

VILLAGE OF SOMERS HOUSING AFFORDABILITY REPORT: 2021

**KENOSHA COUNTY
WISCONSIN**

Chapter 1

INTRODUCTION

1.1 PURPOSE OF THE REPORT

In 2018, the Wisconsin Legislature enacted legislation that requires cities and villages with populations of 10,000 people or more to prepare a housing affordability report. Per Section 66.10013 of the *Wisconsin Statutes*, the report needs to include data regarding development activity in the municipality and an analysis of how the municipality's land use regulations impact the cost of housing. The report needs to be posted on the municipality's website and updated annually no later than January 31. The Village of Somers, with a population nearing 10,000, has elected to prepare, post, and update a report per the *Statute*.

The housing affordability report relates to the implementation of the housing element of a municipality's comprehensive plan. Wisconsin's comprehensive planning law, set forth in Section 66.1001 of *Wisconsin Statutes*, requires cities, villages, towns, and counties that engage in land use regulation to adopt a comprehensive plan with nine elements, including a housing element. The comprehensive planning law requires the housing element to include a compilation of goals, objectives, policies, and programs intended to provide an adequate housing supply that meets the community's existing and forecast housing demand. This includes policies and programs that promote the development of a range of housing choices for people of all income levels, age groups, and needs. The comprehensive planning law also requires the housing element to include a wide range of data regarding the community's housing stock. The Village has a 10-year update to the comprehensive plan, with an emphasis on updating the housing element.

As part of assessing housing element implementation, Section 66.10013 of the *Statutes* requires the affordability report to include the following data:

- The number of subdivision plats, certified survey maps (CSM), condominium plats, and building permit applications approved in the prior year.
- The total number of new residential dwellings units proposed in all subdivision plats, CSMs, condominium plats, and building permit applications approved in the prior year.
- A list and map of undeveloped parcels that are zoned for residential development.
- A list of all undeveloped parcels that are suitable for, but not zoned for, residential development, including vacant sites and sites that have the potential for redevelopment. A description of the zoning requirements and availability of public facilities and services for each property needs to be included.

The *Statute* also requires the affordability report to include an analysis of the Village's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis needs to assess the financial impact the regulations have on the cost of developing a new residential subdivision. The analysis also needs to identify ways the Village can modify its construction and development regulations, lot sizes, approval processes, and related fees to meet existing and forecast housing demand and reduce the time and cost necessary to approve and develop a new subdivision by 20 percent.

The Village of Somers has requested the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to assist with the analyses required by the *Statute*. Regional housing plan¹ recommendations were used as the basis of the required analyses, where applicable. In addition to the analyses required by the *Statute*, SEWRPC staff also conducted an analysis of the Village's residential development regulations as they relate to the development of multifamily housing. Regional housing plan recommendations were also used as the basis for the multifamily housing analysis. In addition, SEWRPC provided existing housing stock and demographic data, household and employment forecasts, and analyses from the regional housing plan (such as the regional job/housing balance analysis) to assist with determining existing and forecast housing demand.

1.2 COMMUNITY OVERVIEW

A portion of the Town of Somers was incorporated as a Village in April 2015. By the end of 2015, most of the remaining Town was annexed by the Village, creating the current municipal boundary. The 2020 census reports a population of 8,402 people and 3,492 occupied housing units in the Village.

The Village of Somers is located in Kenosha County between Interstate Highway 94 and Lake Michigan, just north of the City of Kenosha and south of Racine County. Several colleges and universities are located in and around the Village, including University of Wisconsin-Parkside, Carthage College, and Gateway Technical College, offering a range of career opportunities for potential area workers.

Somers offers opportunities for business growth because of its midpoint location between Milwaukee and Chicago and its convenient access for transporting goods and services to a broad base of clientele via highway, rail, and air. Proximity to the Metra rail station in Kenosha and the Amtrak Hiawatha line station in Sturtevant provides passenger transit for commuters to Chicago and northern Illinois.

A major economic activity center projected for the Village in VISION 2050, the regional land use and transportation plan,² includes the projected Foxconn development in Racine County and extends into the Village of Somers. This future major economic activity center is envisioned to include more than 3,500 industrial jobs, some of which would be located in the Village. Although not yet projected to reach the employment level of a major economic activity center, additional industrial and commercial development is occurring in the Village. First Park 94 industrial park is about 300 acres in size with land available for new buildings along Interstate Highway 94 and State Highway 142. A proposal to divert Lake Michigan water west of the subcontinental divide, to provide water and sewer service to the western border of the Village, would open about 1,700 acres of land along I-94 for potential industrial and commercial development. Job-generating development will attract new residents, which will in turn increase the demand for housing.

¹ *The regional housing plan is documented in SEWRPC Planning Report No. 54, A Regional Housing Plan for Southeastern Wisconsin: 2035, March 2013.*

² *VISION 2050 is documented in SEWRPC Planning Report No. 55, A Regional Land Use and Transportation Plan for Southeastern Wisconsin, July 2016; and Second Edition, June 2020.*

Chapter 2

EXISTING CONDITIONS

Note: Map and tables are presented at the end of the Chapter.

2.1 INTRODUCTION

Information regarding existing conditions with respect to land use, housing stock, and the demographic and economic base is essential to determining the existing and forecast demand for housing in the Village of Somers. This chapter presents a summary of existing land use data developed by SEWRPC and demographic and economic data compiled from the U.S. Census.

2.2 EXISTING LAND USE INVENTORY

The land use inventory is one of the regional inventories completed by SEWRPC to monitor urban growth and development in the Region. The inventory places all land and water areas of the Region into one of 65 discrete categories, providing a basis for analyzing specific land uses at the regional and community levels. The most recent regional inventory carried out was based on aerial photography taken in spring of 2015. Existing land use for the Village of Somers is shown on Map 2.1 and presented in Table 2.1.

Developed Land

The Village of Somers encompasses an area of over 25 square miles. Less than a quarter of the land has been developed with urban land uses such as residential, commercial, and governmental and institutional development, and the transportation and utility land uses that serve this development.

Residential land uses encompass most of the developed land in Somers at 11 percent of the Village. Most of the residential land consists of single-family homes, although there is some two-family and multifamily development in the Village. The multifamily development is found at various locations throughout the Village. Commercial and industrial land each account for less than 1 percent of the Village total, while governmental and institutional land accounts for just over 1 percent. About 3 percent of the total Village land is in recreational uses. The largest concentration of commercial development is located along State Highway 31 (Green Bay Road) on the south side of the Village.

Undeveloped Land

Over 75 percent of the land in Somers is undeveloped, including about 10 percent in natural resources areas (wetlands, woodlands, and surface water). About 58 percent of the Village is in agricultural land, and there are over 1,300 acres, or about 8 percent of the total Village, in other unused and open land. As the entire Village is within the planned sewer service area, these open lands are potentially suitable for residential or other urban development.

2.3 INVENTORY OF EXISTING HOUSING STOCK

The characteristics of the Village's existing housing stock have been inventoried to help determine the number and type of housing units that will best suit the current and future needs of Somers' residents per the requirements of Section 66.10013 of the *Wisconsin Statutes*. The inventory was compiled using 2015-

2019 American Community Survey (ACS)¹ data from the U.S. Census Bureau. Data presented in this report for Kenosha County, the Southeastern Wisconsin Region,² and Wisconsin allow for comparisons to other geographic areas. The inventory includes:

- Total housing units by tenure
- Vacancy rate by tenure
- Value of owner-occupied housing units
- Monthly housing costs by tenure
- Structure type
- Number of bedrooms
- Year built
- Subsidized housing units

Total Housing Units

The number and tenure (owner- and renter-occupied) of existing housing units is a necessary baseline inventory item in determining existing housing demand and forecasting the future housing demand in the Village. According to the ACS data, there are a total of 3,299 housing units in the Village. About 67 percent of the units are owner-occupied and about 26 percent are renter-occupied. The other 7 percent are vacant. As shown in Table 2.2, Somers has a higher owner-occupancy rate, and a correspondingly lower renter-occupancy rate, than Kenosha County, the Region, or the State.

Vacancy

Another key housing supply inventory item is the vacancy rate of owner- and renter-occupied housing units. Some vacancies are necessary for a healthy housing market. The standard historically used by the U.S. Department of Housing and Urban Development (HUD) recommends that an area have a minimum overall vacancy rate of 3 percent to ensure adequate housing choices, and further recommends that an area have a homeowner housing unit vacancy rate of between 1 and 2 percent and a rental housing unit vacancy rate of between 4 and 6 percent.

Homeowner and rental vacancy rates for Somers, Kenosha County, the Region, and the State are presented in Table 2.3. As noted in the previous section, the overall vacancy rate in the Village is 7 percent, which is slightly higher than the HUD standard. However, about half of the vacant housing units in the Village are reported to be seasonal or other vacant units, with the remaining units reported as for sale or for rent. The homeowner vacancy rate for the Village (1.6 percent), as well as the County, Region and State are in line with the range recommended by HUD. The rental vacancy rate in the Village of 3.3 percent is lower than the HUD standard, while the rental vacancy rates of in the County, Region, and State

¹ The ACS is intended to be a nationwide, continuous survey designed to provide communities with a broad range of timely demographic, housing, social, and economic data not available in the decennial census; however, the data may have a relatively large margin of error due to limited sample size. Data presented for the Village were collected between 2015 and 2019 and include all respondents within the 2019 Village boundary.

² The southeastern Wisconsin Region includes Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha Counties.

meet the HUD standard. The low rental vacancy rate may be an indicator of demand for multifamily housing in the Village.

Value of Owner-Occupied Housing Units

The value of owner-occupied housing units for the Village, County, Region, and State are presented in Table 2.4. The median value of owner-occupied housing units in Somers is \$205,100 according to the ACS data, which is about the same as in the Region and higher than the median values in Kenosha County and Wisconsin. About one-quarter of total owner-occupied homes in the Village are valued below \$150,000—a lower percentage than in the County, Region, and State—although there are still nearly 600 houses valued in this range, which may provide options for some moderate income households to purchase a home in the Village.

Monthly Housing Costs by Tenure

Monthly housing costs for owner-occupied and rental housing units were inventoried as another indicator of whether there is an adequate supply of housing that may be affordable to a wide range of households in the Village. Tables 2.5 through 2.7 present information regarding monthly housing costs for homeowners with a mortgage, homeowners without a mortgage, and renters for the Village, County, Region, and State. The median monthly costs for homeowners with a mortgage (\$1,619) and renters (\$972) in the Village are both somewhat higher than in the County, with monthly homeowner costs exceeding the County by about \$95, and monthly rental costs about \$50 higher than the County. The median monthly costs for homeowners with a mortgage and for renters in Somers also exceed those in the Region and State.

Although the median costs are relatively high, about 43 percent of homeowners with a mortgage in the Village pay below \$1,500 a month for housing and a 54 percent of renters pay below \$1,000 a month for housing. The range of housing costs for homeowners and renters could be an indicator of current adequate workforce housing in the Village. The job/housing balance prepared by SEWRPC for the regional housing plan projects a balance of lower-cost housing compared to lower-wage jobs, and moderate-cost housing compared to moderate-wage jobs, although the potential for new industrial and commercial development in the Village may create additional housing demand. The job/housing balance will be discussed in more detail in Chapter 3 of this report.

Structure Type

Structure type, or residential building type, is one of the most important considerations in providing market-rate housing that may be more affordable to a wider range of households. The most affordable market-rate housing tends to be multifamily housing, such as apartment buildings, while single-family homes tend to be less affordable. Table 2.8 presents the number of units by structure type in the Village, County, Region, and State. About 77 percent of the housing units in the Village are single-family homes (including mobile homes and attached single-family homes),³ 4 percent are in two-family units, and about 19 percent are in multifamily buildings.

Somers has about the same percentage of multifamily units as the County and State and a slightly lower percentage than the Region (25 percent). Although rental costs in the Village are higher than in the County, Region, and State, they are substantially lower than costs for homeowners with a mortgage. This makes multifamily buildings—which are more likely to be rental units than single-family homes—an important source of housing for those working in the Village.

³ *Single-family attached structures include duplexes, row houses, and houses attached to nonresidential structures where the dividing or common wall goes from ground to roof with no units located above or below, and each unit has its own utilities.*

Number of Bedrooms

The number of bedrooms in a housing unit is an important consideration in providing housing that is best suited for the Village's current and future housing needs. Table 2.9 presents housing units by the number of bedrooms for the Village, County, Region, and State. Most of the housing units in the Village (42 percent) have three bedrooms, and 31 percent have two bedrooms. These housing units could provide housing choices for households with children. Only 9 percent of the housing units in the Village have fewer than two bedrooms, which is the same as in the County, and a lower percentage than in the Region (13 percent) or State (12 percent). A limited supply of one-bedroom housing units in the Village could limit the housing choices for aging households and households without children.

Year Built

The age of the housing stock provides some insight into the character and condition of the existing units in the Village. It can be assumed that more housing units may need to be rehabilitated or replaced as the overall housing stock of the Village ages. Housing construction in Somers has averaged about 400 units per decade, with significant development in the 1970s, 1990s and 2000s. This indicates that the Village's housing stock should generally be in good condition for some time.

Subsidized Housing

Somers has higher housing costs than Kenosha County and the Region. In addition, the major economic activity center identified in VISION 2050, a portion of which is in the Village of Somers, along with other projected commercial and industrial development, may spur the need for additional workforce housing. As a result, ensuring an adequate amount of workforce housing is a key consideration in meeting existing and forecast housing demand in the Village.

The Low Income Housing Tax Credit (LIHTC) Program has become the primary source of government assistance for new subsidized housing units. The LIHTC Program is an indirect subsidy that is used to provide an incentive for developers to construct or rehabilitate affordable rental housing for low- and moderate-income households. LIHTC developments typically reserve a number of units for households with incomes of about 60 percent of the County median income. Currently, there are no LIHTC developments in Somers. The Parkview Commons development is proposed to include 96 low-income housing units; however, most of the housing units will be reserved for elderly housing, which are less likely to include individuals in the labor force than family households. Although LIHTC developments are currently not an existing source of workforce housing in the Village, the program could be an important source of affordable workforce housing in the future.

The U.S. Department of Housing and Urban Development (HUD) Section 8 Housing Choice Voucher Program is a major source of government assistance for very low-income households; however, there is typically a much greater demand for vouchers than supply.

2.4 DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS

This section includes information regarding the population, household, and economic characteristics of the Village of Somers, which, along with the existing housing stock data presented in Section 2.3, are crucial for discussing housing demand. Like the existing housing stock data, the population, household, and economic information was compiled using the 2015-2019 ACS. The information includes:

- Total population
- Age distribution
- Race/ethnicity composition

- Household size
- Household type
- Group quartered population
- Employment status
- Occupation
- Household income
- Poverty status
- Housing cost burden
- Affordability based on county median income

Demographic Characteristics

Understanding the demographic characteristics of the Village's population such as age, household size, and household type is important in determining the types of housing that will best suit the Village's current and future residents.

Total Population

The Village of Somers was incorporated from a portion of the Town of Somers in 2015. Table 2.10 presents historical data regarding the Town and Village's population since 1900. As the Town of Somers, most of its growth occurred in the 1940s and 1950s, followed by fluctuating growth. The combined Town and Village population decreased by about 2 percent compared to the Town in 2010; however, there is significant potential for future population growth in the Village, as discussed further in Chapter 3. Kenosha County has consistently experienced population growth, ranging from less than 1 percent to over 50 percent growth per decade. The Region and State have been experiencing modest population growth since 1970, with the State growing at a faster pace than the Region.

Age Distribution

The age distribution of the Village's population has important implications on housing. Table 2.11 presents the current age distribution of the Village's population. About 15 percent of the Village's population is age 65 and above, which is on par with Kenosha County (14 percent), the Region (15 percent), and the State (16 percent).

