/HOUSING BALANCE BY SUB-REGIONAL HOUSING ANALYSIS AREA IN WALWORTH COUNTY: 2035

Job/Housing Balance	Sub-areas/County				
	Sub-area 36 ^a	Sub-area 37 ^b	Sub-area 38 ^c	Sub-area 39	Walworth County ^{b,c}
Lower-Wage/Cost					
Jobs	5,936	6,253	40,614	5,576	58,379
Percent of Total Jobs	33.1	23.0	42.6	42.2	38.0
Housing Units.....	1,033	5,917	12,828	1,552	21,330
Average Number of Workers Per Household	1.54	1.48	1.31	1.27	1.36
Housing Capacity	1,591	8,757	16,805	1,971	29,009
Percent of Total Housing Capacity	21.5	44.8	26.0	14.7	27.4
Difference (percentage points)	-11.6	21.8	-16.6	-27.5	-10.6
Moderate-Wage/Cost					
Jobs	6,582	13,758	34,322	4,004	58,666
Percent of Total Jobs	36.7	50.6	36.0	30.3	38.2
Housing Units.....	2,101	7,268	26,321	3,200	38,890
Average Number of Workers Per Household	1.54	1.48	1.31	1.27	1.36
Housing Capacity	3,236	10,757	34,481	4,064	52,890
Percent of Total Housing Capacity	43.7	55.0	53.3	30.3	49.9
Difference (percentage points)	7.0	4.4	17.3	0.0	11.7
Higher-Wage/Cost					
Jobs	5,416	7,178	20,402	3,634	36,630
Percent of Total Jobs	30.2	26.4	21.4	27.5	23.8
Housing Units.....	1,672	24	10,196	5,813	17,705
Average Number of Workers Per Household	1.54	1.48	1.31	1.27	1.36
Housing Capacity	2,575	36	13,357	7,383	24,079
Percent of Total Housing Capacity	34.8	0.2	20.7	55.0	22.7
Difference (percentage points)	4.6	-26.2	-0.7	27.5	-1.1
Projected Imbalance Type(s)	Lower-cost	Higher-cost	Lower-cost	Lower-cost	Lower-cost

NOTES:

Lower-wage jobs include those with a 2009 average annual wage of 80 percent or below the 2009 average annual wage for all jobs in the County in which the sub-area is located. Moderate-wage jobs include those with a 2009 average annual wage between 80 and 135 percent of the 2009 average annual wage for all jobs in the County in which the sub-area is located. Higher-wage jobs include those with a 2009 average annual wage of 135 percent or more of the 2009 average annual wage for all jobs in the County in which the sub-area is located. The wage thresholds by County are shown on Table 13.

Land use plan categories included in each housing cost type are provided in Table 9.

A lower-cost job/housing imbalance is a sub-area with a higher percentage of lower-wage employment than lower-cost housing. A moderate-cost job/housing imbalance is a sub-area with a higher percentage of moderate-wage employment than moderate-cost housing. A higher-cost job/housing imbalance is a sub-area with a higher percentage of higher-wage employment than higher-cost housing. A sub-area has an imbalance if there is a housing to job deficit of 10 or more percentage points.

Only those communities with sanitary sewer service were included in the projected job/housing balance analysis. A job/housing imbalance in a sub-area may not reflect conditions in individual communities within the sub-area in sub-areas that include two or more sewerage communities. One or more of the communities in sub-areas comprised of multiple sewerage communities may have a balance between jobs and housing; although at least one community has an imbalance if the sub-area is identified as not having a balance between jobs and housing. Communities with sewer should conduct a job/housing balance analysis when the local comprehensive plan is updated to determine if a balance exists between jobs and housing in the community.

^aThat portion of the Village of Mukwonago located in Walworth County is included on the Waukesha County table (Table 150).

^bIncludes that portion of the City of Whitewater located in Jefferson County.

^cIncludes that portion of the Village of Genoa City located in Kenosha County.

Source: Local government comprehensive plans and SEWRPC.

Table 8

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

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

**Table 8
(continued)**

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

**Table 8
(continued)**

^a*Land use categories identified as suitable for accommodating new affordable housing on Maps 3 through 9.*

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

Source: SEWRPC.

Table 9

**RELATIONSHIP BETWEEN LAND USE CATEGORIES AND HOUSING UNIT COST
 CATEGORIES USED FOR JOB/HOUSING BALANCE ANALYSIS**

County	Land Use Categories Included in Lower-Cost Housing Category ^a	Land Use Categories Included in Moderate-Cost Housing Category ^a	Land Use Categories Included in Higher-Cost Housing Category ^a
Kenosha	High Density Residential Mixed Use ^b	Medium Density Residential	Suburban Density Residential Low Density Residential
Milwaukee	High Density Residential Mixed Use Including Residential ^b	Medium Density Residential Medium-High Density Residential	Suburban Density Residential Low Density Residential Medium-Low Density Residential
Ozaukee	High Density Residential Mixed Use ^b	Traditional Neighborhood Development Medium-High Density Residential	Suburban Density Residential Medium Density Residential
Racine	High Density Residential Mixed Use ^b	Medium-High Density Residential	Suburban Density Residential Low Density Residential Medium Density Residential
Walworth	High Density Residential Mixed Use ^b	Medium Density Residential Medium-High Density Residential	Suburban Density Residential Low Density Residential Medium-Low Density Residential
Washington	High Density Residential Housing for the Elderly Mixed Use ^b	Medium-High Density Residential	Suburban Density Residential Medium Density Residential
Waukesha	High Density Residential Housing for the Elderly Mixed Use (Residential and Commercial) ^b	Medium-High Density Residential	Suburban Density Residential Low Density Residential Medium Density Residential

^aLand use plan maps from comprehensive plans adopted by communities with sanitary sewer service, converted to uniform land use categories, are shown on Maps 3 through 9. Table 8 describes the densities and structure types included in each residential land use category.

^bIn all counties, it was assumed that 75 percent of the area designated for development of mixed commercial and residential uses would be developed with high-density residential uses and 25 percent would be developed with commercial uses.

Source: SEWRPC.

Table 10

**AVERAGE NUMBER OF WORKERS PER HOUSEHOLD IN THE
 SOUTHEASTERN WISCONSIN REGION BY SUB-REGIONAL HOUSING ANALYSIS AREA: 2001**

Analysis Area	Full Time Workers	Part Time Workers	Full and Part Time Workers
1	1.24	0.29	1.53
2	1.10	0.31	1.41
3	0.98	0.40	1.38
4	0.91	0.31	1.22
Ozaukee County	1.01	0.34	1.35
5	1.23	0.36	1.59
6	0.96	0.36	1.32
7	1.20	0.39	1.59
8	1.27	0.38	1.65
9	1.04	0.33	1.37
10	1.11	0.37	1.48
11	1.09	0.49	1.58
Washington County	1.06	0.37	1.43
12	0.94	0.28	1.22
13	0.97	0.24	1.21
14	0.90	0.29	1.19
15	0.85	0.27	1.12
16	0.95	0.24	1.19
17	0.89	0.29	1.18
18	0.90	0.27	1.17
19	1.15	0.29	1.44
Milwaukee County	0.93	0.27	1.20
20	1.00	0.30	1.30
21	0.92	0.38	1.30
22	1.00	0.41	1.41
23	1.13	0.36	1.49
24	1.11	0.42	1.53
25	1.02	0.39	1.41
26	1.02	0.31	1.33
27	1.18	0.45	1.63
28	1.25	0.33	1.58
Waukesha County	1.03	0.37	1.40
29	0.98	0.28	1.26
30	0.84	0.28	1.12
31	1.07	0.36	1.43
32	1.13	0.34	1.47
Racine County	0.95	0.30	1.25
33	0.95	0.32	1.27
34	0.98	0.27	1.25
35	1.03	0.34	1.37
Kenosha County	0.99	0.29	1.28
36	1.30	0.24	1.54
37	1.04	0.44	1.48
38	0.99	0.32	1.31
39	0.96	0.31	1.27
Walworth County	1.03	0.33	1.36
Region	0.97	0.31	1.28

NOTE: Full time workers include those who work 35 or more hours per week. Part time workers include those who work less than 35 hours per week.

