an hourly-wage equivalent of about $27.30, to purchase a median price vacant-for-sale housing unit, priced at about $130,000, in the County in 1990.

From the foregoing information, it is evident that jobs must pay $10 or more per hour to enable persons or families to obtain adequate housing in Waukesha County. About one-half of the new jobs created within the County between 1990 and 1995 were in the relatively low-paying retail trade and services sectors, for which median earnings in 1989 were below $7.50 per hour. Over that same period, only about one-third of the housing units authorized by building permits in the County were provided within typically lower-cost two- and multi-family structures (see Table 80). These trends have important implications for County economic development, since lower-paying and even more modest-paying jobs may be difficult to fill with residents because of a lack of housing affordable to the potential workers. It is thus essential that the County development plan address future housing needs related to job growth within the County, especially near major employment centers.

COMMUNITY ZONING PROVISIONS GOVERNING RESIDENTIAL STRUCTURE TYPE, FLOOR AREA, AND LOT SIZE

Housing structure types, housing unit sizes, and lot sizes are controlled by community zoning regulations. It is therefore appropriate to examine those regulations to identify the extent to which they permit or preclude lower-cost minimum-size housing structures and lots. A review of such zoning regulations and related zoning district maps indicates the amount and location of lands which may be available to accommodate minimum-size housing units and lots. A determination can then be made of the extent to which such lands would accommodate the housing units required for those County resident households and nonresident County worker households, about 19,930 in 1990, found in prior analyses within this chapter to be unable to afford housing commensurate with their incomes.

Impacts of Community Zoning Regulations on the Provision of Lower-Cost Housing

The zoning powers of Waukesha County and of the cities, villages, and towns in the County represent one of the most important influences directing and shaping housing development patterns within the County. Zoning regulations can substantially determine the characteristics of housing development, including the quality, quantity, location, size, type, and cost of the housing units. Therefore, an inventory and descriptive analysis of each existing residential zoning district in each community in the County, as those districts facilitate or constrain the availability of lower-cost housing, is essential to the preparation of a housing element for the County development plan.

It should be noted that, because the objectives of the County development plan, set forth in Chapter IX, specify that all new urban residential development should be located in areas where centralized public sanitary sewerage is provided, only those areas containing lands within existing or proposed sanitary sewer service areas were included in the analysis.

It should also be noted that special provisions modifying the basic zoning district regulations, such as conditional use or planned unit development provisions, as provided by some communities may increase the likelihood that the affected districts could be used to accommodate lower-cost housing through provisions for increased densities. This analysis therefore considered such special provisions, with the local zoning districts being evaluated on the basis of any special as well as general provisions. It should be noted in this respect, however, that minimum floor areas, not lot size or density, constitutes the zoning provision limiting the ability to accommodate minimum-size housing units in most communities within the County. Modification of lot size or density provisions through conditional use or planned unit development provisions would not alone have a significant effect on the ability of those communities to accommodate truly minimum-size housing units.

Components of Community Zoning Regulations Which Affect Provision of Lower-Cost Housing: Three components of zoning regulations which affect the availability of lower-cost housing are: 1) structure-type requirements, 2) structure-size requirements, and 3) minimum-lot-size or maximum-density requirements.

Structure Type: Permitted structure types such as single-family, two-family, and multi-family, are specified in zoning regulations for each residential zoning district. Some residential zoning districts may permit only one structure type, while others permit several structure types. The permitted structure types of residential zoning districts in Waukesha County are important to consider insofar as such districts can prohibit or severely limit the provision of new two- and multi-family housing,

types of housing which were shown earlier in the chapter to be most affordable to those households likely to spend a disproportionate share of their income for housing. Limited quantities of residential land zoned to permit two- and multi-family housing can ultimately result in a shortage of housing units for households that cannot afford to purchase even a minimal single-family housing unit.

Structure Size: Floor area requirements of zoning regulations are important to consider insofar as it may be exceedingly difficult to construct the larger housing units often required by such regulations at costs affordable to lower-income households. Floor area requirements that enable the construction of smaller size housing can, however, facilitate the provision of lower-cost housing. For purposes of this analysis, residential zoning districts which specify minimum floor areas approximating those set forth in the housing standards in Chapter IX of this report were assumed to accommodate the provision of minimum-size housing units.

