

AMENDMENT TO THE
**REGIONAL WATER QUALITY
MANAGEMENT PLAN**

CITY OF RACINE AND ENVIRONS



AS ADOPTED BY THE

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

MARCH 2018

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SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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SUBJECT: Certification of Amendment to the Adopted Regional Water Quality Management Plan (Racine and Environs Sanitary Sewer Service Area)

TO: The Legislative Bodies of Concerned Local Units of Government within the Southeastern Wisconsin Region, namely: the County of Racine, the City of Racine, and the Village of Mount Pleasant

This is to certify that at the meeting of the Southeastern Wisconsin Regional Planning Commission, held on the 7th day of March 2018, the Commission did by unanimous vote of all Commissioners present, being 15 ayes and 0 nays, and by appropriate Resolution, a copy of which is made a part hereof and incorporated by reference to the same force and effect as if it had been specifically set forth herein in detail, adopt an amendment to the regional water quality management plan, which plan was originally adopted by the Commission on the 12th day of July 1979, as part of the master plan for the physical development of the Region. Said amendment to the regional water quality management plan pertains to the revised Racine and environs sanitary sewer service area and consists of the documents attached hereto and made a part hereof. Such action taken by the Commission is recorded on, and is a part of, said plan, and the plan as amended is hereby transmitted to the constituent local units of government for consideration, adoption, and implementation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal and cause the Seal of the Southeastern Wisconsin Regional Planning Commission to be hereto affixed. Dated at the City of Pewaukee, Wisconsin, this 8th day of March 2018.



Charles L. Colman, Chairman
Southeastern Wisconsin
Regional Planning Commission

ATTEST:



Michael G. Hahn, Deputy Secretary

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RESOLUTION NO. 2018-09

**RESOLUTION OF THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING
COMMISSION AMENDING THE ADOPTED REGIONAL WATER QUALITY
MANAGEMENT PLAN, THAT PLAN BEING A PART OF THE MASTER PLAN
FOR THE PHYSICAL DEVELOPMENT OF THE REGION CONSISTING OF THE
COUNTIES OF KENOSHA, MILWAUKEE, OZAUKEE, RACINE, WALWORTH,
WASHINGTON AND WAUKESHA IN THE STATE OF WISCONSIN
(RACINE AND ENVIRONS SANITARY SEWER SERVICE AREA)**

WHEREAS, pursuant to Section 66.0309(10) of the *Wisconsin Statutes*, the Southeastern Wisconsin Regional Planning Commission, at a meeting held on the 12th day of July 1979, duly adopted a regional water quality management plan as documented in the three-volume SEWRPC Planning Report No. 30, *A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000*; and

WHEREAS, the Commission duly adopted an amendment to the regional water quality management plan refining and detailing the Racine and Environs sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 147 (2nd Edition), *Sanitary Sewer Service Area for the City of Racine and Environs, Racine and Kenosha Counties, Wisconsin*, June 2003, as amended; and

WHEREAS by letter dated November 28, 2017, the Racine Wastewater Utility requested that the Commission amend the Racine and environs sanitary sewer service area to include certain lands located outside of the currently adopted sewer service area; and

WHEREAS, the proposed amendment to the regional water quality management plan is documented in a Commission staff memorandum entitled, “Response to Request by the Racine Wastewater Utility—on behalf of the Village of Mount Pleasant—to Amend the City of Racine and Environs Sanitary Sewer Service Area,” attached hereto and made a part hereof; and

WHEREAS, the requested change to the regional water quality management plan, as documented in the aforementioned staff memorandum, was the subject of a public hearing held jointly by the Racine Wastewater Utility and the Regional Planning Commission on February 27, 2018; and

WHEREAS, Section 66.0309(9) of the *Wisconsin Statutes* authorizes and empowers the Regional Planning Commission, as the work of making the whole master plan progresses, to amend, extend, or add to the master plan or carry any part or subject thereof into greater detail;

NOW, THEREFORE, BE IT HEREBY RESOLVED:

FIRST: That the regional water quality management plan for the Southeastern Wisconsin Region, being a part of the master plan for the physical development of the Region and comprised of SEWRPC Planning Report No. 30, Volumes One, Two, and Three, which was adopted by the Commission as a part of the master plan on the 12th day of July 1979, and which was subsequently amended to include the refined Racine and environs sanitary sewer service area, be and the same hereby is amended in the manner identified on Map 1 of the aforementioned SEWRPC staff memorandum.

SECOND: That the Executive Director is authorized to submit findings to the Wisconsin Department of Natural Resources and the Wisconsin Department of Safety and Professional Services that public and private sanitary sewer extensions necessary to serve the anticipated development on the lands concerned are in conformance with, and would serve to implement, the adopted regional water quality management plan as herein amended.

RESOLUTION NO. 2018-09

THIRD: That a true, correct, and exact copy of this resolution, together with the aforementioned SEWRPC staff memorandum, shall be forthwith distributed to each of the local legislative bodies of the local governmental units within the Region entitled thereto and to such other bodies, agencies, or individuals as the law may require or as the Commission, its Executive Committee, or its Executive Director, at their discretion, shall determine and direct.

The foregoing resolution, upon motion duly made and seconded, was regularly adopted at the meeting of the Southeastern Wisconsin Regional Planning Commission held on the 7th day of March 2018, the vote being: Ayes 15; Nays 0.