Source: SEWRPC.

Table 11

PERCENT OF EMPLOYMENT BY INDUSTRY (NAICS) IN
 THE REGION BY SUB-REGIONAL HOUSING ANALYSIS AREA AND COUNTY: 2010

Industry (NAICS)	Ozaukee County				Washington County			
	Sub-area 1	Sub-area 2	Sub-area 3	Sub-area 4	County	Sub-area 5	Sub-area 6	Sub-area 7
Forestry, Fishing, and Related Activities	2.7	0.7	-- ^a	0.5	0.5	1.7	0.2	3.7
Mining	0.8	-	-- ^a	-	0.1	-	0.1	0.9
Utilities	-	0.8	-	-	0.2	-	0.7	0.2
Construction	6.2	3.2	4.4	2.6	3.5	5.0	3.4	10.5
Manufacturing	31.0	27.8	22.7	13.4	20.3	11.8	13.1	37.3
Wholesale Trade	5.2	3.1	3.1	5.5	4.2	8.0	2.7	4.3
Retail Trade	6.6	9.1	18.0	9.6	12.2	11.0	15.9	5.4
Transportation and Warehousing	1.5	1.2	1.3	1.2	1.2	7.0	2.8	23.3
Information	-	0.5	1.3	1.0	0.9	-	1.5	-
Finance and Insurance	0.8	2.7	3.8	7.6	5.0	3.6	7.7	1.2
Real Estate and Rental and Leasing	0.2	0.4	0.7	1.3	0.9	0.4	1.0	-
Professional, Scientific, and Technical Services	1.7	3.9	5.7	6.8	5.6	1.2	1.7	0.3
Management of Companies and Enterprises	0.9	2.1	0.2	0.6	0.8	-	1.0	-
Administrative and Waste Services	3.8	4.5	4.2	7.8	5.7	0.3	2.8	3.4
Educational Services	9.0	5.6	7.1	8.9	7.6	17.6	6.6	2.0
Health Care and Social Assistance	6.1	6.6	9.4	17.2	11.9	6.8	18.3	0.4
Arts, Entertainment, and Recreation	3.9	2.0	2.2	3.5	2.7	2.8	1.8	-
Accommodation and Food Services	14.8	10.3	9.0	7.5	8.9	10.5	7.3	4.5
Other Services, except public administration	2.9	4.5	3.7	3.8	3.8	6.4	5.7	2.2
Public Administration	1.9	11.0	3.2	1.2	4.0	5.9	5.7	0.4
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Table 11
(continued)

Industry (NAICS)	Washington County (continued)					Milwaukee County		
	Sub-area 8	Sub-area 9	Sub-area 10	Sub-area 11	County	Sub-area 12	Sub-areas 13-16	Sub-area 17
Forestry, Fishing, and Related Activities	-	0.6	1.4	1.5	0.8	0.1	-- ^a	-
Mining	0.2	0.1	-	0.4	0.1	-	-- ^a	-
Utilities	-	0.3	0.1	-	0.4	0.3	0.9	-- ^a
Construction	7.8	4.0	5.5	8.6	4.9	2.1	2.5	2.7
Manufacturing	31.8	28.7	31.0	15.4	22.4	6.8	10.8	8.4
Wholesale Trade	17.0	3.2	10.8	7.4	5.9	3.0	4.1	3.6
Retail Trade	9.5	14.5	9.5	12.8	13.2	19.3	6.9	17.8
Transportation and Warehousing	6.3	4.0	1.3	7.1	4.0	1.9	4.0	2.0
Information	0.2	4.2	0.5	0.2	1.6	3.6	2.5	1.0
Finance and Insurance	0.9	1.7	1.9	0.9	3.9	5.2	6.3	5.0
Real Estate and Rental and Leasing	0.3	0.4	0.4	0.6	0.6	2.0	1.5	1.8
Professional, Scientific, and Technical Services	2.4	1.6	3.6	2.6	2.1	4.8	6.2	4.5
Management of Companies and Enterprises	0.2	0.1	0.3	-	0.5	3.5	4.4	1.7
Administrative and Waste Services	3.2	3.6	5.9	5.3	3.8	2.0	8.0	8.9
Educational Services	-	8.9	5.8	4.2	6.6	10.8	8.1	5.8
Health Care and Social Assistance	4.3	9.9	5.9	7.6	11.3	11.3	16.8	18.8
Arts, Entertainment, and Recreation	3.9	2.9	1.1	5.1	2.2	4.4	1.9	1.2
Accommodation and Food Services	7.3	7.6	11.2	14.4	8.7	11.3	7.8	10.4
Other Services, except public administration	1.2	2.1	2.3	5.1	3.8	4.6	4.7	3.8
Public Administration	3.5	1.6	1.5	0.8	3.2	3.0	2.6	2.6
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Table 11
(continued)

Industry (NAICS)	Milwaukee County (continued)			Waukesha County				
	Sub-area 18	Sub-area 19	County	Sub-area 20	Sub-area 21	Sub-area 22	Sub-area 23	Sub-area 24
	Forestry, Fishing, and Related Activities	-	-- ^a	-- ^a	0.3	-- ^a	0.2	0.1
Mining	-	-- ^a	-- ^a	0.3	-	0.2	-	1.4
Utilities	-	0.7	0.7	0.2	-- ^a	-	0.3	-
Construction	1.9	7.6	2.8	7.5	3.7	8.2	7.7	6.0
Manufacturing	36.3	22.6	11.8	28.2	5.1	21.2	21.3	40.0
Wholesale Trade	2.8	5.0	3.9	9.2	7.3	12.2	4.2	6.4
Retail Trade	7.1	14.6	10.3	8.8	15.4	11.0	9.1	8.0
Transportation and Warehousing	8.1	13.7	4.3	1.8	2.3	3.4	3.5	4.0
Information	0.2	0.3	2.0	3.1	4.3	1.8	0.3	1.7
Finance and Insurance	2.8	1.7	5.6	3.6	12.4	3.6	2.4	1.5
Real Estate and Rental and Leasing	0.7	1.6	1.6	0.6	2.0	1.6	0.9	0.9
Professional, Scientific, and Technical Services	1.3	2.4	5.3	3.0	9.0	4.5	5.1	1.3
Management of Companies and Enterprises	0.4	0.4	3.4	4.1	1.1	2.4	0.1	0.1
Administrative and Waste Services	4.4	2.6	7.4	6.8	6.7	7.9	4.0	3.9
Educational Services	8.2	5.6	7.6	3.0	4.4	3.5	12.0	9.3
Health Care and Social Assistance	11.1	7.2	16.1	9.8	11.2	5.7	9.9	5.1
Arts, Entertainment, and Recreation	0.6	1.4	1.8	1.6	1.6	1.6	2.7	2.0
Accommodation and Food Services	5.9	7.1	8.4	3.8	8.3	5.9	8.8	4.3
Other Services, except public administration	4.9	3.1	4.4	3.6	3.5	3.6	6.1	2.0
Public Administration	3.3	2.4	2.6	0.7	1.7	1.5	1.5	2.0
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Table 11
(continued)