Smaller single-family homes on smaller lots may be better suited for the Village's aging households than homes on large lots because they require less maintenance. In addition, multifamily housing may be beneficial for the older population in the Village as it requires less up-keep than single-family housing, the units are typically one level, and Federal and State fair housing laws require that most multifamily housing units built after the early 1990s include basic accessibility features for people with disabilities. This may be particularly beneficial for Village residents age 65 and over because the likelihood of having a mobility related disability increases as a person ages.

Race/Ethnicity Composition

Table 2.12 presents the racial and ethnic composition of Somers, Kenosha County, the Region, and the State. The non-Hispanic White population share of the Village's total population is about 83 percent and the

minority share of the Village's population is about 17 percent. Somers is similar to Wisconsin in racial and ethnic diversity, while the County and Region have a higher share of minority population than the Village.

Total Households

An understanding of household data is critical because households are the unit of consumption for housing units and relate directly to the demand for housing in the Village. A household includes all people who occupy a housing unit. A housing unit is defined by the U.S. Census Bureau as a house, apartment, mobile home, group of rooms, or single room occupied or intended for occupancy as separate living quarters. According to ACS data, currently there are 3,062 households in the Village.

Household Size

Table 2.13 presents information on average household size as well as number of people per household by tenure. The average household size in the Village is 2.52 people, which is slightly lower than Kenosha County, which has 2.58 people per household, and higher than the Region and State, which have 2.46 and 2.39 people per household, respectively. The average household size in Somers is significantly smaller for renter-occupied housing (2.3 people per household) than for owner-occupied housing (2.61 people per household). Following County, Region, and State trends, the average household size in the Village and former Town of Somers has been declining for decades. Since the incorporation of the Village, the average household size in the Village has decreased slightly (from 2.59 to 2.52 people per household) and remains higher than in the Town (2.38 people per household). Among homeowners, 64 percent of the households have only one or two people, indicating a possible demand for smaller houses with fewer bedrooms.

Household Type

Table 2.14 presents information on household type in Somers. About 66 percent of the households are family households (those households with at least one household member related to the head of household), which is similar to Kenosha County, the Region, and the State. While slightly lower than in the County, Region and State, 22 percent of households in the Village have children. Single-family housing units or rental units with multiple bedrooms may be best suited for those households with children, and one-bedroom apartments may be housing options for households without children.

Group Quartered Population

In addition to people living in traditional housing units, Somers has about 620 residents living in group quarters. Group quarters include such places as nursing homes and college dorms that provide services to their residents. Most of the Village residents in group quarters live in college dormitories at UW-Parkside.

Economic Characteristics

Similar to understanding the demographic characteristics of the Village's population, understanding the economic characteristics of the Village's population is necessary to determining the types of housing that will be best suited to the Village's current and future residents.

Employment Status

The employment status data available from the 2015-2019 ACS incorporates data from across that time period and may not necessarily reflect the current unemployment conditions in the Village, County, Region, and State, including recent historically low unemployment rates or the sharp rise in unemployment due to the COVID-19 pandemic. Taking this into account, the 2015-2019 ACS reports that the unemployment rate in Somers was 7 percent during that period, similar to Kenosha County and higher than the Region or State. About 34 percent of the Village's working age residents (16 years of age and older) are not participating in the labor force. This compares to about 32 percent of Kenosha County working age residents and about 34 percent of Region and State working age residents.

Occupation

Along with employment status, the occupational makeup of the Village's population is a determining factor in household income and the ability of Somers' residents to afford housing in the Village. A significant number of Village residents have occupations with moderate wages. As shown in Table 2.15, the sales and office; and production, transportation, and materials moving sectors—both of which have midrange wages—comprise about 40 percent of the Village workers. Overall, about 58 percent of Village workers work in midrange occupations, and about 27 percent work in the higher-wage occupations such as Management, Business, and Financial; and Healthcare Practitioner and Technician sectors. About 15 percent of workers are in lower-wage occupations such as Food Preparation and Serving and Personal Care and Service, for whom affordable housing may be a concern.

Household Income

Ultimately, the household incomes of those living in Somers should be considered when determining the demand for various types of housing in the Village. The number of households in the Village by income range are presented in Table 2.16. The median annual household income in Somers is \$67,600, higher than that of Kenosha County (\$63,700), the Region (\$62,800) and the State (\$61,700). While almost half of the Village's households have an annual income over \$75,000, it is important to understand how other households may benefit from more affordable housing as development decisions are made moving forward.

Table 2.16 shows that over 870 households, or 29 percent of households in the Village, have annual incomes below \$45,000. According to the results of a cost of housing development analysis completed for the regional housing plan (adopted by SEWRPC in 2013), households with incomes below \$45,000 could benefit from additional multifamily housing. Another 700 households in the Village have incomes between \$45,000 and \$75,000. The regional housing plan analysis found that households with incomes in this range could benefit from modest single-family homes on lots of 10,000 square feet or less. Village land use regulations allow for these types of development, and there are significant developable areas for single- and multifamily housing located in the Village.

Poverty Status

There are about 580 people experiencing poverty in the Village according to the ACS data. This represents about 8 percent of the Village's population, which is lower than the poverty rate in the County (about 12 percent), the Region (about 13 percent), and the State (about 11 percent). Individuals and families experiencing poverty would benefit from housing assistance; however, obstacles to assistance exist as identified under the Affordability Based on County Median Income discussion at the end of this section.

Housing Cost Burden

Table 2.17 presents ACS data regarding households with a high housing cost burden in the Village, County, Region, and State. A household is considered cost burdened when monthly housing costs exceed 30 percent of gross household income. Table 2.17 shows that the percentage of homeowners with a cost burden in the Village (about 21 percent) is about the same as in Kenosha County, the Region, and State. The percentage of renters with a cost burden in the Village (about 28 percent) is significantly lower than that of the County, Region, and State (over 40 percent). Renters are more likely to be cost burdened than homeowners, whether it is at the Village, County, Region, or State level.

Affordability Based on County Median Income

A number of Somers' low-income households may benefit from housing assistance programs. Low-income households are typically defined as households with incomes of 80 percent or less of area median income (AMI), and can be further defined as extremely low-income households (30 percent or less) or very low-income households (30 to 50 percent). When discussing eligibility for various housing assistance programs, AMI typically refers to the median income of the County where a community is located.

Using the Kenosha County median household income of about \$63,700 as the basis for AMI, there are about 500 households in Somers that have annual incomes of 50 percent or less of AMI (a common eligibility requirement for many housing assistance programs). The Section 8 Housing Choice Voucher Program is one the most common forms of assistance; however, there is typically a much greater demand for vouchers than supply. As a result, LIHTC development could be an important source of affordable housing for low-income households, although LIHTC units may not be affordable for extremely low- and very low-income households. While currently there are no LIHTC units available for families in the Village, future LIHTC development could help provide more affordable workforce housing.

2.5 CONCLUSIONS

This chapter presents baseline information regarding Somers' existing land use, housing stock, and demographic and economic base for use in determining existing and forecast housing demand in the Village as required by the Section 66.10013 of the *Wisconsin Statutes*. Key conclusions that can be drawn from the information follow.

Land Use

- Less than 25 percent of the Village of Somers has been developed in urban uses. As the entirety of the Village is within the planned public sanitary sewer service area, the open lands are potentially suitable for residential or other urban development.
- While a relatively small portion of the Village is currently dedicated to commercial and industrial land uses, the Village's land use plan map includes a significant increase in land planned for both residential and business/industrial uses. The potential for residential and commercial growth in the Village may create a demand for workforce housing.

Housing Stock

- The home ownership rate is higher and the rental rate lower in the Village than in the County, Region, and State. This is reflected in the distribution of housing units by structure type where 77 percent of units are single-family.
- Rental vacancy rates in the Village are lower than the HUD standard, which may be an indication of a demand for multifamily housing in the Village.
- There is a limited supply of smaller housing units in the Village; this could limit the housing choices for aging households and households without children. The supply of single-family homes with three or more bedrooms provides choice for households with children.
- Monthly homeowner and rental costs are somewhat higher in the Village than in the County, Region, and State.
- Housing construction in Somers has been steady since the 1950s, with an average of 400 units built each decade through the 2000s, indicating that the Village's housing stock should generally be in good condition for some time.

Demographic and Economic Characteristics

- The percentage of the population age 65 and over in the Village is about the same as in the County, Region, and State. The aging population will have implications on the type and size of housing that may best suit current and future Village residents.
- The average household size of the Village is similar to the County, Region, and State.

- Household income in the Village is higher than the County, Region, or State; however, with most of the workers in the Village in moderate-wage occupations, there are a number of households that could benefit from new multifamily housing and modest single-family housing based on their income.
- The percentage of owner-occupied households with a housing cost burden in the Village is similar to the County, Region and State; there is a lower percentage of renter-occupied households with a housing cost burden in the Village than in the County, Region, or State.

These conclusions are key elements of the existing and forecast housing demand analyses, which are presented in Chapter 3.

Table 2.1
Existing Land Use in the Village of Somers: 2015

Land Use Category	Acres	Percent of Total
Developed Land		
Residential		
Single-Family	1,623	10.0
Two-Family	13	0.1
Multifamily	110	0.7
Mobile Homes	36	0.2
Residential Subtotal	1,782	11.0
Commercial	101	0.6
Industrial	37	0.2
Transportation, Communications, and Utilities	1,221	7.6
Government and Institutional	273	1.7
Recreational	535	3.3
Developed Land Subtotal	3,949	24.4
Undeveloped Land		
Agricultural	9,354	57.7
Natural Resource Areas		
Wetlands	653	4.0
Woodlands	847	5.2
Surface Water	88	0.5
Natural Resources Areas Subtotal	1,588	9.7
Unused and Other Open Lands	1,317	8.2
Undeveloped Land Subtotal	12,259	75.6
Total	16,208	100.0

Note: Off-street parking is included with the associated use.

Source: SEWRPC

Table 2.2
Number of Housing Units and Tenure in the Village, County, Region, and State

Area	Owner-Occupied		Renter-Occupied		Vacant		Total	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
Village of Somers	2,203	66.8	859	26.0	237	7.2	3,299	100.0
Kenosha County	42,370	60.1	21,741	30.9	6,330	9.0	70,441	100.0
Region	501,899	56.8	311,152	35.2	71,236	8.0	884,287	100.0
Wisconsin	1,580,939	58.7	777,217	28.8	336,371	12.5	2,694,527	100.0

Note: Data are based on the 2015-2019 American Community Survey.

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

Table 2.3
Housing Vacancy Rates in the Village,
County, Region, and State

Area	Homeowner (percent)	Rental (percent)
Village of Somers	1.6	3.3
Kenosha County	2.0	4.3
Region	1.2	5.2
Wisconsin	1.2	4.9

Note: Data are based on the 2015-2019 American Community Survey.

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

Table 2.4
Value of Owner-Occupied Housing Units in the Village, County, Region, and State

Value	Village of Somers		Kenosha County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$50,000	50	2.3	2,062	4.9	18,699	3.7	73,375	4.6
\$50,000 to \$99,999	133	6.0	3,636	8.6	47,022	9.4	198,613	12.6
\$100,000 to \$149,999	411	18.7	9,925	23.4	82,448	16.4	309,919	19.6
\$150,000 to \$199,999	474	21.5	8,879	21	94,013	18.7	309,627	19.6
\$200,000 to \$299,999	592	26.9	10,527	24.8	133,246	26.6	377,831	23.9
\$300,000 to \$499,999	410	18.6	5,769	13.6	93,374	18.6	233,445	14.8
\$500,000 to \$999,999	102	4.6	1,321	3.1	27,933	5.6	65,468	4.1
\$1,000,000 or more	31	1.4	251	0.6	5,164	1.0	12,661	0.8
Total	2,203	100.0	42,370	100.0	501,899	100.0	1,580,939	100.0
Median Value	\$205,100		\$177,400		\$205,900		\$180,600	

Note: Data are based on the 2015-2019 American Community Survey.

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

Table 2.5
Monthly Costs of Owner-Occupied Housing Units with a
Mortgage in the Village, County, Region, and State

Monthly Cost	Village of Somers		Kenosha County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$500	--	--	135	0.5	1,514	0.5	8,438	0.9
\$500 to \$999	192	13.3	3,685	12.9	41,220	12.3	191,279	18.9
\$1,000 to \$1,499	423	29.4	10,040	35.0	108,134	32.2	355,035	35.2
\$1,500 to \$1,999	380	26.4	8,068	28.2	93,545	27.8	244,799	24.2
\$2,000 to \$2,499	165	11.5	3,855	13.4	46,842	13.9	111,478	11.0
\$2,500 to \$2,999	180	12.5	1,771	6.2	22,349	6.6	50,668	5.0
\$3,000 or more	100	6.9	1,090	3.8	22,519	6.7	48,724	4.8
Total	1,440	100.0	28,644	100.0	336,123	100.0	1,010,421	100.0
Median Monthly Cost	\$1,619		\$1,524		\$1,592		\$1,430	

Note: Data are based on the 2015-2019 American Community Survey.

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

Table 2.6
Monthly Costs of Owner-Occupied Housing Units Without a
Mortgage in the Village, County, Region, and State

Monthly Cost	Village of Somers		Kenosha County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$250	16	2.1	511	3.7	3,147	1.9	23,615	4.1
\$250 to \$399	--	--	1,085	7.9	12,209	7.4	91,827	16.1
\$400 to \$599	203	26.6	4,913	35.8	58,963	35.5	221,336	38.8
\$600 to \$799	385	50.5	4,128	30.1	51,569	31.1	137,615	24.1
\$800 to \$999	61	8.0	1,783	13.0	21,868	13.2	54,492	9.6
\$1,000 or more	98	12.8	1,306	9.5	18,020	10.9	41,633	7.3
Total	763	100.0	13,726	100.0	165,776	100.0	570,518	100.0
Median Monthly Cost	\$683		\$617		\$628		\$553	

Note: Data are based on the 2015-2019 American Community Survey.

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

Table 2.7
Monthly Costs for Renters in the Village, County, Region, and State

Monthly Cost	Village of Somers		Kenosha County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$500	26	3.2	1,571	7.4	23,869	7.9	76,332	10.2
\$500 to \$999	417	50.5	11,444	54.0	164,843	54.4	426,829	57.3
\$1,000 to \$1,499	272	33.0	6,769	31.9	87,786	29.0	188,390	25.3
\$1,500 to \$1,999	68	8.2	1,167	5.5	19,315	6.4	38,532	5.2
\$2,000 to \$2,499	42	5.1	191	0.9	4,435	1.5	9,257	1.2
\$2,500 to \$2,999	--	--	38	0.2	1,425	0.5	2,921	0.4
\$3,000 or more	--	--	15	0.1	989	0.3	3,153	0.4
Total ^a	825	100.0	21,195	100.0	302,662	100.0	745,414	100.0
Median Monthly Cost	\$972		\$919		\$899		\$856	

Note: Data are based on the 2015-2019 American Community Survey.

^a Excludes rental units with no rent paid.

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

Table 2.8
Residential Structure Types in the Village, County, Region, and State

Structure Type	Village of Somers		Kenosha County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
1-Unit, Detached	2,107	63.9	46,500	66.0	512,680	58.0	1,792,563	66.5
1-Unit, Attached ^a	315	9.5	2,246	3.2	45,659	5.2	112,861	4.2
2 Units	116	3.5	4,944	7.0	92,517	10.5	173,453	6.4
3 or 4 Units	90	2.7	2,541	3.6	42,919	4.8	99,396	3.7
5 to 9 Units	259	7.9	3,877	5.5	53,453	6.0	132,199	4.9
10 to 19 Units	155	4.7	3,056	4.4	33,162	3.7	92,735	3.5
20 or More Units	128	3.9	4,666	6.6	94,857	10.7	198,111	7.4
Mobile Homes	129	3.9	2,610	3.7	8,857	1.0	92,487	3.4
Boat, RV, Van, etc.	--	--	1	-- ^b	183	-- ^b	722	-- ^b
Total	3,299	100.0	70,441	100.0	884,287	100.0	2,694,527	100.0

Note: Data are based on the 2015-2019 American Community Survey.