Michael A. Crowley, Vice-Chairman

ATTEST:



Michael G. Hahn, Deputy Secretary

SEWRPC STAFF MEMORANDUM

RESPONSE TO REQUEST BY THE RACINE WASTEWATER UTILITY—ON BEHALF OF THE VILLAGE OF MOUNT PLEASANT—TO AMEND THE CITY OF RACINE AND ENVIRONS SANITARY SEWER SERVICE AREA

INTRODUCTION

By letter dated November 28, 2017, the Racine Wastewater Utility, on behalf of the Village of Mount Pleasant, requested that the Southeastern Wisconsin Regional Planning Commission (SEWRPC) amend the City of Racine and environs sanitary sewer service area tributary to the City of Racine wastewater treatment plant. That area is currently documented in SEWRPC Community Assistance Planning Report No. 147, (2nd Edition) *Sanitary Sewer Service Area for the City of Racine and Environs, Racine and Kenosha Counties, Wisconsin*, dated June 2003, as amended. The proposed amendment would expand the sewer service area to include certain additional lands along the IH 94 corridor in the southwestern portion of the Village of Mount Pleasant.

AREA DESCRIPTION

As shown on Map 1, the areas proposed to be added to the City of Racine sanitary sewer service area encompass approximately 4.3 square miles located on the east side of IH 94 near STH 11, in the Village of Mount Pleasant. The proposed addition, as shown on Map 1, includes about 0.2 square mile of environmentally significant land, 0.4 square mile of existing urban land, and 3.7 square miles of agricultural and other open land. It is envisioned that upon full development, the subject site would be in predominantly industrial/business park uses.

The environmentally significant lands within the City of Racine and environs sewer service area are shown on Map 2. As shown on Map 2, under the regional plan, it is envisioned that certain floodplains within the planned sewer service area that are currently in agricultural and related uses would revert to a more natural condition and become part of the system of environmental corridors and isolated natural resource areas in the years ahead. However, in corridor areas such as this where the corridor boundary is based solely on the floodplain, such areas may be modified based upon engineering studies and detailed site planning in accordance with existing floodplain regulations to provide for a more suitable development area. A more detailed delineation of the amended sewer service area is shown on the aerial photographs reproduced as Maps 3 and 4. The environmentally significant lands shown on Maps 3 and 4 have been updated to reflect the Commission's 2010 environmental corridor mapping, the 2010 Wisconsin Wetland Inventory, and the 2012 Federal Emergency Management Agency digital flood insurance rate maps.

RELATIONSHIP OF THE PROPOSED CHANGES TO THE EXISTING SANITARY SEWER SERVICE AREA

The proposed addition of 4.3 square miles to the City of Racine and environs sanitary sewer service area represents an increase in the planned sewer service area of about 6 percent.