Industry (NAICS)	Waukesha County (continued)					Racine County		
	Sub-area 25	Sub-area 26	Sub-area 27	Sub-area 28	County	Sub-area 29	Sub-area 30	Sub-area 31
Forestry, Fishing, and Related Activities	0.2	0.2	0.4	0.2	0.2	2.7	-	1.0
Mining	- ^a	-	- ^a	-	0.1	- ^a	- ^a	- ^a
Utilities	0.3	0.9	0.1	-	0.4	0.1	0.2	0.2
Construction	4.5	6.9	7.6	6.5	6.1	3.6	2.2	8.0
Manufacturing	14.0	19.9	15.7	22.3	17.7	29.9	21.1	9.6
Wholesale Trade	4.2	6.8	2.3	3.6	7.1	7.6	2.6	7.8
Retail Trade	12.9	8.3	15.6	3.3	11.0	14.3	11.9	7.0
Transportation and Warehousing	6.1	3.0	2.4	3.4	3.1	6.0	2.5	4.5
Information	1.2	2.1	0.4	0.1	2.4	0.2	1.1	0.2
Finance and Insurance	2.8	4.6	4.0	1.1	5.6	2.0	4.1	2.5
Real Estate and Rental and Leasing	1.0	1.1	0.4	1.5	1.2	0.4	0.9	1.3
Professional, Scientific, and Technical Services	4.1	5.6	3.3	3.3	5.4	2.2	2.3	3.5
Management of Companies and Enterprises	1.0	1.8	-	-	1.8	0.1	0.2	0.5
Administrative and Waste Services	3.0	5.7	4.7	1.8	5.8	7.1	7.7	2.9
Educational Services	6.6	7.0	11.6	9.9	5.9	0.5	8.4	6.7
Health Care and Social Assistance	18.6	10.2	7.9	24.7	10.9	2.9	15.8	23.0
Arts, Entertainment, and Recreation	2.8	1.4	5.9	4.3	2.0	1.5	2.3	2.0
Accommodation and Food Services	10.0	7.1	9.9	5.5	7.2	10.3	8.2	7.7
Other Services, except public administration	4.6	3.6	3.5	3.8	3.7	2.9	3.5	3.2
Public Administration	2.1	3.8	4.3	4.7	2.4	5.7	5.0	8.4
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Table 11
(continued)

Industry (NAICS)	Racine County (continued)			Kenosha County			Walworth County	
	Sub-area 32	County	Sub-area 33	Sub-area 34	Sub-area 35	County	Sub-area 36	Sub-area 37
	Forestry, Fishing, and Related Activities	0.1	0.6	0.7	0.1	3.0	0.6	0.4
Mining	0.1	0.1	-	-	-	-	-	0.1
Utilities	0.9	0.2	0.8	0.4	- ^a	0.4	-	0.2
Construction	4.5	3.5	5.4	2.6	4.5	3.3	5.7	1.8
Manufacturing	21.3	21.3	27.0	10.1	16.3	13.7	26.5	20.7
Wholesale Trade	4.0	4.3	11.9	2.6	4.4	4.4	2.9	5.3
Retail Trade	16.6	12.4	17.2	13.3	9.1	13.4	5.7	7.1
Transportation and Warehousing	2.6	3.4	1.5	3.5	3.9	3.2	5.7	2.4
Information	0.9	0.8	0.4	0.6	0.5	0.6	0.1	0.6
Finance and Insurance	2.9	3.4	0.7	2.4	1.2	1.9	1.6	6.1
Real Estate and Rental and Leasing	0.6	0.8	0.5	1.1	0.7	1.0	0.4	1.3
Professional, Scientific, and Technical Services	3.2	2.5	1.7	2.1	2.5	2.1	2.0	1.3
Management of Companies and Enterprises	0.7	0.3	- ^a	1.8	-	1.3	0.7	0.2
Administrative and Waste Services	1.7	6.2	9.9	6.5	7.1	7.1	2.1	0.7
Educational Services	6.6	6.5	0.1	12.3	16.0	10.7	11.0	26.4
Health Care and Social Assistance	17.9	14.6	11.9	17.0	5.5	14.7	7.2	9.8
Arts, Entertainment, and Recreation	1.0	2.0	1.5	1.7	3.9	1.9	12.9	2.4
Accommodation and Food Services	7.3	8.4	6.6	11.2	12.3	10.6	8.8	8.6
Other Services, except public administration	4.9	3.5	1.4	3.9	2.9	3.4	3.0	2.6
Public Administration	2.2	5.2	0.8	6.8	6.2	5.7	3.3	1.8
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Table 11
(continued)

Industry (NAICS)	Walworth County (continued)				Region
	Sub-area 38	Sub-area 39	County	County	
Forestry, Fishing, and Related Activities	0.9	0.2	0.7	0.2	0.2
Mining	-	-	- ^a	0.1	0.1
Utilities	0.5	-	0.3	0.5	0.5
Construction	4.8	2.9	4.2	3.9	3.9
Manufacturing	18.0	23.7	19.6	15.4	15.4
Wholesale Trade	3.1	3.0	3.4	4.9	4.9
Retail Trade	12.9	8.0	11.0	11.1	11.1
Transportation and Warehousing	3.1	4.8	3.4	3.7	3.7
Information	0.6	0.9	0.6	1.8	1.8
Finance and Insurance	2.2	1.2	2.6	4.9	4.9
Real Estate and Rental and Leasing	1.0	0.8	1.0	1.3	1.3
Professional, Scientific, and Technical Services	3.0	1.0	2.5	4.6	4.6
Management of Companies and Enterprises	- ^a	0.8	0.2	2.2	2.2
Administrative and Waste Services	5.9	2.5	4.6	6.5	6.5
Educational Services	6.9	8.9	10.1	7.3	7.3
Health Care and Social Assistance	9.4	5.8	8.8	13.8	13.8
Arts, Entertainment, and Recreation	3.3	7.4	4.4	2.0	2.0
Accommodation and Food Services	15.6	17.6	14.4	8.6	8.6
Other Services, except public administration	3.3	5.8	3.5	4.0	4.0
Public Administration	5.5	4.7	4.7	3.2	3.2
Total	100.0	100.0	100.0	100.0	100.0

^aLess than 0.05 percent

Source: Wisconsin Department of Workforce Development and SEWRPC.