^a 1-unit attached structures include duplexes, row houses, and houses attached to nonresidential structures where the dividing or common wall goes from ground to roof and each unit has its own utilities, with no units located above or below.

^b Less than 0.05 percent.

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

Table 2.9
Housing Units by Number of Bedrooms in the Village, County, Region, and State

Number of Bedrooms	Village of Somers		Kenosha County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
One or Fewer	309	9.4	6,889	9.8	116,033	13.1	316,501	11.7
Two	1,008	30.6	22,172	31.5	255,994	29.0	767,546	28.5
Three	1,384	41.9	29,271	41.5	349,614	39.5	1,095,229	40.7
Four or More	598	18.1	12,109	17.2	162,646	18.4	515,251	19.1
Total	3,299	100.0	70,441	100.0	884,287	100.0	2,694,527	100.0

Note: Data are based on the 2015-2019 American Community Survey.

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

Table 2.10
Historic Resident Population Levels in the Village, County, Region, and State: 1900-2020

Year	Village of Somers ^a			Kenosha County			Region			Wisconsin		
	Population	Change from Preceding Census		Population	Change from Preceding Census		Population	Change from Preceding Census		Population	Change from Preceding Census	
		Absolute	Percent		Absolute	Percent		Absolute	Percent		Absolute	Percent
1900	2,044	412	25.2	21,707	6,126	39.3	501,808	115,034	29.7	2,069,042	375,712	22.2
1910	1,788	-256	-12.5	32,929	11,222	51.7	631,161	129,353	25.8	2,333,860	264,818	12.8
1920	2,084	296	16.6	51,284	18,355	55.7	783,681	152,520	24.2	2,632,067	298,207	12.8
1930	3,046	962	46.2	63,297	12,013	23.4	1,006,118	222,437	28.4	2,939,006	306,939	11.7
1940	3,641	595	19.5	63,505	208	0.3	1,067,699	61,581	6.1	3,137,587	198,581	6.8
1950	5,530	1,889	51.9	75,238	11,733	18.5	1,240,618	172,919	16.2	3,434,575	296,988	9.5
1960	7,139	1,609	29.1	100,615	25,377	33.7	1,573,614	332,996	26.8	3,951,777	517,202	15.1
1970	7,270	131	1.8	117,917	17,302	17.2	1,756,083	182,469	11.6	4,417,821	466,044	11.8
1980	7,724	454	6.2	123,137	5,220	4.4	1,764,796	8,713	0.5	4,705,642	287,821	6.5
1990	7,748	24	0.3	128,181	5,044	4.1	1,810,364	45,568	2.6	4,891,769	186,127	4.0
2000	9,059	1,311	16.9	149,577	21,396	16.7	1,931,165	120,801	6.7	5,363,675	471,906	9.6
2010	9,597	538	5.9	166,426	16,849	11.3	2,019,970	88,805	4.6	5,686,986	323,311	6.0
2020	9,394	-203	-2.1	169,151	2,725	1.6	2,048,087	28,117	1.4	5,893,718	206,732	3.6

^a Year 1900 through 2010 data presented in this table for Somers are Census data for the former Town of Somers. Year 2020 is for the combined Town and Village of Somers. The population of the Village of Somers was 8,402 in 2020.

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

Table 2.11
Age Distribution of Residents
in the Village of Somers

Age	Population	Percent of Total
Under 5 Years	422	5.1
5 to 9 Years	347	4.2
10 to 14 Years	451	5.4
15 to 19 Years	748	9.0
20 to 24 Years	802	9.6
25 to 29 Years	477	5.7
30 to 34 Years	618	7.4
35 to 39 Years	479	5.8
40 to 44 Years	351	4.2
45 to 49 Years	571	6.8
50 to 54 Years	600	7.2
55 to 59 Years	497	6.0
60 to 64 Years	692	8.3
65 to 69 Years	426	5.1
70 to 74 Years	347	4.2
75 to 79 Years	245	2.9
80 to 84 Years	102	1.2
85 Years and Over	161	1.9
Total	8,336	100.0

Note: Data are based on the 2015-2019 American Community Survey.

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

Table 2.12
Race and Ethnicity Composition of Residents in the Village, County, Region, and State

Race or Ethnicity	Village of Somers		Kenosha County		Region		Wisconsin	
	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total
Not Hispanic								
White Alone	6,947	83.3	127,788	75.8	1,404,930	68.8	4,705,599	81.3
Black or African American Alone	647	7.8	12,174	7.2	291,666	14.3	364,060	6.3
American Indian and Alaskan Native Alone	12	0.1	589	0.3	7,197	0.4	46,936	0.8
Asian Alone	126	1.5	2,621	1.6	64,479	3.2	160,706	2.8
Native Hawaiian and Other Pacific Islander Alone	--	--	56	-- ^a	680	-- ^a	2,107	-- ^a
Some Other Race Alone	--	--	217	0.1	3,236	0.2	6,068	0.1
Two or More Races	80	1.0	3,051	1.8	42,631	2.1	110,84	1.9
Subtotal	7,812	93.7	146,496	86.9	1,814,819	88.9	5,396,324	93.2
Hispanic	524	6.3	22,028	13.1	227,604	11.1	394,392	6.8
Total	8,336	100.0	168,524	100.0	2,042,423	100.0	5,790,716	100.0

Note: Data are based on the 2015-2019 American Community Survey.

^a Less than 0.05 percent

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

Table 2.13
Household Size in the Village of Somers

Size	Households					
	Owner-Occupied	Percent of Total	Renter-Occupied	Percent of Total	Total	Percent of Total
1-Person Household	417	18.9	319	37.1	736	24.0
2-Person Household	1,001	45.4	283	33.0	1,284	41.9
3-Person Household	263	11.9	138	16.1	401	13.1
4-Person Household	294	13.4	76	8.8	370	12.1
5-Person Household	161	7.3	43	5.0	204	6.7
6-Person Household	37	1.7	--	--	37	1.2
7-or-More-Person Household	30	1.4	--	--	30	1.0
Total	2,203	100.0	859	100.0	3,062	100.0
Average Household Size	2.61		2.30		2.52	

Note: Data are based on the 2015-2019 American Community Survey.

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

Table 2.14
Household Types in the Village of Somers

Household Type	Number	Percent of Subtotal	Percent of Total
Owner Occupied			
Family Households	1,674	76	54.7
With Children	(586)	(26.6)	(19.1)
Nonfamily Households	529	24.0	17.3
Owner Occupied Subtotal	2,203	100.0	72.0
Renter Occupied			
Family Households	350	40.7	11.4
With Children	(80)	(9.3)	(2.6)
Nonfamily Households	509	59.3	16.6
Renter Occupied Subtotal	859	100.0	28.0
Total Occupied			
Family Households	2,024	--	66.1
With Children	(666)	--	(21.7)
Nonfamily Households	1,038	--	33.9
Total	3,062	--	100.0

Note: Data are based on the 2015-2019 American Community Survey

Figures in parentheses (family households with children) are a subset of family households and are not included in the subtotals or totals of the number or percentage of households.

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

Table 2.15
Occupation of Residents in the Village of Somers

Occupation	Number	Percent of Total	Average Annual Wages^a (\$)
Management, Business, and Financial	594	13.8	68,681
Computer, Engineering, and Science	119	2.8	69,946
Education, Legal, Community Service, Arts, and Media	415	9.6	42,185
Healthcare Practitioners and Technical	275	6.4	51,902
Healthcare Support	111	2.6	22,584
Protective Service	117	2.7	49,409
Food Preparation and Serving Related	211	4.9	10,683
Building and Grounds Cleaning and Maintenance	117	2.7	23,780
Personal Care and Service	122	2.8	16,292
Sales and Office	1,026	23.8	33,151
Farming, Fishing, and Forestry	67	1.6	20,263
Construction and Extraction	312	7.3	49,063
Installation, Maintenance, and Repair	172	4.0	55,617
Production, Transportation, and Material Moving	645	15.0	32,498
Total	4,303	100.0	37,759

Note: Data are based on the 2015-2019 American Community Survey.

^a Wages are based on Kenosha County workers.

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

Table 2.16
Household Income in the Village of Somers

Income	Households	Percent of Total
Less than \$10,000	67	2.2
\$10,000 to \$14,999	61	2.0
\$15,000 to \$19,999	54	1.8
\$20,000 to \$24,999	104	3.4
\$25,000 to \$29,999	94	3.1
\$30,000 to \$34,999	198	6.5
\$35,000 to \$39,999	165	5.4
\$40,000 to \$44,999	130	4.2
\$45,000 to \$49,999	161	5.2
\$50,000 to \$59,999	296	9.7
\$60,000 to \$74,999	242	7.9
\$75,000 to \$99,999	511	16.7
\$100,000 to \$124,999	468	15.3
\$125,000 to \$149,999	148	4.8
\$150,000 to \$199,999	179	5.8
\$200,000 or More	184	6.0
Total	3,062	100.0
Median Household Income	\$67,600	

Note: Data are based on the 2015-2019 American Community Survey.

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

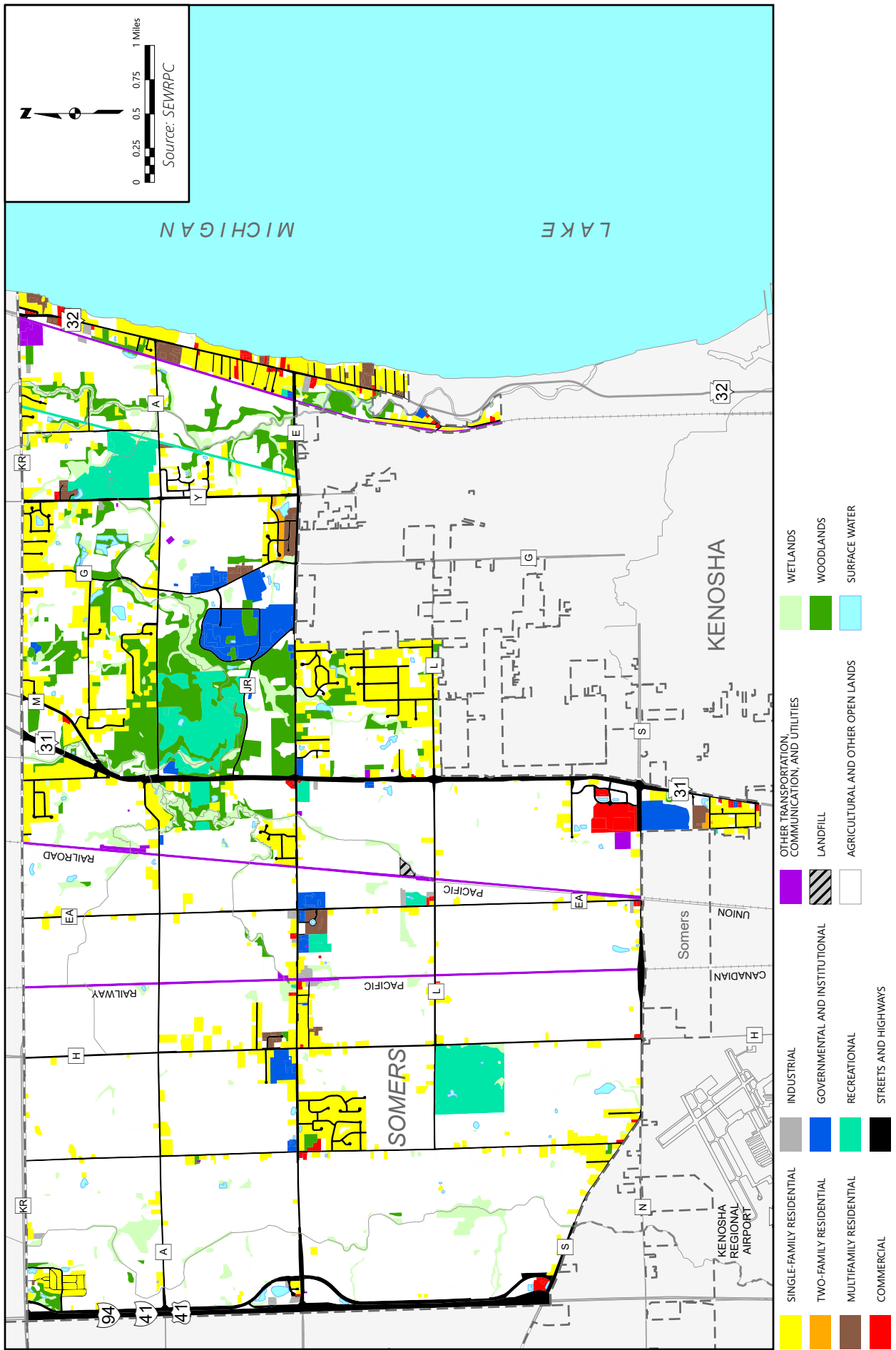
Table 2.17
Housing Cost Burden in the Village, County, Region, and State

Tenure	Number of Units			
	Village of Somers	Kenosha County	Region	Wisconsin
Owner-Occupied				
Total Owner-Occupied	2,203	42,370	501,899	1,580,939
Housing Costs More Than 30 Percent of Household Income	458	8,975	105,389	305,270
Percent with Cost Burden	20.8	21.2	21.0	19.3
Renter-Occupied				
Total Renter-Occupied	859	21,741	311,152	777,217
Housing Costs More Than 30 Percent of Household Income	237	9,727	140,935	321,922
Percent with Cost Burden	27.6	44.7	45.3	41.4

Note: Data are based on the 2015-2019 American Community Survey.

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

Map 2.1
Existing Land Uses in the Village of Somers: 2015



Chapter 3

EXISTING AND FORECAST HOUSING DEMAND

Note: The maps and tables are presented at the end of the Chapter.

3.1 INTRODUCTION

This chapter presents information used in conjunction with information presented in Chapter 2, Existing Conditions, to determine existing and forecast housing demand in the Village of Somers. Key information presented in this Chapter includes development activity that has occurred in the Village during the past year, areas of the Village that have potential for residential development or redevelopment, and household and employment forecasts. This chapter also includes a discussion of the impacts the Village's land use regulations may have on meeting housing demand.

3.2 DEVELOPMENT ACTIVITY

Section 66.10013 of the *Wisconsin Statutes* requires that housing affordability reports present information regarding development activity in the municipality during the previous year. To meet this requirement, this section presents information for calendar year 2020 regarding the number of subdivision plats, certified survey maps, condominium plats, and building permits approved by the Village and the number of proposed housing units that could result from these approvals.

Subdivision Plats

There were no subdivision plats approved by the Village during the last year.

Certified Survey Maps

There were three new residential certified survey maps (CSM) approved by the Village during the last year, resulting in the development of 510 new multifamily units. In addition, there was a zoning change that resulted in the development of 8 multifamily units.

Condominium Plats

There were no condominium plats approved by the Village during the last year.

Building Permits

The Village issued 10 residential building permits in 2020 for new single-family homes.

3.3 DEVELOPMENT POTENTIAL

Section 66.10013 of the Statutes also requires that housing affordability reports present information regarding development potential in the municipality. To meet this requirement, this section presents information regarding undeveloped parcels zoned for residential development and undeveloped parcels not zoned for residential development but which may be suitable for residential development. All development sites within the Village are planned to have urban services such as public sanitary sewer service and water supply service.