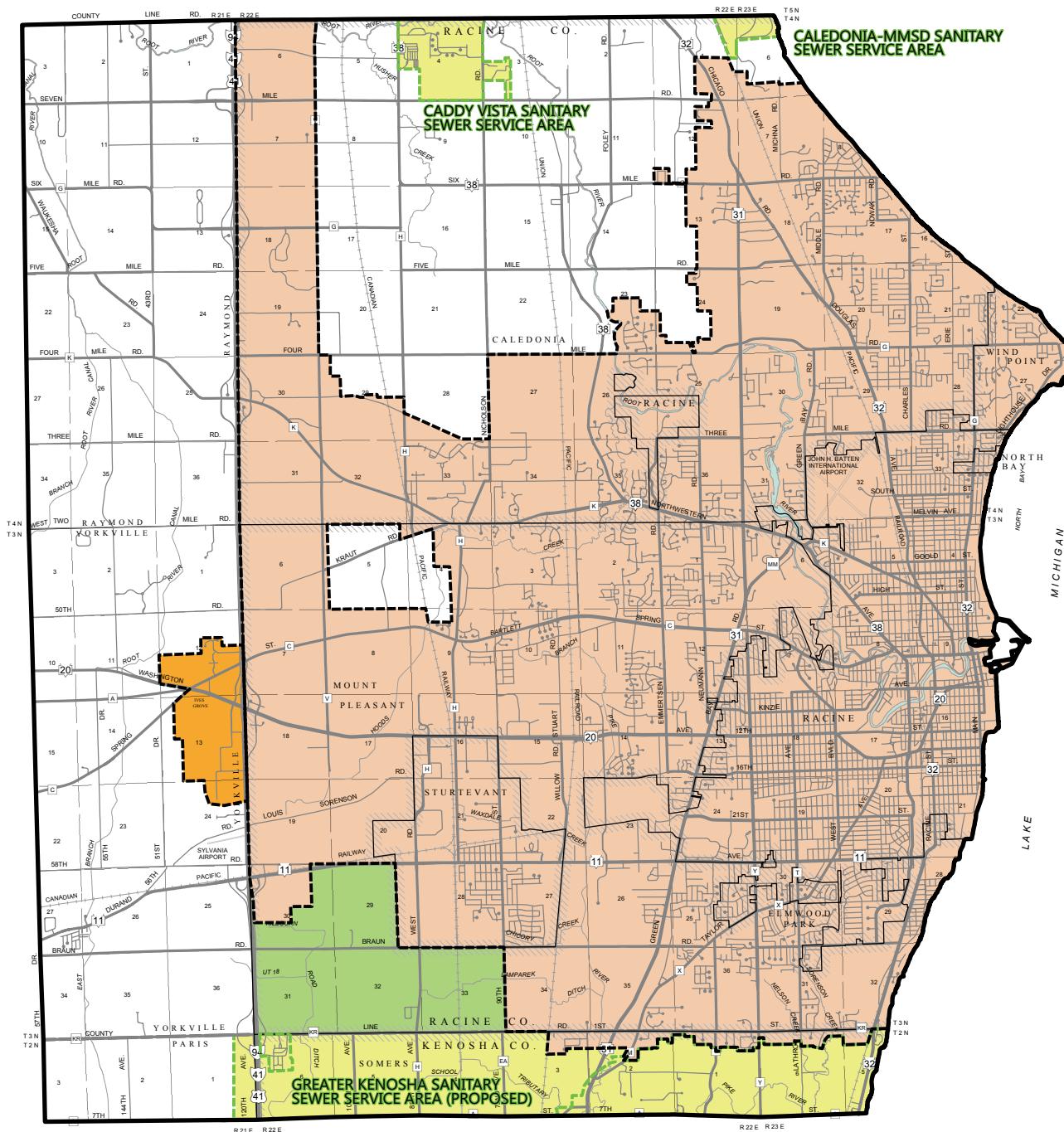
WATER QUALITY IMPACTS

Under the adopted regional water quality management plan and the City of Racine and environs sanitary sewer service area plan, it is envisioned that all new urban development within the planned urban service area would receive sanitary sewer service. Assuming that all applicable Federal, State, and local permits are obtained and that proper site development and construction practices are employed, there should be no significant adverse water quality impacts attributable to the development of the planned sanitary sewer service area.

SEWAGE TREATMENT PLANT CAPACITY ANALYSIS

The current (2017) average annual flow to the Racine Wastewater Utility wastewater treatment plant is approximately 21.4 million gallons per day (mgd). Development of the area proposed to be added to the Racine and