Table 12

AVERAGE ANNUAL WAGE BY INDUSTRY (NAICS) IN THE REGION BY COUNTY: 2009

Industry (NAICS)	Kenosha County	Milwaukee County	Ozaukee County	Racine County	Walworth County	Washington County	Waukesha County
Private Employment							
Forestry, Fishing, and Related Activities	N/A	N/A	N/A	N/A	N/A	\$22,547	\$27,493
Mining	N/A	N/A	N/A	N/A	N/A	62,562	53,206
Utilities	\$81,073	\$78,127	\$91,653	\$77,325	\$50,158	61,060	80,004
Construction	50,880	62,396	44,753	44,059	40,290	41,282	53,970
Manufacturing	53,450	56,073	50,238	64,462	44,507	45,634	55,010
Wholesale Trade	55,117	57,121	54,256	45,067	47,127	50,584	59,476
Retail Trade	21,995	23,650	22,142	21,048	21,593	21,252	23,444
Transportation and Warehousing	35,869	42,083	33,401	37,027	33,405	36,155	37,955
Information	N/A	N/A	N/A	N/A	37,219	35,449	64,858
Finance and Insurance	42,411	69,989	57,885	51,503	39,966	55,182	63,019
Real Estate and Rental and Leasing	23,458	41,010	30,360	28,709	24,061	24,805	32,981
Professional, Scientific, and Technical Services	46,636	66,447	50,545	49,199	40,974	45,157	64,471
Management of Companies and Enterprises	104,002	90,583	92,010	85,067	76,160	67,919	73,544
Administrative and Waste Services	21,056	23,839	35,364	21,784	25,414	34,031	30,833
Educational Services	43,640	49,230	37,804	42,763	42,587	40,705	41,067
Health Care and Social Assistance	36,535	42,368	44,924	39,278	31,863	42,689	44,971
Arts, Entertainment, and Recreation	14,182	43,184	17,387	13,244	15,565	14,465	15,799
Accommodation and Food Services	11,932	13,852	11,282	11,840	14,436	10,578	12,386
Other Services, except public administration	19,726	24,826	20,796	21,440	20,725	18,977	27,090
Public Administration	\$40,669	\$54,128	\$33,818	\$45,884	\$35,349	\$37,021	\$41,351
Average Annual Wage	\$36,247	\$45,652	\$38,871	\$40,660	\$32,210	\$36,229	\$44,743

Source: Wisconsin Department of Workforce Development and SEWRPC.

Table 13

JOB/HOUSING BALANCE ANALYSIS WAGE THRESHOLD BY COUNTY: 2009

County	Average Wage	Job Type by Wage		
		Lower-Income ^a	Moderate-Income ^b	Higher-Income ^c
Kenosha	\$36,247	Less than \$28,999	\$28,999 to \$48,993	More than \$48,993
Milwaukee	45,652	Less than 36,522	36,522 to 61,630	More than 61,630
Ozaukee	38,871	Less than 31,098	31,098 to 52,475	More than 52,475
Racine	40,660	Less than 32,529	32,529 to 54,891	More than 54,891
Walworth	32,210	Less than 25,769	25,769 to 43,483	More than 43,483
Washington	36,229	Less than 28,984	28,984 to 48,909	More than 48,909
Waukesha	44,743	Less than 35,795	35,795 to 60,403	More than 60,403

^aDefined as 80 percent or less of the average annual wage for all jobs in the County.

^bDefined as between 80 percent and 135 percent of the average annual wage for all jobs in the County.

^cDefined as 135 percent or more of the average annual wage of all jobs in the County.

Source: Wisconsin Department of Workforce Development and SEWRPC.

Map 1

PROJECTED JOB/HOUSING IMBALANCES IN SUB-AREAS IN THE SOUTHEASTERN WISCONSIN REGION: 2035

● MAJOR EMPLOYMENT CENTERS: 2035

SEWERED COMMUNITIES IN SUB-AREAS WITH A PROJECTED JOB/ HOUSING IMBALANCE: 2035

- LOWER-COST IMBALANCE
- MODERATE-COST IMBALANCE
- LOWER-COST AND MODERATE-COST IMBALANCES
- NO IMBALANCE

□ UNSEWERED COMMUNITY OR PORTION OF COMMUNITY

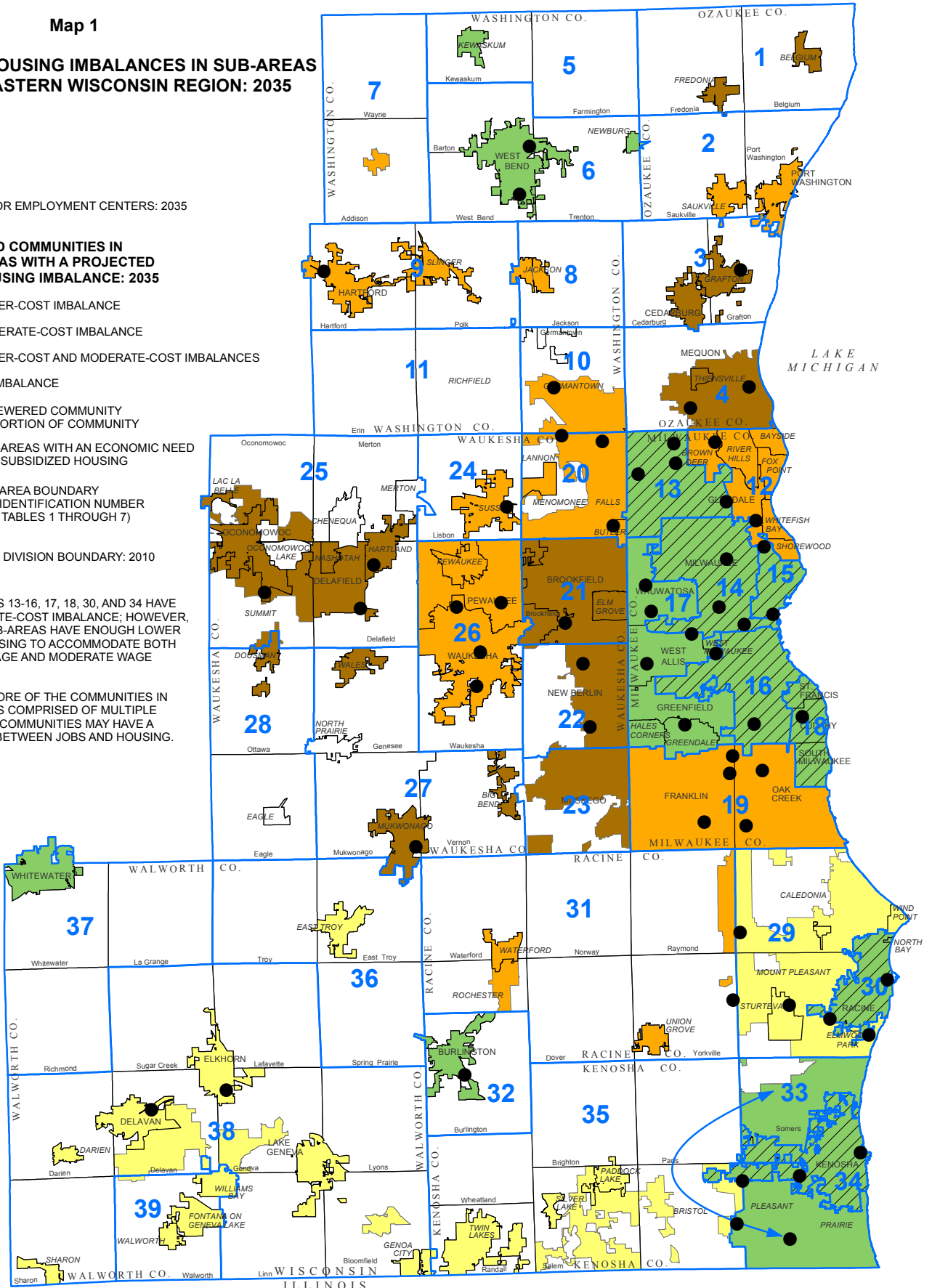
▨ SUB-AREAS WITH AN ECONOMIC NEED FOR SUBSIDIZED HOUSING

39 SUB-AREA BOUNDARY AND IDENTIFICATION NUMBER (SEE TABLES 1 THROUGH 7)

— CIVIL DIVISION BOUNDARY: 2010

NOTES:
SUB-AREAS 13-16, 17, 18, 30, AND 34 HAVE A MODERATE-COST IMBALANCE; HOWEVER, THESE SUB-AREAS HAVE ENOUGH LOWER COST HOUSING TO ACCOMMODATE BOTH LOWER WAGE AND MODERATE WAGE WORKERS.