Undeveloped Parcels Zoned for Residential Development

Undeveloped parcels zoned for residential development in the Village are listed in Appendix A and shown on Map 3.1. There are 261 vacant parcels, totaling about 723 acres, located in the Village that are zoned for residential development. Most of the vacant parcels are zoned R-3 (single-family with 20,000 square foot minimum lot size), R-4 (single-family with 15,000 square foot minimum lot size), or R-2 (unsewered single-family with 40,000 square foot minimum lot sizes). Vacant parcels in single-family zoning districts that allow for smaller lot sizes include 16 parcels in district R-5 (10,000 square foot minimum lots). Most of the other undeveloped parcels are in multifamily zoning districts. Parcels in the R-5 zoning district and the multifamily zoning districts would be best suited for developing housing that may be affordable to a wider range of households.

Undeveloped Parcels Not Zoned for Residential Development

Undeveloped parcels in the Village that are not zoned strictly for residential development are listed in Appendix B and shown on Map 3.2. Of the 522 parcels shown, 23 parcels covering about 480 acres are zoned A-4, agricultural land holding district, with potential for residential development. The remaining parcels shown on Map 3.2 are zoned for nonresidential uses. All of the parcels are within the planned sewer service area.

3.4 EXISTING DEMAND

The information presented in Chapter 2 regarding the demographic and economic characteristics of Somers provides insight into the housing needs of the Village's current residents.

An important consideration regarding existing demand for housing is the percentage of current residents age 65 and over. Smaller single-family homes and multifamily units may be best suited for the Village's aging households because they require less maintenance. In addition, Federal and State fair housing laws require most multifamily units constructed after the early 1990s to include basic accessibility features. This may be particularly beneficial for Village residents 65 and over because the likelihood of having a mobility related disability increases as a person ages.

Household type is another indicator of existing housing demand in the Village. Single-family homes with three or more bedrooms may be best suited for family households with children, while multifamily units and smaller single-family houses may be best suited for smaller households. Nearly two-thirds of the households in the Village are one- and two-person households, and 22 percent of the households have children.

Housing cost compared to income is another important consideration regarding existing housing demand in the Village. The data presented in Chapter 2 show Somers' median household income higher than the County as a whole, and housing costs are also higher than in the County. Housing cost burden in the Village for homeowners is in line with that of the County, Region, and State and housing cost burden for renters in the Village is lower than in the County, Region, and State. Over half of the workers in the Village work in moderate-paying occupations, for whom affordable housing may be in demand. About 19 percent of the housing units in the Village are in multifamily structures and about 27 percent of owner-occupied housing is valued under \$150,000, while homeowner and rental vacancy rates are relatively low.

When analyzing the potential impacts of the Village's development regulations on meeting existing housing demand, it is important to consider the information above and existing land use in the Village. There is a significant amount of undeveloped land in the Village that is zoned for residential development, both single-family and multifamily. However, only a small amount of the undeveloped land is zoned to allow for single-family residential lots of 10,000 square feet or smaller, which would help meet the demand for moderate-cost workforce housing in the Village.

3.5 FORECAST DEMAND

This section discusses Somers' forecast housing demand based on the household and employment forecasts developed by SEWRPC for the Kenosha County Multi-Jurisdictional Comprehensive Plan; the regional land use and transportation plan (VISION 2050); demographic, economic, and land use data presented in Chapter 2; and the job/housing balance analysis prepared by SEWRPC for the regional housing plan.

Population, Household and Employment Forecasts

As previously discussed, there is significant development/redevelopment potential in the Village of Somers. This is reflected in the year 2035 household and employment forecasts developed for the Village that are presented in the Kenosha County Multi-Jurisdictional Comprehensive Plan and the forecasts developed for VISION 2050, which was adopted by SEWRPC in 2016.

Long-range planning efforts, such as the comprehensive plan and VISION 2050, require forecasts of future conditions that affect plan design and implementation. Under the comprehensive planning effort, two alternative sets of inter-related population, household, and employment projections were presented to the Village for consideration for use in preparing the Village's components of the multi-jurisdictional comprehensive plan. The first was based on the intermediate growth projections from the year 2035 regional land use plan. The second represented an extrapolation of historic trends in the Village. The Village (then Town) chose locally-derived projections that fell between the regional land use plan and the trend-based projections, including a population forecast of 15,653 residents, a household forecast of 6,079 households, and the regional land use plan projection of 7,764 jobs.

The year 2035 regional land use plan has since been updated by VISION 2050, which includes updated forecast information for the Region. The land use component of VISION 2050 was designed to accommodate the future demand for land in the Region, which primarily depends on future household and employment levels. The transportation component of VISION 2050 was, in turn, designed to accommodate future travel needs associated with the land use component. Therefore, the future population, household, and employment forecasts developed for VISION 2050 were critical to long range planning for future land use and transportation in the Region and its communities. Past trends, 2010 Census data, and economic base data were the basis of the forecasts. The forecasts were further refined based on development information from local government plans and input from local officials.

Because the VISION 2050 forecasts were prepared to support systems-level regional planning, they do not align exactly with Village boundaries. However, the forecast data can be approximated to the Village. Based on this approximation, VISION 2050 forecasts about 11,600 households, 28,740 people, and 7,600 jobs in the Village through the year 2050. Based on the availability of undeveloped land in the Village, including currently undeveloped residential land and additional open land projected to become available for residential development, the additional housing units could be accommodated through the year 2050.

Table 3.1 presents the population, household, and employment projections selected by Somers and reported in the Kenosha County multi-jurisdictional comprehensive plan for year 2035, and the projections as they pertain to Vision 2050.

A water supply service area plan for the Village of Somers, recently prepared by Baxter & Woodman, projects 49,800 people in the Village under a build-out scenario. The plan includes significantly more residential and commercial development in the Village than is in Vision 2050.

Demographic, Economic, and Land Use Characteristics

The factors discussed under the Existing Demand section are likely to remain valid for the Village in the future. The aging of the population is a trend that is forecast to continue not only within the Region, where

the population age 65 and older is expected to increase from 13 percent to 21 percent by 2050, but across the State and the Nation. It should be noted that 15 percent of Somers' population is already age 65 or older. The aging of the population could cause both a need for smaller housing for the older residents and a turnover in households resulting in more households with children in the future. If this does occur, the current mix of housing stock in the Village would likely be able to accommodate the need for families, but may present a shortage of housing for the elderly, based on the structure type and number of bedrooms data presented in Chapter 2.

The projected job/housing balance analysis prepared for the regional housing plan shows that the Village's workers will continue to create demand for housing in the Village. The basis of the analysis was local government comprehensive plans, including the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035. It should be noted that the projected job/housing balance analysis was conducted at a necessarily general, regionwide scope, which was appropriate for use in the development of housing recommendations at a regional level. The regional housing plan recommends that communities identified as having a projected job/housing imbalance conduct a more detailed analysis based on specific conditions in their community as part of a comprehensive plan update. If the local analysis confirms an imbalance, it is recommended that the local government consider changes to their comprehensive plan that may provide more lower-cost housing (generally defined as multifamily housing) for lower-wage workers or more moderate-cost housing (generally defined as smaller single-family homes on lots of 10,000 square feet or less) for moderate-wage workers, depending on the need.

The regional analysis compares the percentage of lower- and moderate-wage jobs and multifamily and modest single-family housing that could be accommodated by the comprehensive plan. Percentages were used in the regional analysis because in almost all cases, the number of jobs that could be accommodated exceeds the number of housing units that could be accommodated by local comprehensive plans.

The regional job/housing balance analysis projects no imbalance between jobs and housing in the Village of Somers, meaning there is a fairly equal percentage of lower-wage jobs and lower-cost housing, and moderate-wage jobs and modest-cost housing. Table 3.2 shows that, based on the Village's land use plan map, the number of jobs in all wage/cost levels that could be accommodated significantly exceeds the planned housing capacity. Future commercial and industrial development in the Village may create more workforce housing demand that could be addressed with construction of a full spectrum of housing types and sizes to best meet the housing demands of the Village's residents. Village residents in high wage occupations and growing families may create a demand for larger homes on larger lots that provide privacy and space for family recreation, and the Village's aging population and lower-wage workers may benefit from multifamily housing or modest single-family homes that tend be more affordable and require less upkeep. The demand for a full spectrum of housing for the Village's workforce could be considered in future comprehensive plan/land use plan map updates.

3.6 CONCLUSIONS

This chapter presents information used in conjunction with information presented in Chapter 2, Existing Conditions, to determine existing and forecast housing demand in the Village as required by Section 66.10013 of the *Wisconsin Statutes*. This chapter also includes a discussion of the impacts the Village's land use regulations and plan may have on meeting housing demand. Key conclusions that can be drawn from the Chapter follow:

- The 2035 household forecast for the Village, as presented in the Kenosha County Multi-Jurisdictional Comprehensive Plan, was about 6,100 households. The household forecast developed for VISION 2050, which was adopted by SEWRPC in 2016, envisions an increase to about 11,600 households by 2050. The 1,200 acres of currently undeveloped residential and nonresidential land in the Village,

with additional land projected to become available for potential development, will be sufficient to accommodate the projected household growth.

- The relatively low percentage of housing units in multifamily structures and modest single-family housing units, along with low vacancy rates, may indicate a demand for workforce housing for lower- and moderate-wage workers in the Village.
- Although the regional job/housing balance analysis projects a balance of housing and jobs, a full spectrum of housing types and sizes would best meet the housing demands of the Village's current and future residents, including all income levels and household sizes.

Table 3.1
Population, Household, and Employment
Projections for the Village: 2035 and 2050

	Kenosha County Multi-Jurisdictional Comprehensive Plan: 2035	VISION 2050 Regional Land Use and Transportation System Plan
Population	15,653	28,740
Households	6,079	11,600
Jobs	7,764	7,600

Source: SEWRPC

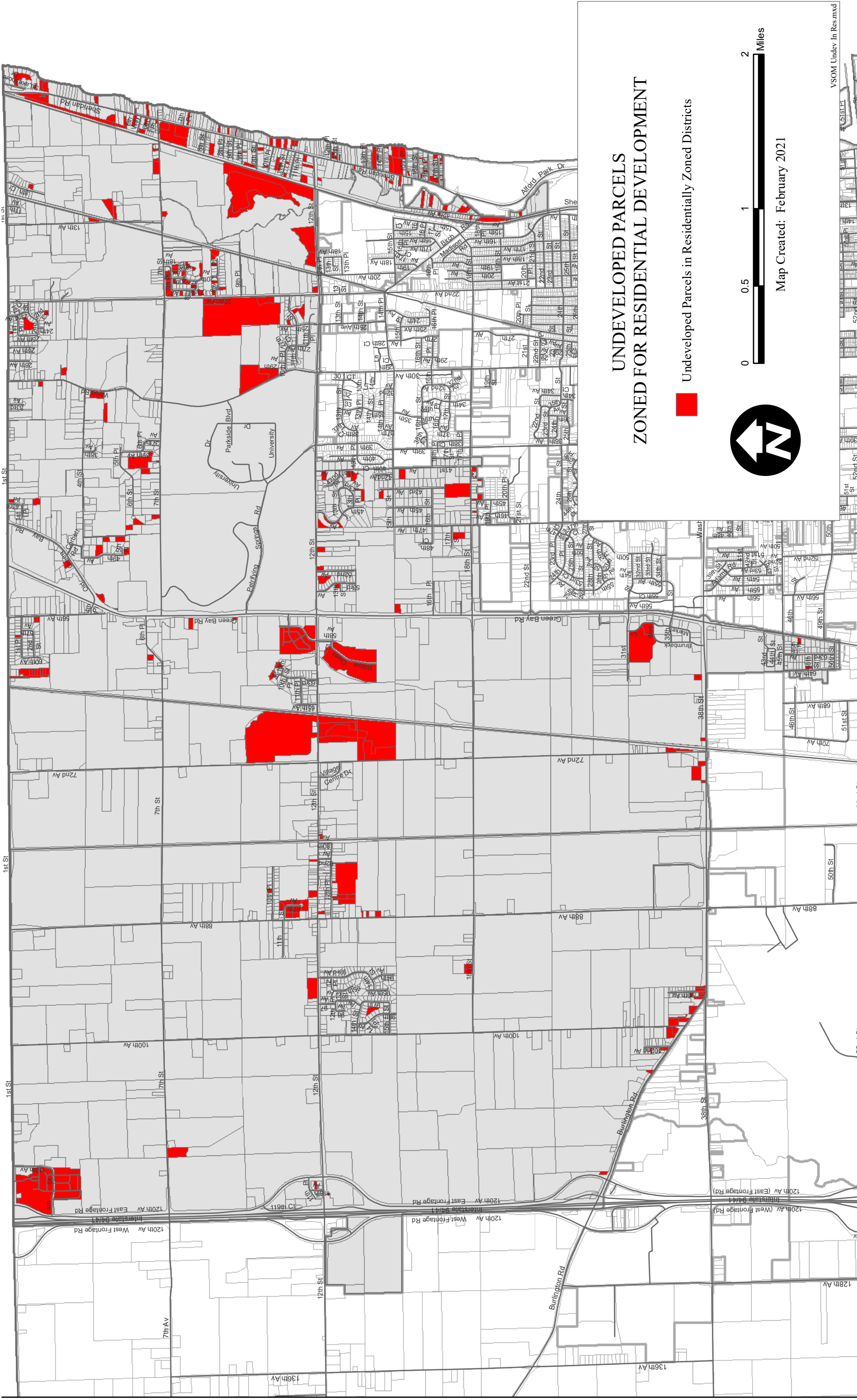
Table 3.2
Regional Housing Plan Projected
Job/Housing Balance Analysis
as it Applies to the Village of Somers

Job/Housing Balance	Village of Somers
Lower-Wage/Cost	
Jobs	13,833
Percent of Total Jobs	37.6
Housing Units	3,374
Average Number of Workers	1.27
Per Household	
Housing Capacity	4,285
Percent of Total Housing Capacity	45.0
Difference (percentage points)	7.4
Moderate-Wage/Cost	
Jobs	6,401
Percent of Total Jobs	17.4
Housing Units	1,128
Average Number of Workers	
Per Household	1.27
Housing Capacity	1,433
Percent of Total Housing Capacity	15.1
Difference (percentage points)	-2.3
Higher-Wage/Cost	
Jobs	16,556
Percent of Total Jobs	45.0
Housing Units	2,994
Average Number of Workers	
Per Household	1.27
Housing Capacity	3,802
Percent of Total Housing Capacity	39.9
Difference (percentage points)	-5.1
Projected Imbalance Type(s)	No Imbalance