Map 1
PROPOSED AMENDMENTS TO THE CITY OF RACINE AND ENVIRONS
PLANNED SANITARY SEWER SERVICE AREA

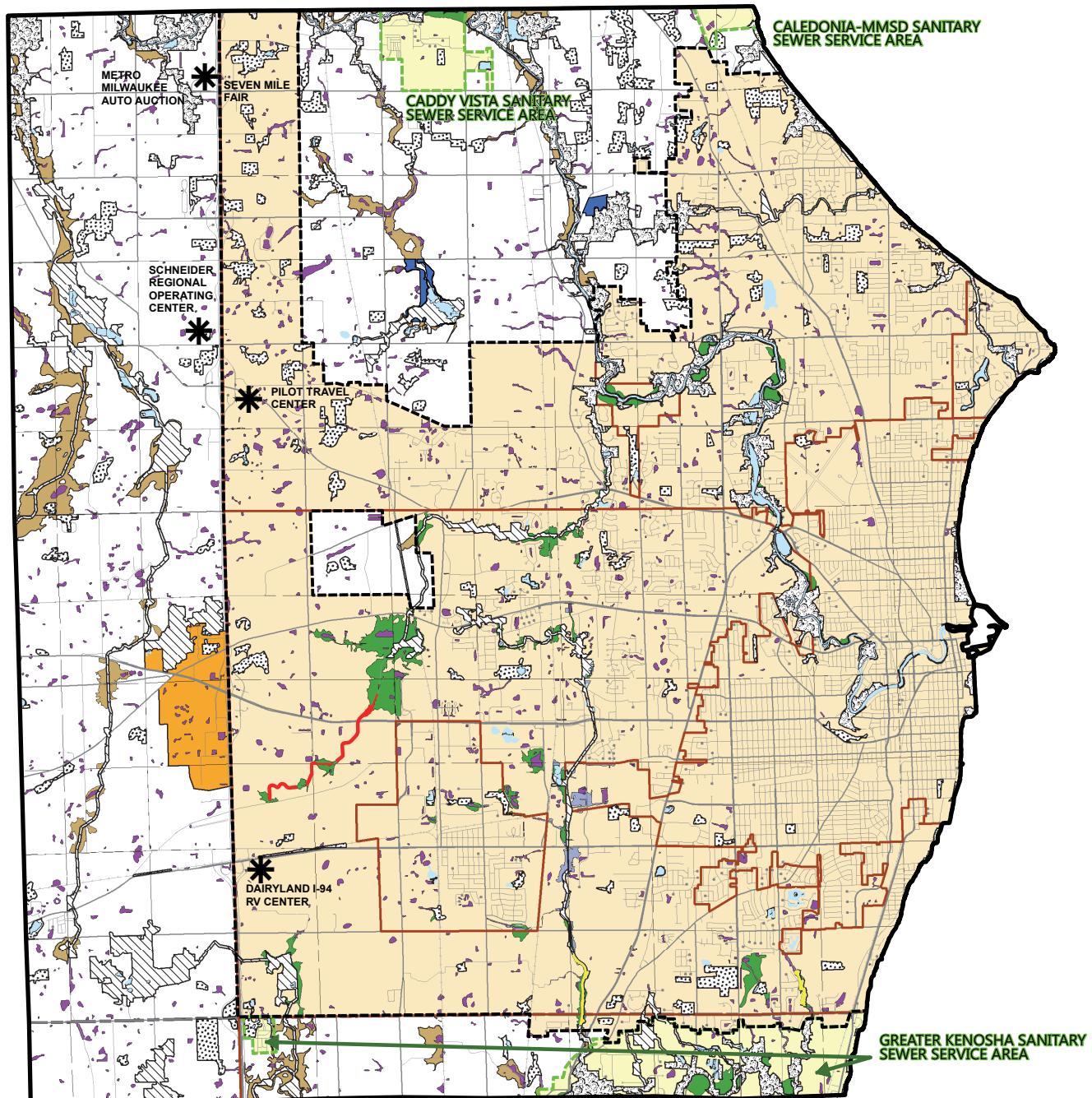


- CURRENTLY ADOPTED PLANNED SANITARY SEWER SERVICE AREA
- ADDITIONS PROPOSED BY THE VILLAGE OF MOUNT PLEASANT
- CURRENTLY ADOPTED TOWN OF YORKVILLE SANITARY SEWER SERVICE AREA
- OTHER SANITARY SEWER SERVICE AREAS

0 0.5 1 2 Miles

Source: SEWRPC

Map 2
**ANTICIPATED CHANGES TO THE ENVIRONMENTALLY SIGNIFICANT LANDS
IN THE CITY OF RACINE AND ENVIRONS STUDY AREA**



- | | |
|--|--|
| | PRIMARY ENVIRONMENTAL CORRIDOR |
| | SECONDARY ENVIRONMENTAL CORRIDOR |
| | ISOLATED NATURAL RESOURCE AREA |
| | WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS |
| | UNDEVELOPED FLOODPLAINS WITHIN PLANNED SANITARY SERVICE AREAS TO BE ADDED TO ADJACENT ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS |
| | UNDEVELOPED FLOODPLAINS LOCATED OUTSIDE THE PLANNED SANITARY SEWER SERVICE AREAS THAT WOULD BE ADDED TO ADJACENT ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS SHOULD THE SEWER SERVICE AREA BE EXPANDED |
| | AREAS TO BE ADDED TO ADJACENT ENVIRONMENTAL CORRIDOR IN ACCORDANCE WITH THE RACINE COUNTY PARK AND OPEN SPACE PLAN |
| | OTHER AREAS TO BE ADDED TO SECONDARY ENVIRONMENTAL CORRIDOR |
| | EXISTING SECONDARY ENVIRONMENTAL CORRIDOR OR ISOLATED NATURAL RESOURCE AREA TO BE RECLASSIFIED AS PRIMARY ENVIRONMENTAL CORRIDOR |
| | LANDS ALONG THE PIKE RIVER WHICH ARE ANTICIPATED TO BE REMOVED FROM THE FLOODPLAIN WHEN PLANNED CHANNEL RESTORATION AND OTHER IMPROVEMENTS AND FLOODWATER DETENTION FACILITIES ARE COMPLETED |
| | PLANNED SANITARY SEWER SERVICE AREA BOUNDARY |
| | LOCATIONS WITH HOLDING TANK WASTES ACCEPTED BY THE CITY OF RACINE SEWAGE TREATMENT FACILITY (ALSO INCLUDES NORTH CAPE ELEMENTARY SCHOOL IN THE TOWN OF RAYMOND - NOT SHOWN) |
| | CURRENTLY ADOPTED TOWN OF YORKVILLE SANITARY SEWER SERVICE AREA |