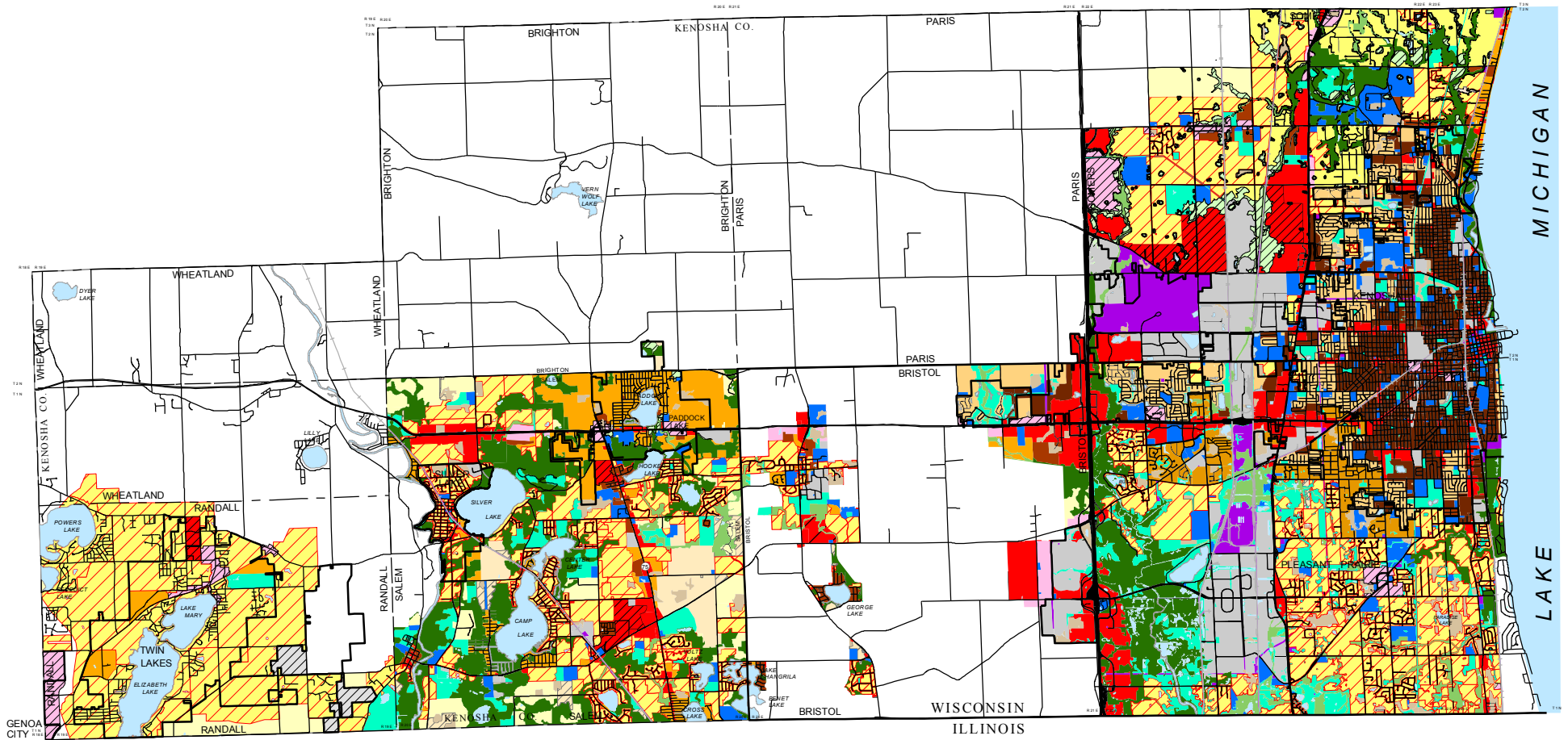
ONE OR MORE OF THE COMMUNITIES IN SUB-AREAS COMPRISED OF MULTIPLE SEWERED COMMUNITIES MAY HAVE A BALANCE BETWEEN JOBS AND HOUSING.



Source: Local Government Comprehensive Plans and SEWRPC.

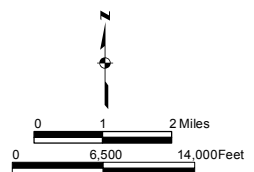
MAP 3

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



- | | | |
|------------------------------|----------------------------------|---|
| RURAL DENSITY RESIDENTIAL | MIXED USE | EXTRACTIVE |
| SUBURBAN DENSITY RESIDENTIAL | COMMERCIAL | PRIMARY ENVIRONMENTAL CORRIDOR |
| LOW DENSITY RESIDENTIAL | OFFICE AND PROFESSIONAL SERVICES | SECONDARY ENVIRONMENTAL CORRIDOR |
| MEDIUM DENSITY RESIDENTIAL | INDUSTRIAL | ISOLATED NATURAL RESOURCE AREA |
| HIGH DENSITY RESIDENTIAL | BUSINESS/INDUSTRIAL PARK | OTHER OPEN LANDSTO BE PRESERVED (INCLUDES WETLANDS OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS) |
| FARMLAND PROTECTION | GOVERNMENTAL AND INSTITUTIONAL | SURFACE WATER |
| GENERAL AGRICULTURAL | PARK AND RECREATIONAL | REDEVELOPMENT AREA (OVERLAY) |
| | TRANSPORTATION AND UTILITIES | |