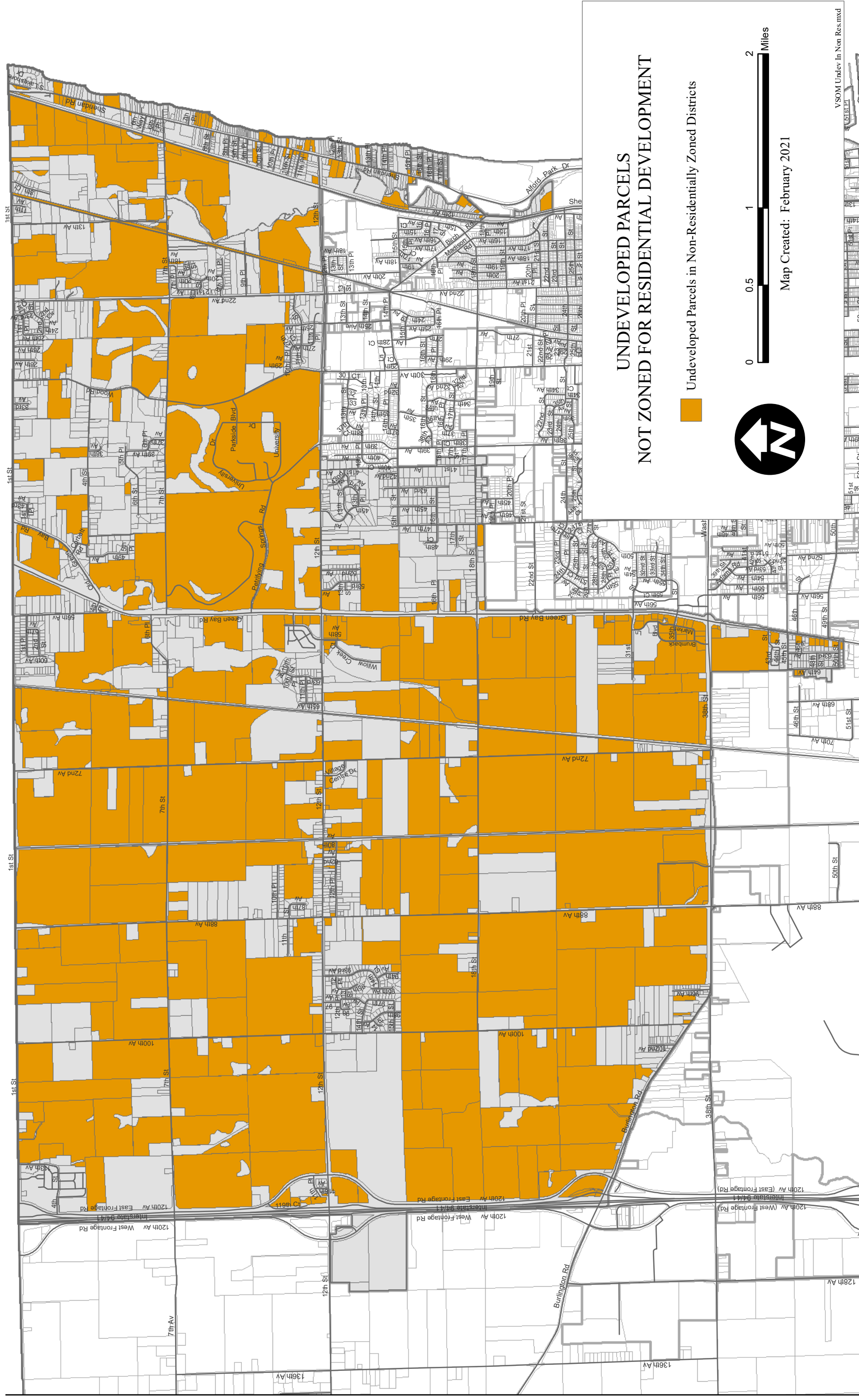
Note: The analysis is based on the average workers per household and the percentage of lower-, moderate-, and higher-wage jobs in the Village. The projected number of jobs and housing units in the Village is based on an analysis of the Village's land use plan map set forth in the *Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035*. The analysis included projected jobs and housing units only in those portions of the Village planned to be served by sanitary sewerage systems by 2035. More information regarding the analysis is presented in a SEWRPC document titled *Description of Job/Housing Balance Analysis, Year 2035 Regional Housing Plan for Southeastern Wisconsin*, October 2013. The document is available on the SEWRPC website.

Source: SEWRPC

Map 3.1
Undeveloped Parcels Zoned for Residential Development in the Village of Somers: 2020



Map 3.2
Undeveloped Parcels Not Zoned for Residential Development in the Village of Somers: 2020



Chapter 4

ANALYSES OF RESIDENTIAL DEVELOPMENT REGULATIONS

Note: The tables and map are presented at the end of the chapter.

4.1 INTRODUCTION

This chapter presents analyses regarding the financial impact of Village of Somers residential development regulations on the cost of developing single-family housing and multifamily housing. The analyses also identify ways in which Somers could modify its regulations to encourage housing affordability.

Analyses and recommendations presented in this Chapter are based on recommendations set forth in the regional housing plan. The regional housing plan was adopted by the Regional Planning Commission in 2013. The vision of the plan is to provide “financially sustainable housing for people of all income levels, age groups, and needs throughout the entire Southeastern Wisconsin Region.” To support this vision, the regional housing plan includes extensive analyses regarding affordable housing and several recommendations that can be implemented by local governments to encourage the development of affordable housing throughout the Region.

4.2 RESIDENTIAL DEVELOPMENT REGULATIONS RELATED TO SINGLE-FAMILY HOUSING

Section 66.10013 of the Statutes requires housing affordability reports to include an analysis of the financial impacts of regulations such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures on the cost of new subdivisions. This section discusses how the Village’s regulations relate to applicable regional housing plan recommendations and includes discussion of any modifications that could be considered by the Village to encourage affordability.

Subdivision Ordinance

Regional housing plan recommendations related to subdivision regulations for single-family housing include recommendations regarding minimum street right-of-way and pavement widths, and landscaping requirements.

The Village’s subdivision ordinance requires a minimum street right-of-way width of 66 feet and a minimum pavement width of 36 feet for minor streets. Reducing street pavement width decreases long-term capital and maintenance costs, including lower costs for snow removal, street repairs, and street construction. Cross-section dimensions for land access and collector streets recommended in the regional housing plan are listed in Table 4.1. A narrower 28-foot recommended pavement width would be applicable to land access streets with very low traffic volumes and little on-street parking demand, such as cul-de-sac, loop, and other low traffic volume land access streets within areas of single-family dwellings with lots of at least 10,000 square feet. This would include land access streets with very low traffic volume in all single-family residential zoning districts in the Village, with the exception of the R-6 District, which allows lots at a minimum of 6,000 square feet. Reducing the street pavement width in a typical subdivision from 36 to 28 feet would result in a construction cost savings of \$17 per linear foot of roadway, which could be used to reduce the cost of homes to the consumer. The narrower street pavement width may not be suitable for

areas with higher density residential development that have greater traffic volumes and regular demand for on-street parking.¹

The regional housing plan also recommends limiting subdivision landscaping to planting street trees. Landscaping plans for residential developments are approved during the platting process. The Village's zoning regulations promote the preservation of existing significant trees to be counted toward minimum landscaping requirements, and do not require any additional landscaping, thereby eliminating extra costs to the consumer.

Zoning Ordinance

Key regional housing plan recommendations related to zoning regulations for single-family housing include recommendations regarding minimum lot size, minimum home size, flexible zoning regulations, and accessory dwelling units.

Minimum Lot Size

The regional housing plan recommends that local governments with public sanitary sewer service and other urban services provide areas within the community for development of new single-family homes on lots of 10,000 square feet or less. In Somers, single-family residential zoning districts R-5 Urban Single-Family Residential District, and R-6 Urban Single-Family Residential District, permit minimum lot sizes of 10,000 and 6,000 square feet, respectively.

Smaller lot sizes can accommodate the construction of more affordable single-family housing. At a consistent cost per square foot, the land cost of a smaller lot would be less than that of a larger lot. In addition, smaller lot sizes typically decrease the frontage, or width, of each lot along the street. Minimum suburban and urban lot widths in the Village range from 150 feet in the R-2 Suburban Single-Family Residential District with a minimum lot size of 40,000 square feet, to 60 feet in the R-6 Urban Single-Family Residential District with a minimum lot size of 6,000 square feet. Narrower lot widths decrease the length of streets, sidewalks, and water and sewer mains for each dwelling unit, resulting in lower costs to install and deliver services.

Minimum Home Size

The regional housing plan also recommends that local governments with public sanitary sewer service and other urban services provide areas within the community for the development of new single-family homes of less than 1,200 square feet in size. All residential zoning districts in the Village, with the exception of the R-4.5 Urban Single-Family Residential District, permit minimum home sizes that meet the regional housing plan recommendation, ranging from 800 to 1,200 square feet.

Data provided by RSmeans shows that while the cost per square foot of single-family construction increases as home sizes decrease, the overall construction cost of a smaller home is still lower than that of a larger home. Based on data for the Kenosha Metropolitan area, Table 4.2 presents costs for economy and average single-family homes at 800 square feet, 1,000 square feet, 1,200 square feet, and 1,400 square feet.

Flexible Zoning Districts

The regional housing plan recommends that communities with urban services include flexible zoning regulations intended to encourage a mix of housing types within neighborhoods. Examples include Planned Unit Development (PUD), Traditional Neighborhood Development (TND), density bonus, and adaptive reuse of buildings.

¹ A pavement width of 30 feet may be suitable to those higher density residential areas that do not clearly require the wider pavements widths and address concerns that the effective width could be reduced by two to four feet during periods of heavy snow.

The zoning ordinance permits PUD through the PUD Planned Unit Development Overlay District. While residential density must be consistent with the underlying basic use district, features such as building structure type, open space, and parking requirements may be modified. This flexibility may accommodate residential construction where physical conditions may constrain the development potential of a site.

Accessory Dwelling Units

The regional housing plan recommends that all communities permit accessory dwelling units in single-family residential zoning districts as a source of affordable housing. The Village zoning ordinance allows accessory living units to a single-family residence in all residential zoning districts. Regulations regarding accessory living units require units to be attached to the principal structure and only allow residence by people related to the family in the principal structure. In order to provide greater opportunities for the development of accessory dwelling units, the zoning ordinance could be amended to allow detached buildings and fewer restrictions regarding residents. Greater flexibility in zoning of accessory dwelling units in single-family residential zoning districts is a way to encourage affordable housing and housing that may benefit the Village's aging population.

Job/Housing Balance

The regional job/housing balance analysis shows that the zoning ordinance does not create a barrier to the development of modest single-family housing that could be affordable to moderate-income workers. There are development opportunities for such development in the Village. Reducing the zoning restrictions on accessory dwelling units in single-family residential zoning districts may also be an effective method of encouraging the development of workforce housing.

Comprehensive Plan

As discussed in Chapter 1, the Wisconsin legislature enacted legislation in 1999 that expanded the scope and significance of comprehensive planning in the State. The law, set forth in Section 66.1001 of the *Wisconsin Statutes*, requires consistency between important Village land use regulations, such as the zoning ordinance, with the comprehensive plan. The comprehensive planning law also requires the comprehensive plan to include a housing element with goals, objectives, policies, and programs intended to provide an adequate housing supply that meets the community's existing and forecast housing demand. This includes policies and programs that promote the development of a range of housing choices for people of all income levels, age groups, and needs. This makes the comprehensive plan an important long-range housing policy implementation tool for the Village. As previously mentioned in this report, the Village of Somers is preparing a 10-year update to the comprehensive plan, with an emphasis on updating the housing element. As discussed in Chapter 3, the projected job/housing balance analysis prepared for the regional housing plan shows that the Village's long-range land use plan map (shown on Map 4.1) does not create a barrier to the development of modest single-family housing within the Village. The available land in the Village provides opportunities to build additional workforce housing.

Impact Fees

In 1994 the Wisconsin Legislature adopted statutory provisions that authorize local governments to impose impact fees on developers as a way of allocating a portion of the cost of public facilities created by new development to new development. The impact fee law is set forth in Section 66.0617 of the *Wisconsin Statutes*. Examples of public facilities under the impact fee law include sanitary sewer, water supply, and stormwater management facilities; new recreational facilities; fire protection, emergency medical, and law enforcement facilities; solid waste and recycling facilities; and roads and other transportation facilities. The Village of Somers imposes impact fees on new single-family residential development for public parks, the public museum, public works, the fire station, storm water management, and water connection, totaling about \$6,000 per unit. The Village could consider reducing or waiving impact fees for new single-family developments that meet affordability thresholds for lot and home size. A list of other single-family

residential development fees, such as utility connection and plat fees, are listed in the Village of Somers New Housing Fee Report, which is posted on the Village's website.

Building Code

The Wisconsin Uniform Dwelling Code applies to all single-family dwellings within the Village. Because the dwelling code requirements are uniform across the State, building codes do not affect the cost of construction differently between local governments.

4.3 RESIDENTIAL DEVELOPMENT REGULATIONS RELATED TO MULTIFAMILY HOUSING

While not specifically required by Section 66.10013 of the Statutes, this section presents analyses of how the Village's land use and development regulations relate to applicable regional housing plan recommendations for new multifamily housing development. This section also includes discussion of any modifications that could be considered by the Village to encourage affordability.

Zoning Ordinance

Key regional housing plan recommendations related to zoning regulations for multifamily housing include recommendations regarding maximum density, minimum unit size, flexible zoning regulations, parking requirements, and landscaping requirements.

Maximum Density, Minimum Unit Size, and Flexible Zoning Regulations

The regional housing plan recommends that local governments with urban services provide areas within the community for the development of multifamily housing at a density of at least 10 units per acre, and 18 units or more per acre in highly urbanized communities. The housing plan also recommends that communities allow modest apartment sizes and flexible zoning regulations to encourage affordability.

The Village zoning ordinance identifies five divisions of multifamily residential districts. The R-7 Suburban Two-Family and Three-Family Residential District is zoned for large lots in unsewered areas. The R-8 Urban Two-Family Residential District has a minimum lot size of 20,000 square feet in areas served by sewer. The R-9 and R-10 Multiple-Family Residential Districts have a maximum of eight dwelling units per structure, with maximum densities of 8.7 and 10.8 dwelling units per acre, respectively. The R-11 Multiple-Family Residential District has a maximum density of 12.4 dwelling units per acre.

Minimum square footage per unit in multiple-family housing is based on the number of bedrooms. Efficiency or one-bedroom units range from 300 to 500 square feet, two-bedroom units range from 500 to 750 square feet, and three-bedroom and larger units range from 600 to 1,000 square feet. These Village standards of multiple-family density and unit size meet the regional housing plan recommendations.

The Planned Unit Development Overlay District (PUD), which may be applied to the R-9, R-10, and R-11 multiple-family residential districts in the Village, is intended to provide zoning flexibility and diversity of building types, location, and uses, including those consistent with traditional neighborhoods, such as residential, business, civic and open spaces in a walkable neighborhood. The maximum densities allowed under a PUD range from 8.7 to 12.4 dwelling units per acre. These densities meet the recommendations of the regional housing plan.

Parking and Landscaping Requirements

An adequate amount of parking is important to ensuring a multifamily development will be attractive to prospective residents. A lack of parking may also create opposition to a project from neighboring residents and property owners. However, parking is also very costly to provide and can have a negative impact on the affordability of a multifamily development. Surface parking stalls can cost between \$5,000 and \$10,000 to construct, and underground parking can cost more than \$50,000 per stall to build, which can lead to increased rental costs for residents. Landscaping and exterior building materials are also important

considerations in ensuring that multifamily developments are attractive, compatible with the surrounding community, and less likely to create opposition from neighboring residents and property owners.

The regional housing plan recommends that communities review parking, landscaping, and exterior building material requirements for multifamily housing set forth in local zoning ordinances to determine if amendments could be made to reduce the cost of housing to the consumer while preserving safety, functionality, and aesthetic quality. The Village could work with a qualified consultant to perform the reviews, such as an architect with experience designing affordable multifamily housing. The current requirement in the Village of two parking spaces per one- and two-bedroom dwelling units and 2.5 spaces for 3-bedroom and larger units for multifamily residential buildings is an example of a requirement that could potentially be modified to reduce the cost of constructing multifamily housing. In addition, the use of shared parking agreements, which may be compatible with a mixed-use setting, could be encouraged to reduce the demand for parking stalls in new multifamily developments.

Job/Housing Balance

The regional job/housing balance analysis shows that the zoning ordinance does not create a barrier to the development of multifamily housing for lower-wage workers based on maximum density and minimum unit size requirements. There are development opportunities for such development in the Village.

Comprehensive Plan

The projected job/housing balance analysis prepared for the regional housing plan shows a balance between lower-cost housing (generally defined as multifamily housing units) and the lower-wage jobs that could be accommodated through implementation of the Village's land use plan map. The Village is preparing a 10-year update to the comprehensive plan, with an emphasis on updating the housing element. Future commercial and residential development in the Village may alter the demand and supply of lower-cost housing.