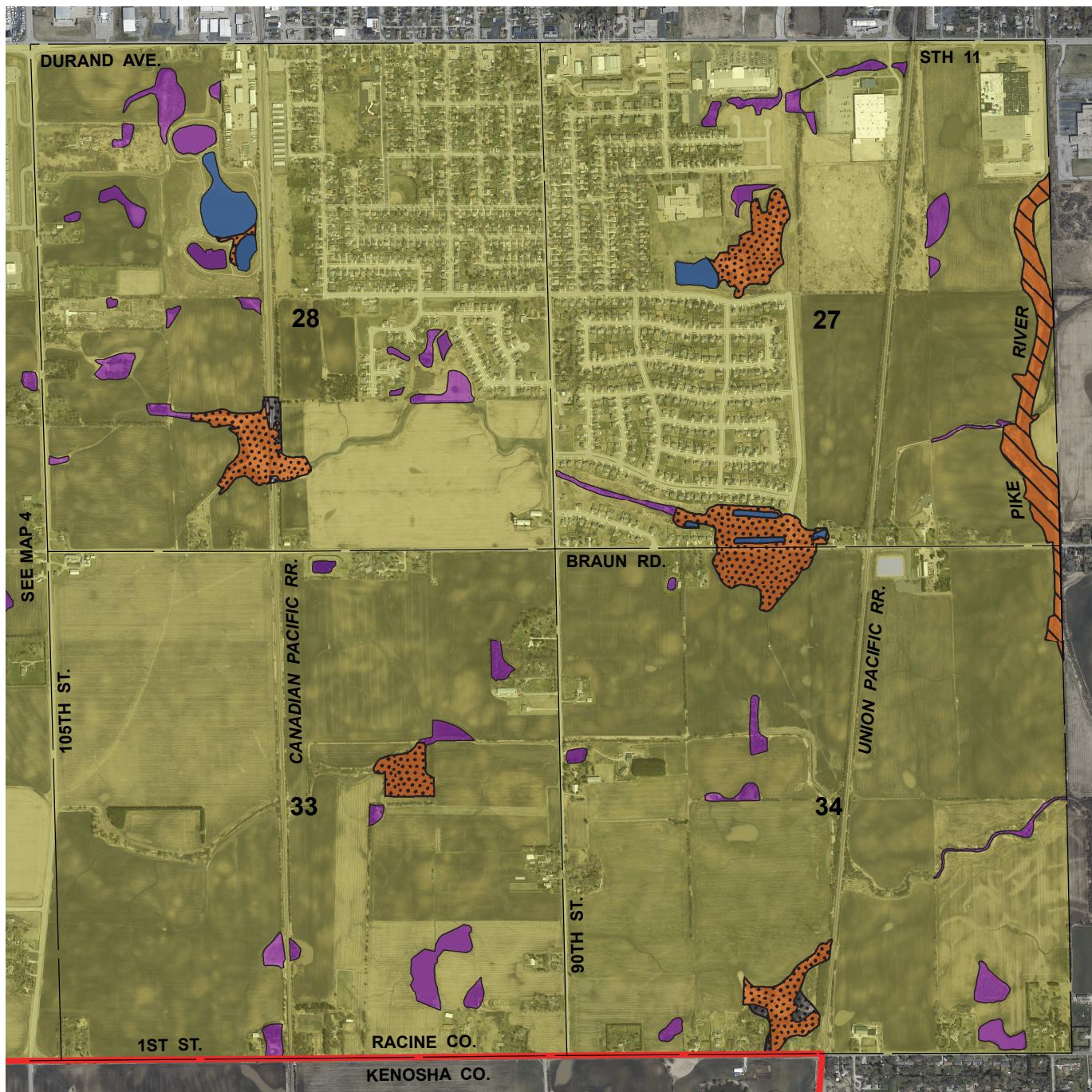
Source: SEWRPC

0 0.5 1 2 Miles

Map 3

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF RACINE AND ENVIRONS

**U.S. Public Land Survey Sections 27, 28, 33, and 34
Township 3 North, Range 22 East**



SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

GROSS SANITARY SEWER SERVICE AREA BOUNDARY

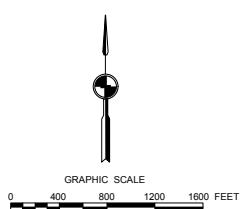
PLANNED SANITARY SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODPLAINS, SHORELANDS, AND STEEP SLOPES; THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.