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



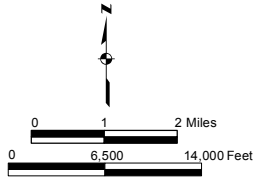
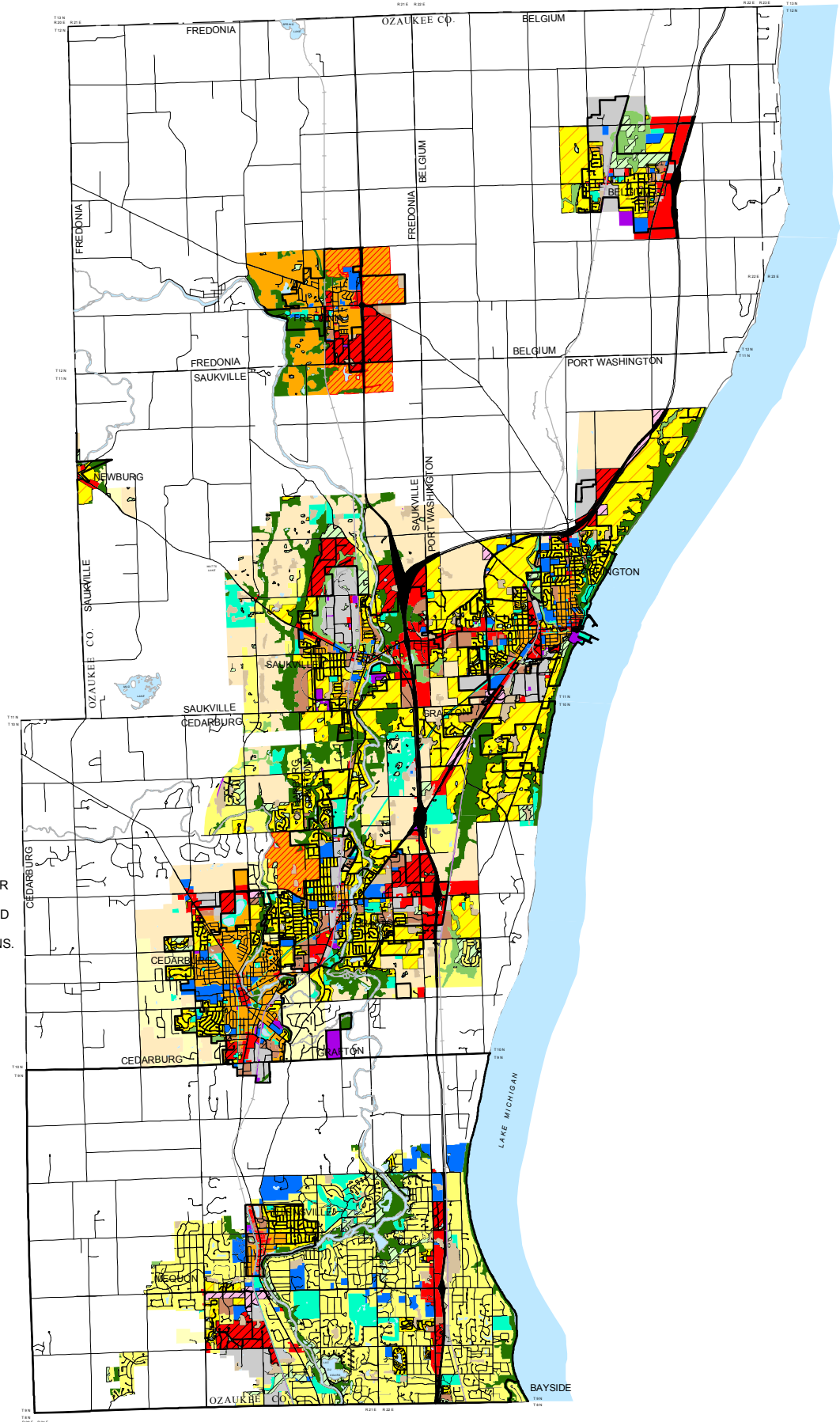
Source: Kenosha County, Local Governments, and SEWRPC.

MAP 5

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

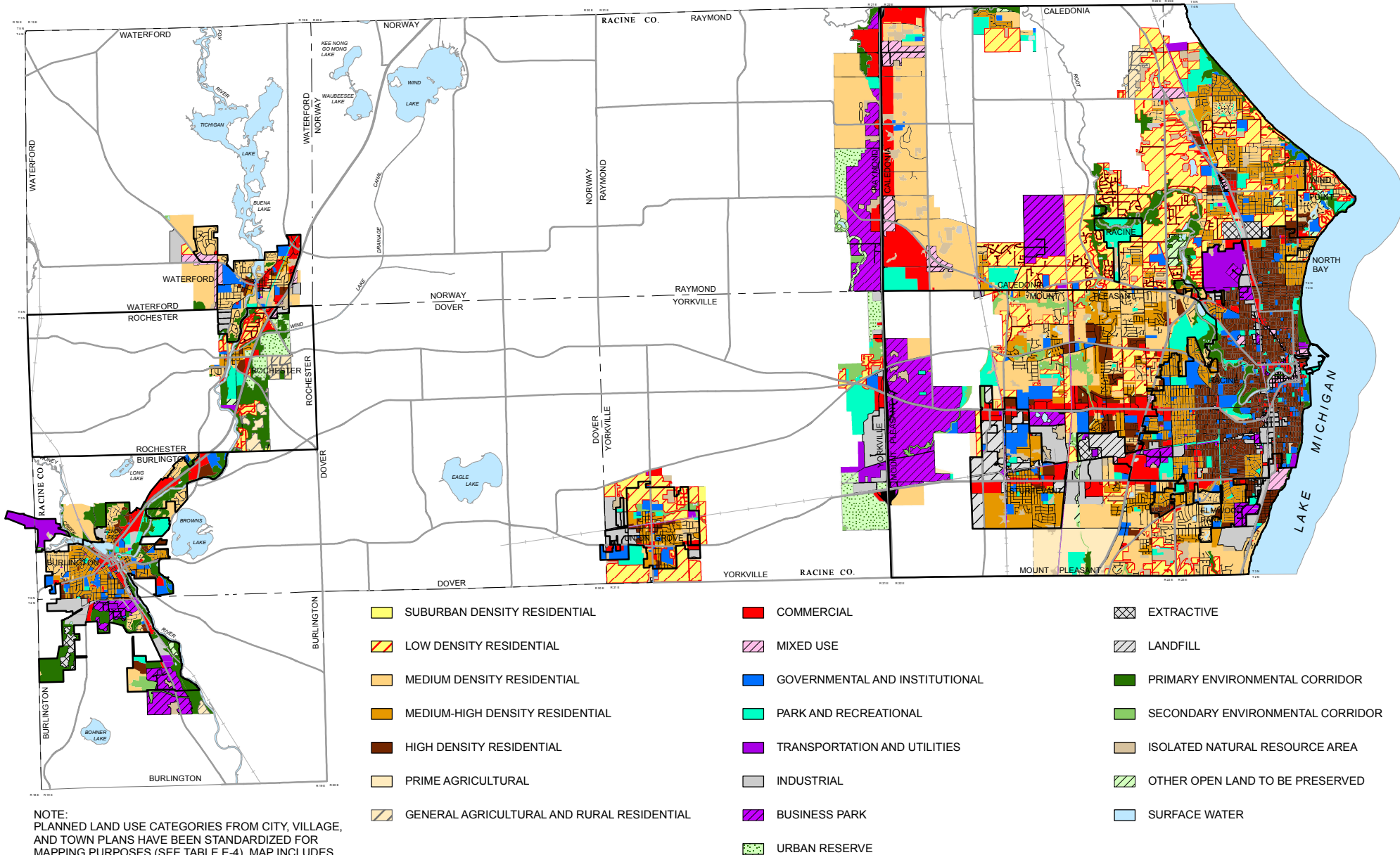
- RURAL DENSITY RESIDENTIAL
- SUBURBAN DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM - HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- HOUSING FOR THE ELDERLY
- TRADITIONAL NEIGHBORHOOD DEVELOPMENT
- MIXED USE
- GENERAL COMMERCIAL
- INDUSTRIAL
- BUSINESS/INDUSTRIAL PARK
- GOVERNMENTAL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

NOTE:
 PLANNED LAND USE CATAGORIES FROM CITY AND VILLAGE PLANS HAVE BEEN STANDARDIZED FOR MAPPING PURPOSES. MAP INCLUDES AREAS WITHIN PLANNED SEWER SERVICE AREAS AND ADDITIONAL AREAS PROPOSED TO BE SERVED BY SANITARY SEWERS IN LOCAL COMPREHENSIVE PLANS.