Minimum Lot Size Requirements and Maximum Permitted Density: Each residential zoning district that permits single- and two-family residential uses includes minimum lot size requirements, which specify the smallest land area upon which a residential structure can be constructed within that district. These minimum lot size requirements are important to consider insofar as large lot size requirements can add to the total package price of developing new single- and two-family housing by adding to the cost of land and land improvements required for such housing. For purposes of this analysis, a minimum-size residential lot was assumed to be 7,200 square feet or less, about one-sixth acre, in size. Zoning districts which require lots greater than 7,200 square feet, within existing and planned sanitary sewer service areas, were considered to be restrictive to the provision of lower-cost housing.

Zoning districts that permit multi-family residential uses typically include maximum permitted densities, specifying the maximum number of housing units that may be constructed per acre of land. Lower densities can add to the total package price of developing new multi-family housing, primarily by adding to the per unit cost of land improvements required for such housing. Zoning districts which permit multi-family residential development, but only at lower densities, can thus preclude the development of lower-cost housing units. For purposes of this analysis, districts which permit multi-family residential development at a density of at least 14.5 units per net acre,[30] or about 3,000 square feet of site area per dwelling unit, were considered to accommodate the provision of lower-cost multi-family housing units. Zoning districts which permit multi-family residential uses, but limit densities to less than 14. 5 units per net acre, were considered to be restrictive to the provision of lower-cost multi-family housing.

Zoning Patterns and Their Effect on the Provision of Lower-Cost Housing: The analysis of residential zoning districts, particularly as they may constrain the provision of lower-cost housing, is presented in Tables 111, 112, and 113. In addition to the minimum floor area, minimum lot size, and maximum permitted density characteristics for each residential zoning district, the amount of vacant land which is suitable for development is also presented. For purposes of this analysis, land which is considered suitable for new residential development includes areas of vacant[31] residential-zoned land in contiguous areas larger than three acres in size within existing or planned sanitary sewer service areas and outside areas designated as environmental corridors and isolated natural resource areas. Residential-zoned lands so identified encompassed a total of about 24,900 acres, or about 39 square miles, in Waukesha County in 1993.

Single-Family Housing: While all communities within Waukesha County accommodated single-family units in their zoning regulations in 1993, many communities failed to accommodate minimum-size single-family housing units. Minimum floor area requirements for single-family homes varied widely among local zoning regulations, ranging from 800 square feet in the Village of Butler to 2,000 square feet in the Village of Chenequa. As indicated in Table 111, 23 of the 32 communities in the County with lands within existing or planned

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[30]*Net density is the actual site area devoted to the residential use and consists of the ground floor site area occupied by buildings plus the required yards and open spaces. Net density excludes parking areas and streets.*

[31]*Vacant land was identified within existing and planned sanitary sewer service areas. Lands so identified were zoned for residential use in 1993 and were undeveloped as of April 1990, the date of the most recent available aerial photography.*

Table 111

LAND ZONED TO ACCOMMODATE MINIMAL SINGLE-FAMILY HOMES WITHIN EXISTING OR PLANNED SEWER SERVICE AREAS IN WAUKESHA COUNTY BY CIVIL DIVISION AND LOCAL ZONING DISTRICT: 1993