Photography Date: April 2015

NOTE: See Map 1 for Area to be Added to the Planned Sanitary Sewer Service Area

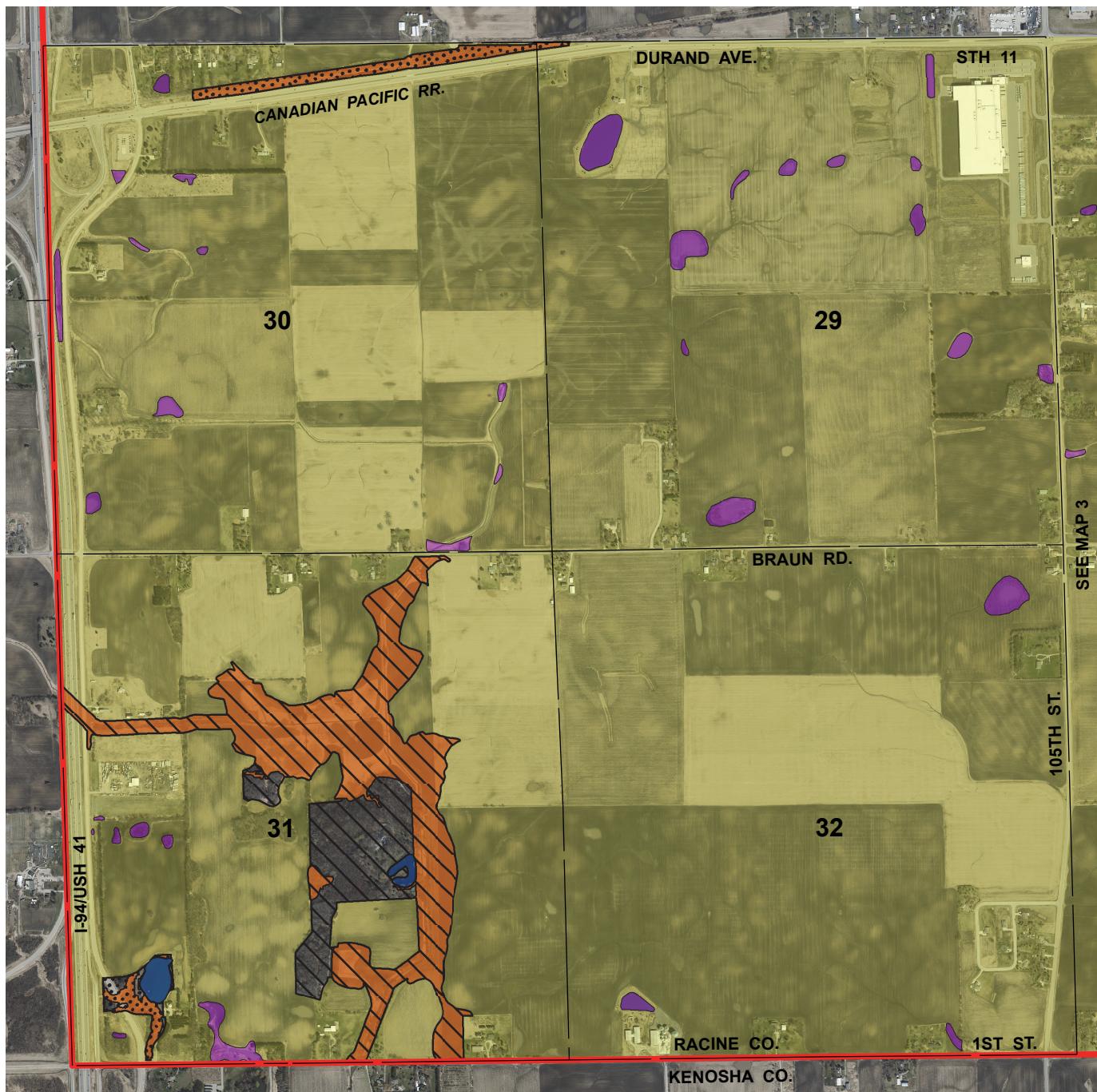


Source: SEWRPC.

Map 4

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE CITY OF RACINE AND ENVIRONS

**U.S. Public Land Survey Sections 29, 30, 31, and 32
Township 3 North, Range 22 East**



SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

GROSS SANITARY SEWER SERVICE AREA BOUNDARY

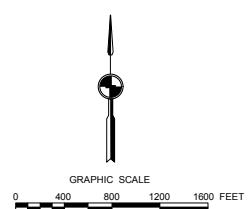
PLANNED SANITARY SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODPLAINS, SHORELANDS, AND STEEP SLOPES; THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.

Photography Date: April 2015

NOTE: See Map 1 for Area to be Added to the Planned Sanitary Sewer Service Area



Source: SEWRPC.

environs sewer service area is anticipated to generate an average annual sewage flow of 6.2 mgd. Thus, the total average annual flow, including the flow from development of the proposed sewer service area addition, would be 27.6 mgd. The current average annual plant capacity is 35.5 mgd.

A June 2007 amendment to the Racine and environs sanitary sewer service area added lands in the Villages of Caledonia and Mount Pleasant to the service area. If the vacant developable lands within the Racine and environs sewer service area as of 2007, including the lands added under that 2007 amendment, were fully developed in accordance with local plans, average annual flows to the City of Racine wastewater treatment facility would be expected to increase by approximately 13 to 19 mgd, with the total flows being somewhat dependent upon the wastewater flows generated by new commercial and industrial development.

As indicated above, the additional wastewater flow from development of the currently proposed addition to the sewer service area alone would not increase the flow to the wastewater treatment plant beyond its current capacity. However, combining that flow with the addition over time of flows from development of other parts of the service area could result in a total flow to the plant of 40.6 to 46.6 mgd, which would exceed the current plant capacity. Therefore, the Racine Wastewater Commission has initiated facility planning to address the need to add treatment capacity.

Sanitary sewer system costs attendant to the sewer service area expansion will be allocated to the participating communities as outlined in the *Racine Area Intergovernmental Sanitary Sewer Service, Revenue Sharing, Cooperation and Settlement Agreement* dated April 25, 2002 and last amended on January 13, 2010 (2002 Agreement).

PUBLIC REACTION TO THE PLAN AMENDMENT

A public hearing was held on February 27, 2018, at the Racine City Hall Annex to receive public comment on, and reaction to, the proposed sewer service area amendment. The hearing was sponsored by the Racine Wastewater Utility and the Regional Planning Commission. While no objections to the proposed amendment were expressed by the public at the hearing, members of the Board of Water Commissioners raised concerns related to the approval of the amendment prior to consideration of the Lake Michigan water diversion application by the Wisconsin Department of Natural Resources and the perceived uncertainty of the amount of wastewater attributable to the area being added to the sewer service area.

LOCAL ACTION ON THE PLAN AMENDMENT

The Board of Wastewater Commissioners of the Racine Wastewater Utility approved the sewer service area amendment on February 27, 2018, following the public hearing. The resolution adopting the amendment recognizes that the Village of Mount Pleasant must secure sufficient treatment plant capacity to accommodate future development in the Village.

REGIONAL HOUSING PLAN: JOB/HOUSING BALANCE

Appendix A provides job/housing balance information for the Village of Mount Pleasant and the City of Racine developed under the SEWRPC regional housing plan. The inclusion of information from the regional housing plan in sewer service area amendment reports is based upon a regional housing plan recommendation (one of 50 recommendations made under the plan) that 1) SEWRPC provide the findings of the approximate job/housing balance analysis conducted under the regional housing plan to communities requesting an amendment of their sanitary sewer service area and 2) for those communities with a job/housing imbalance, that recommendations be provided to the community for their future consideration in addressing that imbalance. However, it is important to note that job/housing balance is not intended to be a requirement to be met by any individual sewer service area amendment.

CONCLUDING RECOMMENDATION

The Regional Planning Commission's evaluation of proposed sanitary sewer service area amendments includes a consideration of whether the amendment is consistent with the land use component of the regional land use and transportation plan, the regional water quality management plan, and the provisions of the *Wisconsin Administrative Code* governing water quality management plans, and whether established procedures for amending sewer service areas have been followed.