Impact Fees

The Village of Somers imposes impact fees on new multiple-family residential development for public parks, the public museum, public works, the fire station, storm water management, and water connection, totaling about \$6,000 per unit. The Village could consider reducing or waiving impact fees for new multiple-family developments that meet affordability thresholds for density and apartment size. A list of other multiple-family residential development fees, such as utility connection and plat fees, are listed in the Village of Somers New Housing Fee Report, which is posted on the Village's website.

Building Code

The Wisconsin Uniform Building Code applies to all multifamily buildings within the Village. Because the building code requirements are uniform across the State, building codes do not affect the cost of construction differently between local governments.

Tax Increment Financing District (TID) Extension

Tax increment financing (TIF) could be used as a mechanism for affordable housing in the Village. Wisconsin TIF law (Section 66.1105(6)(g) of the *Wisconsin Statutes*) allows municipalities to extend the life of a TID for one year after paying of the TID's project costs. In that year, at least 75 percent of any tax revenue received from the value of the increment must be used to benefit affordable housing in the municipality and the remainder must be used to improve the municipality's housing stock. The Village of Somers has multiple active TIDs which are scheduled to close between 2025 and 2039.

4.4 CONCLUSIONS

This chapter presents analyses regarding the financial impact of Village regulations on developing single-family housing and multifamily housing. The chapter also identifies ways in which the Village could modify its regulations to encourage housing affordability. Key conclusions that can be drawn from the analyses follow.

- Section 66.10013 of the Statutes requires the housing affordability report to include analyses of the financial impacts of Village regulations on the cost of new subdivisions. Land is available in the Village for the potential development of new subdivisions. The analyses presented in Section 4.2 of this chapter shows that the smaller minimum lot sizes allowed in the R-5 and R-6 Urban Single-Family Residential Districts can reduce the cost of developing new subdivisions. Narrower pavement widths, where appropriate, could also reduce the cost of developing new lower-density subdivisions.
- Current regulations in the Village allow for smaller lot and housing unit sizes, which could help make single-family housing construction more affordable. Regulations regarding density and unit size could also support multiple-family housing that may be affordable to a wide range of households.
- Based on potential commercial and industrial development, the Village could see increased demand for workforce housing. The Village of Somers is preparing a 10-year update to the comprehensive plan, with an emphasis on updating the housing element. The Village could modify its land use plan map if additional moderate or lower-cost housing needs are confirmed.
- Modifying zoning regulations to allow greater flexibility in accessory dwellings in single-family residential zoning districts could be an important source of housing that would benefit those who work in the Village as well as the Village's aging population.
- The Village could consider reducing or waiving impact fees for new housing developments that meet affordability thresholds.
- Extending the life of a TID could produce revenue for the benefit of affordable housing.
- The housing-unit-to-parking stall ratio is an example of a requirement that could potentially be modified to reduce the cost of developing multifamily housing.
- The Village could consider developing an expedited review process for single-family and multifamily residential development proposals that incorporate the affordable housing recommendations discussed in this chapter.

Table 4.1
Recommended Cross-Sections for Urban Land Access and Collector Streets^a

Land Access Streets		Land Use Served	Traffic Volume	Bus and Truck Travel	Type of Land Access Street
Pavement Width	28 feet ^b	Single-family residential with lots of ¼ acre or more, and with attached garages and driveways. No regular demand for on-street parking	Less than 1,500 vehicles per average weekday	No fixed route bus traffic, and little truck traffic	Cul-de-sac, loop street, or low volume land access street
Terrace	5-10 feet ^c				
Sidewalk	5 feet				
Sidewalk Buffer	1 foot				
Right-of-Way	60 feet				
Pavement Width	36 feet ^b	Multi-family residential and single-family with lots of less than ¼ acre, and with detached garages and alleys. Regular demand for on-street parking expected, for example, from schools, parks, retail areas, and by visitors to multi-family areas	More than 1,500 vehicles per average weekday	Route for bus traffic, and designated access route for heavy truck traffic to neighborhood commercial area	Land access streets which may also serve some collector function
Terrace	6-9 feet ^c				
Sidewalk	5 feet				
Sidewalk Buffer	1 foot				
Right-of-Way	60-66 feet				
Collector Streets		Land Use Served	Traffic Volume	Bus and Truck Traffic	
Pavement Width	36 feet ^d	Single-family residential area with lots of ¼ acre or more and attached garage and driveways. No regular demand for on-street parking expected	Less than 3,000 vehicles per average weekday	No fixed route bus and limited truck traffic	
Terrace	6-11 feet ^c				
Sidewalk	5 feet				
Sidewalk Buffer	1 foot				
Right-of-Way	60-70 feet				
Pavement Width	48 feet ^d	Multi-family residential and single-family with lots of ¼ acre or more, and detached garages and alleys. Regular demand for on-street parking expected, for example, from schools and retail areas	More than 3,000 vehicles per average weekday	Route for bus traffic and designated access route for truck traffic to neighborhood commercial area	
Terrace	5-10 feet ^c				
Sidewalk	5 feet				
Sidewalk Buffer	1 foot				
Right-of-Way	70-80 feet				

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

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

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

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

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

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

Source: SEWRPC

Table 4.2
Single-Family Residential Construction Costs in the Kenosha Area: 2019^a

Living Area (Square Feet)	Economy ^b (with unfinished basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
800	149.51	119,610	156.40	125,111	N/A	N/A
1,000	137.27	137,270	141.40	141,397	141.40	141,404
1,200	127.62	153,149	132.71	159,254	128.05	153,658
1,400	119.09	166,727	127.20	178,080	121.69	170,363

Living Area (Square Feet)	Economy ^b (no basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
800	135.10	108,078	145.54	116,430	N/A	N/A
1,000	124.07	124,073	130.38	130,380	132.71	132,712
1,200	115.49	138,584	123.33	147,997	119.99	143,990
1,400	107.86	150,997	118.30	165,614	114.16	159,827

Living Area (Square Feet)	Average ^c (with unfinished basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
800	178.82	143,058	182.90	146,322	N/A	N/A
1,000	163.82	163,823	163.88	163,876	166.37	166,367
1,200	152.06	182,468	154.39	185,267	150.52	180,624
1,400	142.09	198,930	147.66	206,721	142.68	199,746

Living Area (Square Feet)	Average ^c (no basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
800	162.34	129,871	170.55	136,443	N/A	N/A
1,000	148.61	148,612	152.43	152,428	156.40	156,403
1,200	137.96	165,551	143.58	172,292	141.25	169,494
1,400	128.90	180,454	137.32	192,252	133.93	187,503

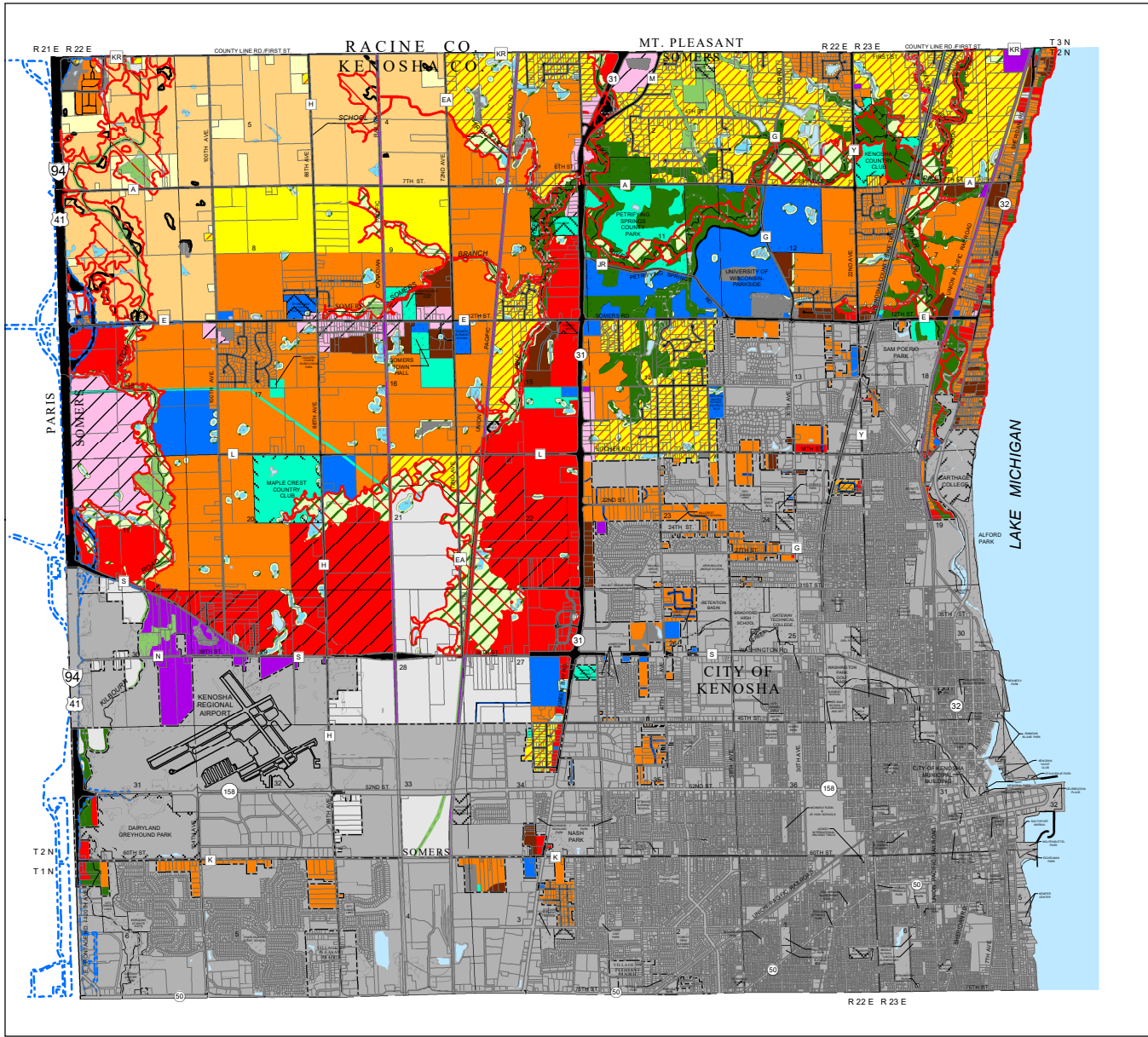
^a Residences include one full bathroom and stucco on wood frame exterior. An additional full bathroom adds \$6,878 to the cost of an economy-grade residence and \$8,598 to the cost of an average-grade residence. An additional half bathroom adds \$4,061 to the cost of an economy-grade residence and \$5,076 to the cost of an average-grade residence.


























^b An economy class residence is usually built from stock plans. The materials and workmanship are sufficient to satisfy building codes. Low construction cost is more important than distinctive features.

^c An average class residence is a simple design and built from standard plans. The materials and workmanship are average, but often exceed minimum building codes. There are frequently special features that give the residence some distinctive characteristics.

Source: RSMMeans, a division of the Gordian Group, and SEWRPC

Recommended Land Use Plan for the Village of Somers: 2035



- | | | | | | |
|---|------------------------------------|---|--|--|---|
|  | FARMLAND PROTECTION |  | GOVERNMENTAL AND INSTITUTIONAL |  | FARMED WETLAND (OVERLAY) |
|  | GENERAL AGRICULTURAL AND OPEN LAND |  | PARK AND RECREATIONAL |  | SURFACE WATER |
|  | RURAL-DENSITY RESIDENTIAL |  | OTHER TRANSPORTATION, COMMUNICATION, AND UTILITY |  | 100-YEAR FLOODPLAIN (OVERLAY) |
|  | SUBURBAN-DENSITY RESIDENTIAL |  | LANDFILL | | EXISTING PUBLIC STREET AND HIGHWAY RIGHT-OF-WAY |
|  | MEDIUM-DENSITY RESIDENTIAL |  | PRIMARY ENVIRONMENTAL CORRIDOR | | PROPOSED PUBLIC STREET AND HIGHWAY RIGHT-OF-WAY |
|  | MEDIUM-HIGH DENSITY RESIDENTIAL |  | SECONDARY ENVIRONMENTAL CORRIDOR | | |
|  | HIGH-DENSITY RESIDENTIAL |  | ISOLATED NATURAL RESOURCE AREA | | |
|  | MIXED USE |  | OTHER CONSERVANCY LAND TO BE PRESERVED | | |
|  | COMMERCIAL |  | NONFARMED WETLAND OUTSIDE ENVIRONMENTAL CORRIDOR, ISOLATED NATURAL RESOURCE AREA, AND OTHER CONSERVANCY LAND TO BE PRESERVED | | |
|  | BUSINESS/INDUSTRIAL PARK | | | | |
|  | OFFICE/PROFESSIONAL SERVICES | | | | |
|  | INDUSTRIAL | | | | |
- 

0 0.5 1 Miles

Source: Federal Emergency Management Agency, Wisconsin Department of Natural Resources, Town of Somers, Kenosha County, and SEWRPC

Appendix A

VACANT PARCELS ZONED FOR RESIDENTIAL DEVELOPMENT IN THE VILLAGE OF SOMERS

Table A.1

Address	Parcel Size (acres)	Zoning District
10008 BURLINGTON RD	2.12	R-2
10008 BURLINGTON RD	1.13	R-7
100TH AVE	2.00	R-2
101 2ND LN	4.21	R-9
10200 BURLINGTON RD	0.41	R-4
10414 BURLINGTON RD	0.61	R-2
1045 25TH AVE	0.38	R-4
1051 63RD AVE	1.13	R-3
1070 59TH AVE	20.89	R-11
1073 SHERIDAN RD	1.42	R-11
1080 SHERIDAN RD	1.01	R-4
1093 SHERIDAN RD	0.88	R-11
10TH PL	0.50	R-3
10TH PL	0.22	R-4
10TH ST	0.50	R-3
1103 87TH AVE	1.31	R-11
1107 88TH AVE	1.05	R-11
1108 87TH AVE	1.03	R-11
1111 SHERIDAN RD	0.88	R-4
11300 4TH ST	22.24	R-12
1138 87TH AVE	1.24	R-11
1139 87TH AVE	1.08	R-11
1150 SHERIDAN RD	0.73	R-11
11515 1ST ST	35.47	R-12
11515 1ST ST	0.33	R-2
11604 BURLINGTON RD	0.77	R-2
11811 12TH ST	0.19	R-3
118TH AVE	0.56	R-3
1193 58TH AVE BLDG 30B	3.21	R-11
11TH ST	0.21	R-4
11TH ST	2.17	R-8
1203 7TH ST	0.70	R-2
12TH AVE	0.75	R-4
12TH AVE	1.04	R-4
12TH AVE	1.34	R-4
12TH AVE	0.16	R-4
12TH PL	1.02	R-11
12TH PL	17.18	R-4
12TH ST	1.09	R-2
12TH ST	0.91	R-2
12TH ST	5.43	R-3
12TH ST	1.91	R-3
12TH ST	0.28	R-3

Table continued on next page.