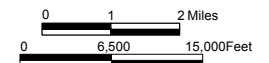
Source: Ozaukee County, Local Governments, and SEWRPC.

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

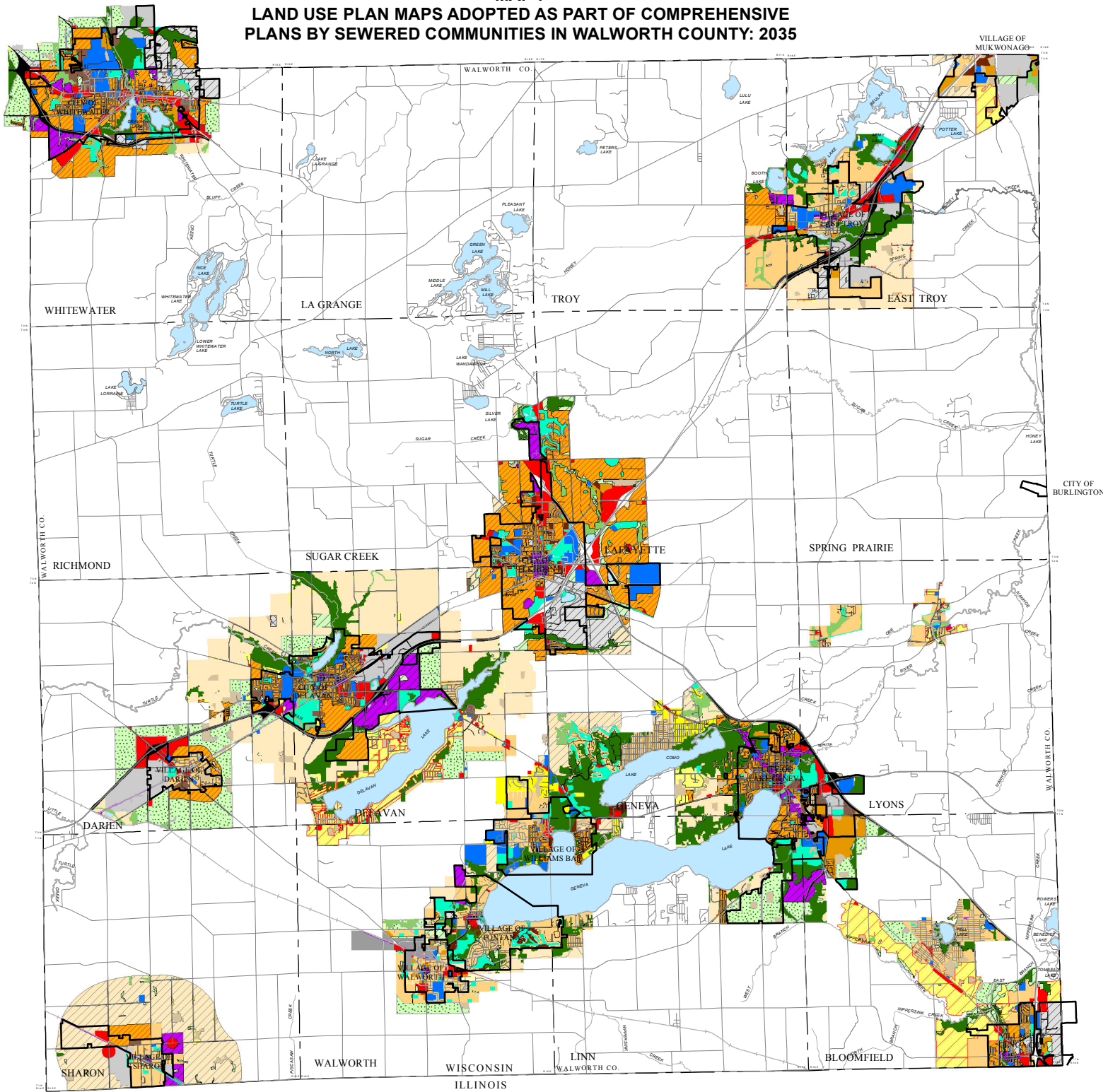


NOTE:
 PLANNED LAND USE CATEGORIES FROM CITY, VILLAGE,
 AND TOWN PLANS HAVE BEEN STANDARDIZED FOR
 MAPPING PURPOSES (SEE TABLE E-4). MAP INCLUDES
 AREAS WITHIN PLANNED SEWER SERVICE AREAS
 AND ADDITIONAL AREAS PROPOSED TO BE SERVED
 BY SANITARY SEWERS IN LOCAL COMPREHENSIVE PLANS.

Source: Racine County, Local Governments, and SEWRPC.



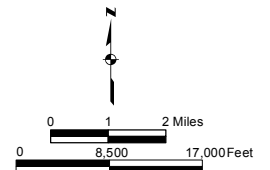
**MAP 7
LAND USE PLAN MAPS ADOPTED AS PART OF COMPREHENSIVE
PLANS BY SEWERED COMMUNITIES IN WALWORTH COUNTY: 2035**