- **Consistency with the Land Use Component of VISION 2050: The Regional Land Use and Transportation Plan**

VISION 2050 recommends that, in addition to the infilling and redevelopment of existing urban centers, new urban development within the Region be accommodated through the orderly expansion of existing urban centers in locations which can be readily served by basic urban facilities, including sanitary sewer service, with the overall amount of new urban development consistent with projected growth in population and the economic base. VISION 2050 further recommends the preservation of primary environmental corridors and that consideration be given to the preservation of secondary environmental corridors and isolated natural resource areas. The proposed sewer service area amendment is consistent with these recommendations of VISION 2050.

- **Consistency with the Regional Water Quality Management Plan**

The regional water quality management plan recommends that new urban development within the Region be provided with centralized sanitary sewer service. The plan designates a wastewater treatment plant to serve each of the urban centers within the Region that are identified in VISION 2050. In the case at hand, the regional plan recommends that wastewater from the City of Racine and Environs urban service area be conveyed to, and treated at, the City of Racine wastewater treatment plant. The proposed sewer service area amendment is consistent with these recommendations of the regional water quality management plan.

- **Consistency with Chapter NR 121 of the Wisconsin Administrative Code**

Chapter NR 121 of the *Wisconsin Administrative Code* governs the preparation of areawide water quality management plans, including the component sewer service area plans. The code requires that sewer service areas be determined in a way that promotes cost-effective and environmentally sound wastewater collection and treatment and that is consistent with 20-year population projections. Under the code, sewer service area plans must identify lands that are to be excluded from sewer service because of physical or environmental constraints or potential adverse water quality impacts. The proposed sewer service area amendment is consistent with these provisions of the *Wisconsin Administrative Code*.

- **Consistency with Procedural Requirements**

As carried out by the Regional Planning Commission, the sewer service area amendment process must begin with a request to the Commission from the appropriate local unit of government or government agency to process the amendment. A public hearing must be held on the proposed amendment; the hearing is jointly sponsored by the Regional Planning Commission and the requesting agency or unit of government. Subsequent to the public hearing, the requesting agency or unit of government must act to approve the amendment as presented at the hearing, approve a modified amendment, or deny the amendment. Only after approval by the requesting agency or unit of government will the proposed amendment be considered for adoption by the Regional Planning Commission as an amendment to the areawide water quality management plan. All of the Commission's procedural requirements have been met for this amendment.

Given all of the foregoing, it is recommended that the Southeastern Wisconsin Regional Planning Commission formally amend the City of Racine and Environs sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 147, as amended, in the manner shown on Map 1. It is also recommended that the Wisconsin Department of Natural Resources approve this sewer service area plan amendment and transmit the plan amendment to the U.S. Environmental Protection Agency for certification.

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APPENDIX

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Appendix A

REGIONAL HOUSING PLAN: JOB/HOUSING BALANCE ANALYSIS

On March 13, 2013, the Regional Planning Commission adopted a regional housing plan for the seven-county Southeastern Wisconsin Region. That plan is documented in SEWRPC Planning Report No. 54, *A Regional Housing Plan for Southeastern Wisconsin*, dated March 2013. The plan addresses a range of housing issues and concerns, including the balance between jobs and housing throughout the Region. The plan includes a generalized analysis of the “job/housing balance” for subareas of the Region. The regional housing plan recommends that the findings of the job-housing analysis be provided to communities seeking to amend their sanitary sewer service areas, with the intent to inform communities of any job/housing imbalance, and to encourage them to consider addressing the imbalance when they review and update their community comprehensive plan and zoning ordinance. Accordingly, the findings of that analysis are summarized in this appendix.

The job/housing analysis conducted under the regional housing study examined the relationship between jobs and housing that would exist in areas planned by local governments to be served by a public sanitary system, assuming implementation of adopted long-range comprehensive plans for those areas. For each sewered community, the analysis compared the projected relative shares of lower-cost, moderate-cost, and higher-cost housing¹ with the projected relative shares of lower-wage, moderate-wage, and higher-wage jobs,² respectively. Job/housing imbalances identified under this analysis are indicated on Map A-1. A “lower-cost” job/housing imbalance indicates a community projected to have a higher percentage of lower-wage jobs than lower-cost housing. A “moderate-cost” job/housing imbalance indicates a community projected to have a higher percentage of moderate-wage jobs than moderate-cost housing.

Map A-1 shows the City of Racine is projected to have no shortage of affordable housing compared to job wages. However, Map 1 also shows that the Village of Mount Pleasant is projected to have a shortage of lower and moderate cost housing compared to job wages. The regional housing plan would encourage the City and Village to consider conducting a more detailed job/housing analysis specific to their community, with the community-level analysis considering community-specific wage data and housing price data. The community-specific analysis could also consider the effect of multiple workers in a household, which was not incorporated in the regional-level analysis.

The regional housing plan further recommends that communities which are demonstrated to have a job/housing imbalance following a community-specific analysis consider making changes to their comprehensive plan and zoning ordinance, as appropriate, to enable the provision of housing suitable for the people holding jobs in their community. Actions to address a moderate-cost job/housing imbalance could include modifying the comprehensive plan to permit some single-family residences on smaller lots (1/4 acre or less) and of modest square footage (1,200 square feet). Actions to address a lower-cost job/housing imbalance could include modifying the comprehensive plan to permit some modest multi-family housing (density of about 10 housing units per acre and 800 to 850 square feet per two bedroom apartment).

Additional information about the housing plan and the job/housing balance analysis is available on the SEWRPC website (www.sewrpc.org/sewrpc/housing.htm) or by contacting the SEWRPC staff.