Table A.1 (Continued)

Address	Parcel Size (acres)	Zoning District
12TH ST	0.69	R-3
12TH ST	0.32	R-3
12TH ST	1.66	R-4
12TH ST	77.40	R-4
12TH ST	0.70	R-4
12TH ST	5.72	R-5
12TH ST	7.98	R-8
12TH ST	0.63	R-9
12TH ST	12.78	R-9
12TH ST	21.99	R-9
12TH ST	5.52	R-9
12TH ST	6.51	R-9
1303 SHERIDAN RD	0.24	R-4
1328 41ST AVE	2.67	R-2
13TH AVE	1.00	R-3
13TH AVE	4.04	R-3
13TH PL	0.29	R-5
13TH ST	0.51	R-3
1405 SHERIDAN RD	2.62	R-9
1446 SHERIDAN RD	0.20	R-4
1455 SHERIDAN RD	2.08	R-11
14TH PL	0.42	R-5
1521 GREEN BAY RD	1.38	R-2
1521 SHERIDAN RD	4.08	R-9
1523 SHERIDAN RD	4.08	R-9
1525 SHERIDAN RD 3-A	4.08	R-9
1527 SHERIDAN RD	4.08	R-9
1530 SHERIDAN RD	0.75	R-12
1612 12TH ST	9.67	R-2
1612 12TH ST	3.21	R-3
1625 SHERIDAN RD	0.63	R-10
16TH PL	0.17	R-5
16TH PL	0.17	R-5
16TH ST	0.17	R-5
1784 SHERIDAN RD	1.39	R-12
17TH ST	2.04	R-2
17TH ST	0.45	R-5
17TH ST	0.17	R-5
1800 12TH AVE	0.30	R-4
1801 7TH PL	0.49	R-3
1811 8TH ST	0.65	R-3
1870 SHERIDAN RD	3.43	R-12
18TH ST	9.36	R-1
18TH ST	1.01	R-2
18TH ST	1.01	R-2
18TH ST	0.42	R-3
18TH ST	1.38	R-3
18TH ST	0.24	R-3
1ST ST	0.50	R-3
1ST ST	0.50	R-3
1ST ST	0.50	R-3
1ST ST	0.50	R-3
1ST ST	0.50	R-3
1ST ST	0.50	R-3

Table continued on next page.

Table A.1 (Continued)

Address	Parcel Size (acres)	Zoning District
1ST ST	0.75	R-3
1ST ST	2.04	R-3
1ST ST	1.84	R-3
1ST ST	0.32	R-4
20TH AVE	0.98	R-3
20TH AVE	0.46	R-3
20TH AVE	0.48	R-3
20TH AVE	0.54	R-3
2168 8TH PL	0.46	R-3
21ST AVE	0.47	R-3
21ST AVE	0.66	R-3
21ST AVE	0.46	R-3
21ST AVE	0.48	R-3
220 30TH AVE	0.65	R-3
22ND AVE	3.91	R-11
22ND AVE	0.50	R-2
22ND AVE	2.52	R-4
263 7TH PL	0.58	R-3
263 SHERIDAN RD	1.61	R-3
30TH AVE	1.01	R-2
3200 MARKET LN CLUBHOUSE	20.05	R-11
3232 102ND AVE	0.27	R-4
3240 MARKET LN	3.44	R-11
3326 102ND AVE	0.22	R-4
3626 96TH AVE	0.32	R-4
3721 96TH AVE	0.73	R-4
3722 96TH AVE	0.22	R-4
39TH AVE	0.46	R-3
4105 18TH ST	1.15	R-2
4105 18TH ST	0.26	R-2
41ST AVE	1.14	R-2
41ST AVE	1.65	R-2
41ST AVE	0.73	R-3
4211 1ST ST	0.53	R-3
43RD AVE	0.97	R-2
43RD AVE	1.18	R-3
444 WOOD RD	2.66	R-2
4500 7TH ST	1.06	R-2
4517 6TH ST	1.28	R-2
45TH AVE	2.41	R-2
47TH AVE	1.13	R-2
47TH AVE	1.62	R-2
47TH AVE	0.86	R-2
48TH ST	0.56	R-3
49TH AVE	1.95	R-2
563 11TH ST	0.34	R-4
56TH AVE	0.46	R-3
56TH AVE	0.41	R-3
5714 1ST PL	0.46	R-3
581 SHERIDAN RD	0.30	R-3
5TH PL	1.02	R-2
604 17TH ST	0.63	R-5
612 15TH PL	2.19	R-11
614 15TH PL	2.53	R-11

Table continued on next page.

Table A.1 (Continued)

Address	Parcel Size (acres)	Zoning District
621 17TH ST	0.17	R-5
6222 10TH ST	0.77	R-3
629 17TH ST	0.17	R-5
6414 38TH ST	1.19	R-2
650 SHERIDAN RD	0.35	R-4
6TH PL	0.94	R-2
6TH WAY	0.81	R-3
700 SHERIDAN RD	1.82	R-11
7026 38TH ST	0.51	R-3
718 SHERIDAN RD	8.89	R-11
724 SHERIDAN RD	3.87	R-11
7260 38TH ST	1.11	R-2
72ND AVE	1.26	R-2
72ND AVE	0.87	R-2
72ND AVE	12.07	R-4
72ND AVE	4.02	R-5
72ND AVE	1.81	R-8
72ND AVE	23.16	R-9
7426 38TH ST	3.83	R-2
7432 38TH ST	0.33	R-2
780 20TH AVE	0.46	R-3
7831 12TH ST	0.22	R-3
7TH PL	0.46	R-3
7TH PL	0.48	R-3
7TH PL	0.51	R-3
7TH PL	0.51	R-3
7TH PL	0.51	R-3
7TH PL	0.51	R-3
7TH PL	0.52	R-3
7TH PL	0.68	R-3
7TH ST	5.07	R-1
7TH ST	6.93	R-2
7TH ST	1.56	R-2
7TH ST	2.34	R-2
7TH ST	1.30	R-2
7TH ST	10.01	R-3
7TH ST	31.04	R-4
7TH ST	20.04	R-9
815 16TH PL	0.63	R-10
818 12TH ST	1.35	R-3
819 17TH ST	0.17	R-5
8200 12TH ST	0.51	R-4
8527 12TH PL	1.60	R-11
860 22ND AVE	0.80	R-3
8605 12TH PL	2.66	R-11
8700 11TH ST	1.04	R-11
875 SHERIDAN RD	0.43	R-4
87TH AVE	1.98	R-11
88TH AVE	1.05	R-11
88TH AVE	1.77	R-2
88TH AVE	0.56	R-4
8TH CT	0.58	R-3
8TH PL	1.26	R-3
8TH PL	0.47	R-3

Table continued on next page.

Table A.1 (Continued)

Address	Parcel Size (acres)	Zoning District
8TH PL	0.47	R-3
8TH PL	0.68	R-3
8TH PL	0.56	R-3
8TH ST	1.49	R-3
8TH ST	0.81	R-3
8TH ST	0.46	R-3
905 SHERIDAN RD	0.28	R-4
940 GREEN BAY RD	0.27	R-2
950 22ND AVE	2.86	R-3
950 22ND AVE	2.97	R-3
950 22ND AVE	60.17	R-4
9528 38TH ST	0.61	R-4
953 WOOD RD	15.17	R-11
9616 38TH ST	0.46	R-4
96TH AVE	0.23	R-4
9700 BURLINGTON RD	0.68	R-4
97TH AVE	1.36	R-3
9800 BURLINGTON RD	1.36	R-2
9900 BURLINGTON RD	0.78	R-2
9910 BURLINGTON RD	1.12	R-2
9TH PL	0.19	R-4
9TH PL	0.93	R-4
9TH PL	0.18	R-4
GREEN BAY RD	1.32	R-2
GREEN BAY RD	0.62	R-3
OLD GREEN BAY RD	1.38	R-1
OLD GREEN BAY RD	1.26	R-2
S LAKESHORE DR	3.13	R-9
SHERIDAN RD	6.17	R-1
SHERIDAN RD	0.38	R-12
SHERIDAN RD	1.06	R-3
SHERIDAN RD	0.39	R-3
SHERIDAN RD	0.29	R-3
SHERIDAN RD	0.99	R-3
SHERIDAN RD	1.01	R-3
SHERIDAN RD	1.53	R-3
SHERIDAN RD	0.75	R-3
SHERIDAN RD	0.75	R-3
SHERIDAN RD	1.03	R-3
SHERIDAN RD	0.54	R-3
SHERIDAN RD	0.73	R-3
SHERIDAN RD	0.49	R-3
SHERIDAN RD	0.35	R-4
SHERIDAN RD	0.17	R-4
SHERIDAN RD	0.17	R-4
SHERIDAN RD	0.55	R-4
SHERIDAN RD	0.55	R-4
SHERIDAN RD	0.30	R-4
SHERIDAN RD	0.40	R-4
SHERIDAN RD	0.19	R-4
SHERIDAN RD	0.34	R-4
SHERIDAN RD	0.39	R-4
SHERIDAN RD	0.29	R-5
SHERIDAN RD	0.24	R-5

Table continued on next page.

Table A.1 (Continued)

Address	Parcel Size (acres)	Zoning District
SHERIDAN RD	0.19	R-5
WOOD RD	1.99	R-2

Appendix B

VACANT PARCELS NOT ZONED FOR RESIDENTIAL DEVELOPMENT IN THE VILLAGE OF SOMERS

Table B.1

Address	Parcel Size (acres)	Zoning District
10002 12TH ST	2.51	A-2
100TH AVE	37.15	A-1
100TH AVE	81.36	A-1
100TH AVE	40.61	A-1
100TH AVE	58.37	A-1
100TH AVE	20.20	A-1
100TH AVE	61.20	A-1
100TH AVE	54.99	A-1
100TH AVE	0.00	A-1
100TH AVE	33.08	A-1
100TH AVE	30.90	A-1
100TH AVE	20.95	A-2
100TH AVE	0.01	A-2
100TH AVE	0.00	A-2
100TH AVE	0.00	A-2
100TH AVE	11.53	A-2
100TH AVE	0.00	A-2
100TH AVE	0.00	A-2
100TH AVE	9.06	A-2
100TH AVE	0.00	PR-1
101 2ND LN	0.01	B-3
1015 58TH AVE	2.00	B-3
1015 SHERIDAN RD	2.07	B-3
1040 72ND AVE	78.72	A-1
10414 BURLINGTON RD	0.00	A-2
1051 63RD AVE	15.53	A-1
1051 63RD AVE	0.15	A-2
1051 63RD AVE	0.62	A-2
1070 59TH AVE	0.00	A-2
1071 58TH AVE	1.80	B-3
1080 SHERIDAN RD	0.77	B-3
10831 1ST ST	0.21	A-1
10831 1ST ST	6.47	M-1
1091 SHERIDAN RD	0.72	B-3
1093 SHERIDAN RD	0.09	B-3
1098 SHERIDAN RD	0.88	B-3
1100 100TH AVE	74.02	A-1
1104 SHERIDAN RD	0.41	B-3
1110 SHERIDAN RD	0.27	B-3
1111 SHERIDAN RD	0.24	B-3
11110 BURLINGTON RD	65.18	A-1
1123 58TH AVE	2.08	B-3
1128 SHERIDAN RD	0.20	B-3

Table continued on next page.

Table B.1 (Continued)

Address	Parcel Size (acres)	Zoning District
113TH AVE	0.00	A-1
113TH AVE	8.78	A-2
1146 SHERIDAN RD	0.83	B-3
1147 SHERIDAN RD	1.93	B-3
1150 GREEN BAY RD	2.40	B-3
1150 SHERIDAN RD	0.00	B-3
11514 BURLINGTON RD	39.23	A-1
1155 SHERIDAN RD	1.38	B-3
11800 BURLINGTON RD	1.38	A-1
11800 BURLINGTON RD	0.04	A-2
11800 BURLINGTON RD	13.69	B-3
11820 12TH ST	0.36	B-2
11880 12TH ST	2.94	M-1
1193 58TH AVE BLDG 30B	0.00	B-3
1200 BIRCH RD	0.32	B-2
1200 GREEN BAY RD	0.45	B-3
1200 GREEN BAY RD	8.11	PR-1
1200 VILLAGE CENTRE DR	2.34	B-2
1201 VILLAGE CENTRE DR	2.39	I-1
1203 7TH ST	0.26	A-2
120TH AVE	67.22	A-1
120TH AVE	72.51	A-1
120TH AVE	49.72	A-1
120TH AVE	27.79	A-1
120TH AVE	16.64	A-1
120TH AVE	2.74	A-1
120TH AVE	17.85	A-1
120TH AVE	25.89	A-2
120TH AVE	0.25	A-2
120TH AVE	1.40	M-1
1210 53RD AVE	9.53	I-1
1226 80TH AVE	0.65	B-2
1245 72ND AVE	20.22	I-1
1250 GREEN BAY RD	5.11	B-3
1266 SHERIDAN RD	0.52	B-3
1274 GREEN BAY RD	0.74	A-2
1280 SHERIDAN RD	3.60	B-3
12TH PL	3.12	A-3
12TH PL	0.00	A-4
12TH PL	0.01	B-2
12TH PL	0.48	M-2
12TH ST	62.03	A-1
12TH ST	153.68	A-1
12TH ST	10.49	A-1
12TH ST	0.00	A-1
12TH ST	40.70	A-1
12TH ST	24.29	A-2
12TH ST	0.00	A-2
12TH ST	0.00	A-2
12TH ST	0.00	A-2
12TH ST	0.00	A-2
12TH ST	2.00	A-2
12TH ST	4.85	A-2
12TH ST	2.29	A-2
12TH ST	0.00	A-2

Table continued on next page.

Table B.1 (Continued)

Address	Parcel Size (acres)	Zoning District
12TH ST	37.28	A-2
12TH ST	7.99	A-2
12TH ST	17.25	A-2
12TH ST	15.43	A-2
12TH ST	0.00	A-2
12TH ST	1.03	A-2
12TH ST	1.12	A-3
12TH ST	137.68	A-4
12TH ST	26.72	A-4
12TH ST	0.01	B-3
12TH ST	0.00	B-4
12TH ST	0.00	I-1
12TH ST	0.59	I-1
12TH ST	0.00	I-1
12TH ST	0.00	I-1
12TH ST	0.01	I-1
12TH ST	1.54	M-2
12TH ST	2.11	PR-1
1300 SHERIDAN RD	3.07	B-3
1335 SHERIDAN RD	2.05	B-3
13TH AVE	1.00	A-2
13TH AVE	0.23	A-2
1433 88TH AVE	35.30	A-2
144 S LAKESHORE DR	0.89	B-2
144 S LAKESHORE DR	0.00	PR-1
1444 SHERIDAN RD	0.47	B-2
1452 SHERIDAN RD	0.50	B-2
1455 7TH ST	10.89	PR-1
1520 GREEN BAY RD	5.88	I-1
1530 72ND AVE	65.34	A-1
1530 72ND AVE	0.00	A-4
1532 100TH AVE	19.87	A-1
1541 100TH AVE	79.96	A-1
1545 SHERIDAN RD	0.37	B-3
1548 SHERIDAN RD	0.94	B-3
1565 SHERIDAN RD	0.28	B-3
1569 SHERIDAN RD	0.17	B-3
1612 12TH ST	0.35	A-2
1612 12TH ST	53.60	A-4
1649 72ND AVE	0.00	A-2
1649 72ND AVE	4.97	M-1
166 13TH AVE	19.43	A-2
1711 GREEN BAY RD	5.19	A-2
1711 GREEN BAY RD	2.46	B-5
1721 7TH ST	0.86	A-2
1735 120TH AVE	82.41	A-1
1760 SHERIDAN RD	2.45	I-1
1778 SHERIDAN RD	0.34	B-2
1784 SHERIDAN RD	0.00	B-2
1810 SHERIDAN RD	0.44	B-2
18TH ST	0.00	A-1
18TH ST	69.08	A-1
18TH ST	0.00	A-2
18TH ST	0.00	A-2

Table continued on next page.