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

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

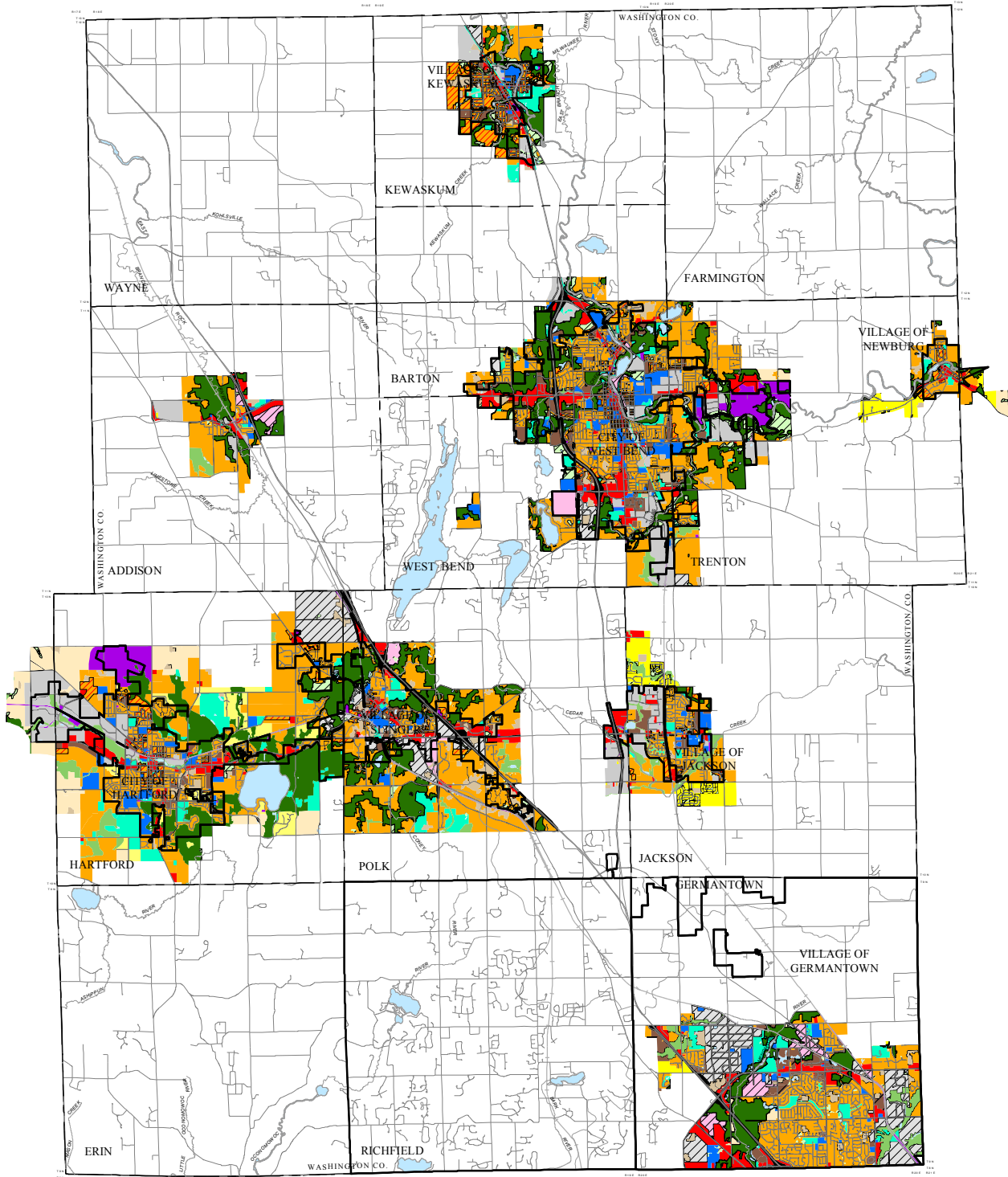
NOTE: PLANNED LAND USE CATEGORIES FROM CITY, VILLAGE, AND TOWN PLANS HAVE BEEN STANDARDIZED FOR MAPPING PURPOSES. MAP INCLUDES AREAS WITHIN PLANNED SEWER SERVICE AREAS AND ADDITIONAL AREAS PROPOSED TO BE SERVED BY SANITARY SEWERS IN LOCAL COMPREHENSIVE PLANS.



Source: Walworth County, Local Governments, and SEWRPC.

MAP 8

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



AGRICULTURAL AND RURAL RESIDENTIAL

SUBURBAN DENSITY RESIDENTIAL

MEDIUM DENSITY URBAN RESIDENTIAL

MEDIUM-HIGH DENSITY URBAN RESIDENTIAL

HIGH DENSITY URBAN RESIDENTIAL

HOUSING FOR THE ELDERLY

MIXED USE

GENERAL COMMERCIAL

OFFICE / PROFESSIONAL SERVICES

BUSINESS / INDUSTRIAL

INDUSTRIAL

GOVERNMENTAL AND INSTITUTIONAL

PARK AND RECREATIONAL

TRANSPORTATION AND UTILITIES

REDEVELOPMENT AREA (OVERLAY)

FORMER LANDFILL

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

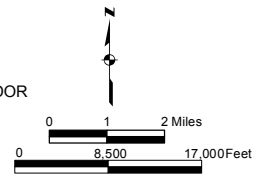
ISOLATED NATURAL RESOURCE AREA

SURFACE WATER

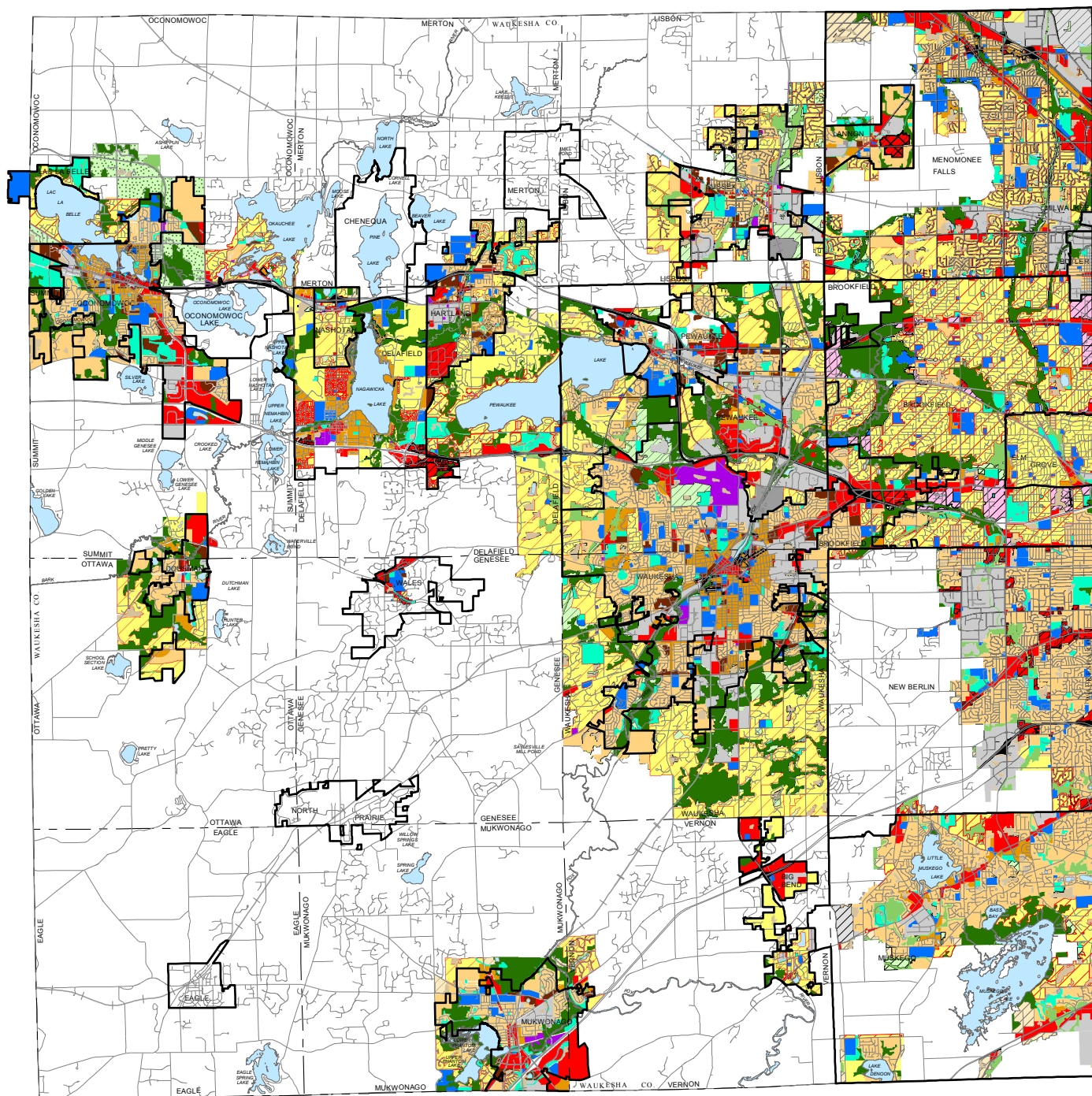
OTHER OPEN LAND TO BE PRESERVED (INCLUDES WETLANDS OUTSIDE OF ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS)



















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

Source: Washington County, Local Governments, and SEWRPC.



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



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

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