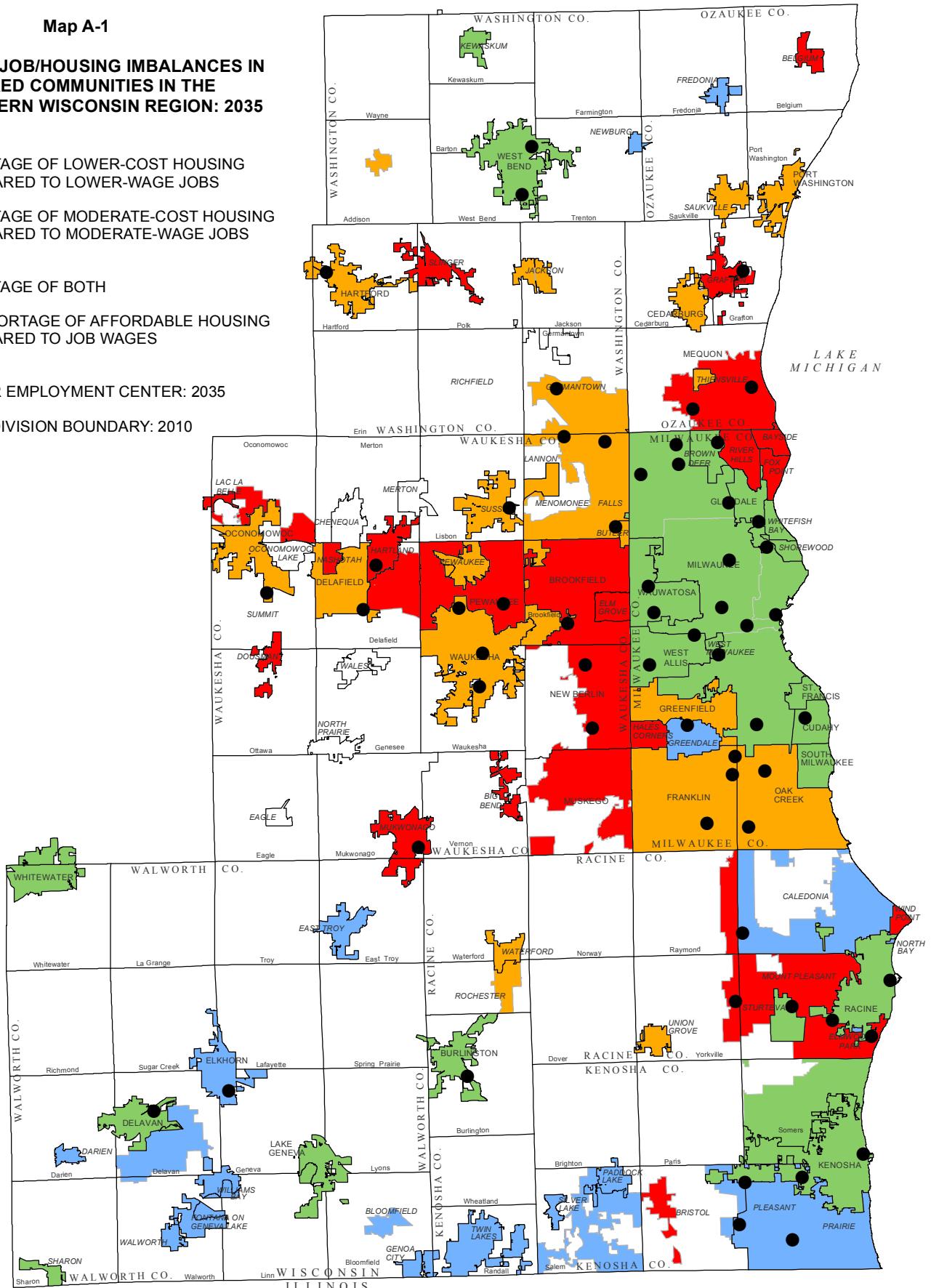
¹ For purposes of the analysis, lower-cost housing generally includes multi-family dwellings and single- and two-family dwellings at densities of 6,000 square feet or less per dwelling unit; moderate-cost housing includes single- and two-family dwellings at densities of one dwelling per 6,000 to 20,000 square feet for homes constructed prior to 2000 and at densities of one dwelling per 6,000 to 10,000 square feet for housing constructed after 2000; and higher-cost housing includes the balance of the housing stock.

² For purposes of the analysis, lower-wage jobs include those with an average annual wage that is 80 percent or less than the average annual wage for all jobs in the county; moderate-wage jobs include those with an average annual wage between 80 percent and 135 percent of average annual wage for all jobs in the county; and higher-wage jobs include those with an average annual wage that is 135 percent or more of the annual average wage for all jobs in the county.

Map A-1

PROJECTED JOB/HOUSING IMBALANCES IN SEWERED COMMUNITIES IN THE SOUTHEASTERN WISCONSIN REGION: 2035

- SHORTAGE OF LOWER-COST HOUSING COMPARED TO LOWER-WAGE JOBS
 - SHORTAGE OF MODERATE-COST HOUSING COMPARED TO MODERATE-WAGE JOBS
 - SHORTAGE OF BOTH
 - NO SHORTAGE OF AFFORDABLE HOUSING COMPARED TO JOB WAGES
 - MAJOR EMPLOYMENT CENTER: 2035
 - CIVIL DIVISION BOUNDARY: 2010



Source: Local Government Comprehensive Plans and SEWRPC.