Table B.1 (Continued)

Address	Parcel Size (acres)	Zoning District
18TH ST	1.00	A-2
18TH ST	0.00	A-2
18TH ST	4.24	A-2
18TH ST	8.10	M-3
1911 1ST ST	42.41	A-2
1925 72ND AVE	50.06	A-1
1ST ST	44.97	A-1
1ST ST	61.00	A-1
1ST ST	9.93	A-1
1ST ST	86.76	A-1
1ST ST	1.28	A-2
1ST ST	8.37	A-2
1ST ST	3.67	A-2
1ST ST	0.00	A-2
1ST ST	1.87	PR-1
2000 GREEN BAY RD	9.84	A-1
220 OLD GREEN BAY RD	32.82	A-4
220 OLD GREEN BAY RD	2.03	B-5
2202 100TH AVE	65.78	A-1
2202 100TH AVE	0.00	A-2
2215 SHERIDAN RD	5.24	B-2
22ND AVE	22.86	A-2
22ND AVE	15.61	A-2
22ND AVE	13.96	A-2
22ND AVE	0.00	I-1
240 88TH AVE	0.01	A-1
240 88TH AVE	10.02	A-2
2441 100TH AVE	81.92	A-1
2441 100TH AVE	0.00	A-2
2521 7TH ST	38.29	A-2
255 22ND AVE	1.39	I-1
25TH AVE	2.64	A-2
274 SHERIDAN RD	1.57	B-3
277 SHERIDAN RD	3.00	B-3
2819 88TH AVE	0.00	A-1
2819 88TH AVE	0.00	B-3
2819 88TH AVE	233.40	BP-1
2841 100TH AVE	77.00	A-1
2841 100TH AVE	0.00	A-2
2920 7TH ST	4.91	A-2
2920 7TH ST	28.77	A-2
2920 88TH AVE	86.40	A-1
2920 88TH AVE	0.00	A-1
2920 88TH AVE	0.00	A-2
2920 88TH AVE	0.00	BP-1
2920 88TH AVE	0.00	BP-1
2920 88TH AVE	0.00	PR-1
2931 72ND AVE	62.50	A-1
2931 72ND AVE	0.00	A-2
302 OLD GREEN BAY RD	0.55	B-3
306 SHERIDAN RD	0.94	M-1
30TH AVE	24.07	A-2
30TH AVE	19.64	A-2
31 HWY	83.22	A-1

Table continued on next page.

Table B.1 (Continued)

Address	Parcel Size (acres)	Zoning District
31 HWY	17.82	A-2
31 HWY	5.00	A-2
31 HWY	42.41	B-4
310 OLD GREEN BAY RD	0.60	B-3
316 SHERIDAN RD	0.00	B-3
316 SHERIDAN RD	0.88	M-1
3190 MARKET LN	0.00	A-4
3190 MARKET LN	1.35	B-4
3190 MARKET LN	0.00	B-4
31ST ST	7.65	B-4
3200 MARKET LN CLUBHOU	0.00	B-4
3240 MARKET LN	0.00	B-4
3300 BRUMBACK BLVD	17.17	B-4
3308 GREEN BAY RD	0.95	A-1
3308 GREEN BAY RD	0.00	B-4
3321 MARKET LN	0.00	A-1
3321 MARKET LN	0.90	B-3
3400 MARKET LN	4.17	B-4
3500 BRUMBACK BLVD	24.81	B-4
3520 BRUMBACK BLVD	1.97	B-4
3527 MARKET LN	1.56	B-4
3552 MARKET LN	2.61	B-4
3565 MARKET LN	0.71	B-4
3619 MARKET LN	1.37	B-4
364 SHERIDAN RD	1.27	B-3
3700 72ND AVE	0.00	B-2
3700 72ND AVE	0.93	B-5
3720 72ND AVE	1.78	B-2
3737 84TH AVE	32.10	BP-1
3808 4TH ST	8.65	A-2
386 SHERIDAN RD	1.07	M-1
38TH ST	71.74	A-1
38TH ST	51.43	A-1
38TH ST	0.53	B-2
38TH ST	0.32	B-2
3901 1ST ST	12.05	PR-1
400 SHERIDAN RD	1.51	M-1
410 SHERIDAN RD	1.70	M-1
422 SHERIDAN RD	1.17	B-3
4440 GREEN BAY RD	2.51	B-2
4512 64TH AVE	0.57	PR-1
4600 64TH AVE	0.55	PR-1
4600 GREEN BAY RD	1.25	B-1
4610 64TH AVE	0.53	PR-1
4720 GREEN BAY RD	1.33	B-3
4720 GREEN BAY RD	0.01	I-1
4806 GREEN BAY RD	0.83	I-1
4816 GREEN BAY RD	0.74	B-1
4816 GREEN BAY RD	0.01	I-1
4824 GREEN BAY RD	0.77	B-1
4928 GREEN BAY RD	0.85	B-1
4TH ST	25.61	A-2
500 13TH AVE	0.00	A-2
500 13TH AVE	136.14	PR-1

Table continued on next page.

Table B.1 (Continued)

Address	Parcel Size (acres)	Zoning District
5008 GREEN BAY RD	0.80	B-1
506 72ND AVE	68.94	A-1
515 11TH PL	0.22	B-3
535 GREEN BAY RD	4.37	A-2
535 GREEN BAY RD	9.53	A-2
535 GREEN BAY RD	0.64	PR-1
540 SHERIDAN RD	0.33	B-5
5555 7TH ST	0.41	A-2
5555 7TH ST	0.00	I-1
5555 7TH ST	344.09	PR-1
556 72ND AVE	28.13	A-2
5602 16TH PL	4.80	A-2
5650 6TH PL	0.23	A-1
5650 6TH PL	45.54	A-1
5650 6TH PL	0.00	A-2
56TH AVE	78.96	A-1
56TH AVE	0.37	A-2
5800 31ST ST	2.30	B-4
58TH AVE	0.43	PR-1
5929 38TH ST	2.25	B-2
6000 31ST ST	11.30	B-4
6021 12TH ST	0.00	A-2
6021 12TH ST	0.56	I-1
6201 7TH ST	42.73	A-1
6201 7TH ST	0.00	I-1
6211 38TH ST	55.97	I-1
625 13TH AVE	12.86	A-2
625 13TH AVE	0.00	A-2
6500 18TH ST	34.32	A-2
6500 18TH ST	0.00	M-3
6550 38TH ST	22.21	A-1
6550 38TH ST	0.00	A-1
6550 38TH ST	11.90	M-2
6550 38TH ST	0.00	M-2
6555 1ST ST	68.45	A-1
6555 1ST ST	0.02	A-3
6555 1ST ST	6.24	A-3
6701 18TH ST	100.59	A-1
6TH PL	0.79	A-1
6TH PL	2.56	A-1
6TH PL	2.02	A-2
6TH ST	1.98	A-2
7026 38TH ST	0.00	A-4
7104 38TH ST	84.41	A-1
7104 38TH ST	0.00	A-1
7104 38TH ST	8.54	A-4
7104 38TH ST	0.00	M-2
7150 18TH ST	2.39	B-2
7222 12TH ST	9.33	A-2
7222 12TH ST	7.83	A-3
7260 38TH ST	0.00	B-2
72ND AVE	102.25	A-1
72ND AVE	48.55	A-1
72ND AVE	158.32	A-1

Table continued on next page.

Table B.1 (Continued)

Address	Parcel Size (acres)	Zoning District
72ND AVE	75.19	A-1
72ND AVE	0.00	A-1
72ND AVE	30.43	A-1
72ND AVE	0.01	A-1
72ND AVE	16.18	A-1
72ND AVE	80.63	A-1
72ND AVE	41.91	A-1
72ND AVE	106.95	A-1
72ND AVE	71.07	A-1
72ND AVE	54.45	A-1
72ND AVE	132.20	A-1
72ND AVE	0.00	A-2
72ND AVE	0.00	A-2
72ND AVE	23.66	A-2
72ND AVE	0.00	A-2
72ND AVE	8.68	A-2
72ND AVE	0.02	A-2
72ND AVE	0.00	A-2
72ND AVE	0.01	A-2
72ND AVE	20.53	A-4
72ND AVE	1.41	A-4
72ND AVE	3.17	A-4
72ND AVE	0.00	I-1
72ND AVE	0.00	I-1
72ND AVE	0.00	M-3
7426 12TH ST	1.40	B-2
7426 38TH ST	0.00	B-5
743 SHERIDAN RD	0.86	B-3
7460 18TH ST	28.99	A-1
7460 18TH ST	0.00	A-2
749 SHERIDAN RD	0.87	B-3
7511 12TH ST	18.76	I-1
7611 18TH ST	159.47	A-1
7621 12TH ST	0.44	I-1
769 SHERIDAN RD	1.23	B-3
777 SHERIDAN RD	1.67	B-3
7820 18TH ST	36.16	A-1
7831 12TH ST	4.62	A-3
7TH ST	15.41	A-1
7TH ST	78.13	A-1
7TH ST	100.62	A-1
7TH ST	56.02	A-1
7TH ST	77.76	A-1
7TH ST	0.00	A-1
7TH ST	43.02	A-1
7TH ST	106.85	A-1
7TH ST	57.38	A-1
7TH ST	35.24	A-1
7TH ST	78.71	A-1
7TH ST	44.31	A-1
7TH ST	12.25	A-2
7TH ST	48.69	A-2
7TH ST	1.82	A-2
7TH ST	0.00	A-2

Table continued on next page.

Table B.1 (Continued)

Address	Parcel Size (acres)	Zoning District
7TH ST	0.01	A-2
7TH ST	31.27	A-2
7TH ST	0.01	A-2
7TH ST	16.27	A-2
7TH ST	0.02	A-2
7TH ST	0.00	A-2
7TH ST	0.00	A-2
7TH ST	0.00	A-2
7TH ST	0.06	A-2
7TH ST	4.94	A-2
7TH ST	0.00	A-2
7TH ST	26.41	A-2
7TH ST	11.61	A-2
7TH ST	8.14	A-2
7TH ST	9.94	A-2
7TH ST	54.57	A-2
7TH ST	0.74	A-2
7TH ST	19.80	A-2
7TH ST	0.00	A-4
7TH ST	57.86	A-4
7TH ST	7.54	A-4
7TH ST	1.47	I-1
7TH ST	0.00	M-1
8001 12TH ST	0.41	B-2
8013 12TH ST	0.41	B-2
804 SHERIDAN RD	0.25	B-2
8100 12TH PL	0.01	B-2
8100 12TH PL	0.46	B-5
8100 12TH ST	1.78	A-4
8100 12TH ST	0.63	B-2
8101 12TH PL	1.43	A-3
8101 12TH PL	0.21	A-3
8101 12TH ST	0.48	B-2
8101 12TH ST	0.00	M-2
8107 18TH ST	37.40	A-1
8116 12TH PL	0.61	A-3
8116 12TH ST	1.01	B-2
814 88TH AVE	101.39	A-1
814 88TH AVE	0.00	A-2
818 12TH ST	1.26	I-1
8200 12TH ST	35.98	A-4
8200 7TH ST	74.84	A-1
8229 12TH ST	0.68	I-1
8304 18TH ST	34.22	A-1
8605 12TH PL	0.00	A-4
8725 31ST ST	36.02	BP-1
8726 38TH ST	0.47	B-3
8729 7TH ST	0.06	A-2
8729 7TH ST	4.94	A-2
88TH AVE	68.69	A-1
88TH AVE	62.12	A-1
88TH AVE	75.69	A-1
88TH AVE	39.85	A-1
88TH AVE	0.00	A-1

Table continued on next page.

Table B.1 (Continued)

Address	Parcel Size (acres)	Zoning District
88TH AVE	47.28	A-1
88TH AVE	148.26	A-1
88TH AVE	0.00	A-2
88TH AVE	25.22	A-2
88TH AVE	10.82	A-2
88TH AVE	0.00	A-3
88TH AVE	37.50	A-4
88TH AVE	0.56	B-2
88TH AVE	1.43	B-2
88TH AVE	0.63	BP-1
8TH CT	0.37	A-2
8TH CT	1.72	A-2
900 100TH AVE	30.90	A-1
900 WOOD RD	0.00	A-2
900 WOOD RD	54.58	I-1
900 WOOD RD	542.73	I-1
900 WOOD RD	1.00	PR-1
9026 12TH ST	0.00	A-4
9026 12TH ST	23.49	I-1
9120 18TH ST	70.19	A-1
914 GREEN BAY RD	29.93	PR-1
914 GREEN BAY RD	22.95	PR-1
915 7TH ST	0.00	A-2
915 7TH ST	34.84	A-4
923 72ND AVE	10.00	A-2
9401 18TH ST	161.55	PR-1
94TH AVE	2.00	PR-1
950 22ND AVE	0.01	A-2
950 22ND AVE	0.16	A-2
953 WOOD RD	19.85	A-2
953 WOOD RD	0.01	I-1
955 1ST ST	11.88	PR-1
966 SHERIDAN RD	2.35	B-3
9720 BURLINGTON RD	3.34	A-2
973 SHERIDAN RD	1.85	B-3
9900 BURLINGTON RD	0.93	A-2
991 119TH CT	0.00	A-1
991 119TH CT	0.00	A-1
991 119TH CT	2.30	M-1
991 119TH CT	2.30	M-1
9918 12TH ST	0.00	A-2
9918 12TH ST	5.24	I-1
9930 BURLINGTON RD	0.93	M-1
BRUMBACK BLVD	2.69	B-4
BRUMBACK BLVD	1.78	B-4
BRUMBACK BLVD	3.08	B-4
BRUMBACK BLVD	1.78	B-4
BURLINGTON RD	1.17	A-1
BURLINGTON RD	78.50	A-1
BURLINGTON RD	6.00	A-2
BURLINGTON RD	0.00	A-2
BURLINGTON RD	4.56	A-2
BURLINGTON RD	0.93	B-3
EAST FRONTAGE RD	5.93	A-1

Table continued on next page.

Table B.1 (Continued)

Address	Parcel Size (acres)	Zoning District
EAST FRONTAGE RD	3.46	A-1
EAST FRONTAGE RD	0.00	A-2
EAST FRONTAGE RD	0.00	A-2
EAST FRONTAGE RD	0.00	M-1
GREEN BAY RD	70.05	A-1
GREEN BAY RD	47.75	A-1
GREEN BAY RD	33.54	A-1
GREEN BAY RD	0.00	A-1
GREEN BAY RD	18.86	A-2
GREEN BAY RD	69.64	A-2
GREEN BAY RD	32.23	A-2
GREEN BAY RD	1.66	A-2
GREEN BAY RD	3.31	A-2
GREEN BAY RD	9.31	A-2
GREEN BAY RD	1.29	A-2
GREEN BAY RD	0.00	B-3
LANDLOCKED	18.60	A-2
MARKET LN	0.00	A-4
MARKET LN	1.96	B-4
MARKET LN	2.12	B-4
MARKET LN	2.00	B-4
MARKET LN	1.42	B-4
MARKET LN	0.83	B-4
MARKET LN	3.25	B-4
MARKET LN	0.00	B-4
OLD GREEN BAY RD	29.48	A-2
OLD GREEN BAY RD	19.25	A-4
S LAKESHORE DR	19.49	I-1
S LAKESHORE DR	0.33	PR-1
SHERIDAN RD	5.42	A-2
SHERIDAN RD	8.32	A-2
SHERIDAN RD	5.56	A-2
SHERIDAN RD	0.32	A-2
SHERIDAN RD	1.82	A-2
SHERIDAN RD	1.38	B-3
SHERIDAN RD	0.66	B-3
SHERIDAN RD	0.32	B-3
SHERIDAN RD	0.86	B-3
SHERIDAN RD	1.75	B-3
SHERIDAN RD	0.18	B-3
SHERIDAN RD	0.18	B-3
SHERIDAN RD	0.21	B-3
SHERIDAN RD	0.24	B-3
SHERIDAN RD	0.41	B-3
SHERIDAN RD	0.00	M-1
WOOD RD	7.91	A-2
WOOD RD	19.47	A-2