Communities Within which Existing Zoning Regulations Would Accommodate Either a Minimum-Size Single-Family Home or a Minimum-Size Lot, or Both	Minimum Floor Area Required for Three-Bedroom Housing Unit (square feet)	Minimum Floor Area Required for Two-Bedroom Housing Unit(square feet)	Minimum Lot Size Required for Single-Family Structure (square feet)	Acres of Suitable Vacant[a] Land Zoned to Accommodate:				
				Minimum-Size Three-Bedroom Housing Units[b]	Minimum-Size Two-Bedroom Housing Units[c]	Minimum-Size Lots[d]	Minimum-Size Three-Bedroom Units[b] on Minimum-Size Lots[d]	Minimum-Size Two-Bedroom Units[c] on Minimum-Size Lots[d]
Cities								
Delafield								
R-4 Single- and Two-Family Residential	1,000	1,000	7,900	0	--	--	--	--
Muskego								
RSA Attached Single-Family Residence	1,000	1,000	10,000	37	--	--	--	--
Oconomowoc								
R-1 Residence	900	900	8,000	0	--	--	--	--
Waukesha								
R-2 One-Family Residence	1,000	1,000	8,000	513	--	--	--	--
R-2-A Two-Family Residence	1,000	1,000	8,000	0	--	--	--	--
R-3 One- to Four-Family Residence	1,000	1,000	8,000	21	--	--	--	--
R-4 Multi-Family Residence	1,000	1,000	7,000	24	--	24	24	--
R-4A Residential Planned Development	1,000	1,000	7,000	307	--	307	30	--
Subtotal	--	--	--	902	0	331	331	0
Villages								
Butler								
R-2 Two-Family Residential	1,000	1,000	4,800	0	--	0	0	--
R-3 Multi-Family Residential	800	800	15,000	0	--	--	--	--
Menomonee Falls								
R-6 Single- and Two-Family Residential	900	900	7,200	0	--	0	0	--
PRD Planned Residential Development	900	900	7,200	309	--	309	309	--
Sussex								
Rd-2 Two-Family Residential	1,000	1,000	10,000	0	--	--	--	--
Wales								
R-3 Residential	1,000	1,000	30,000	33	--	--	--	--
Subtotal	--	--	--	342	0	309	309	0
Towns								
Lisbon								
R-M Residence	1,000	1,000	30,000	0	--	--	--	--
Subtotal	--	--	--	0	0	0	0	0
Total				1,244	0	640	640	0

Communities Within Which Existing Zoning Regulations Would Accommodate Neither a Minimum-Size Single-Family Home Nor a Minimum-Size Lot

Cities	Villages	Towns
Brookfield	Cheneque	Brookfield
New Berlin	Dousman	Delafield
	Elm Grove	Genesee
	Hartland	Merton
	Lac La Belle	Mukwonago
	Lannon	Oconomowoc
	Mukwonago	Ottawa
	Nashotah	Pewaukee
	North Prairie	Summit
	Oconomowoc Lake	Waukesha
	Pewaukee	

[a] *Includes vacant residentially zoned land in contiguous areas larger than three acres in size which are located within existing or planned sanitary sewer service areas, and which are located outside of areas designated as environmental corridors and isolated natural areas, as reflected on 1990 1 inch equals 400 feet scale aerial photographs.*

[b] *A minimum three-bedroom single-family housing unit contains 1,000 square feet of living space.*

[c] *A minimum two-bedroom single-family housing unit contains 700 square feet of living space.*

[d] *Minimum-size lots for single-family homes are defined as those 7,200 square feet or less in area.*

Source: SEWRPC.

sanitary sewer service areas had no zoning districts which would accommodate minimum-size single-family housing units. Of the nine remaining communities, only four, the Cities of Muskego and Waukesha, and the Villages of Menomonee Falls and Wales, had suitable vacant lands zoned to accommodate minimum-size three-bedroom single-family housing units. Such lands totalled about 1,244 acres in 1993 and comprised about 5 percent of all suitable vacant lands zoned for residential use within existing and planned sanitary sewer service areas in the County. There was no suitable vacant land zoned to accommodate minimum-size two-bedroom single-family housing units.

Minimum lot size requirements also varied widely among zoning regulations in 1993, ranging from 4,800 square feet in the Village of Butler to five acres in the Village of Chenequa. As indicated in Table 111, 29 of the 32 communities in the County with lands within existing or planned sanitary sewer service areas had no zoning districts which would accommodate minimum-size single-family residential lots. Of the three remaining communities, only two, the City of Waukesha and the Village of Menomonee Falls, had suitable vacant lands zoned to accommodate minimum-size lots. Such land totalled about 640 acres in 1993 and comprised about 3 percent of all suitable vacant lands zoned for residential use within existing and planned sanitary sewer service areas in the County.

Considering both minimum-floor-area and lot-size requirements among zoning regulations in 1993, only two communities in Waukesha County with lands located within existing and planned sanitary sewer service areas, the City of Waukesha and the Village of Menomonee Falls, accommodated the provision of a minimum-size single-family home on a minimum-size lot. As indicated in Table 111, suitable vacant land zoned to accommodate a minimum-size three-bedroom single-family home on a minimum-size lot totaled about 640 acres in 1993 and comprised about 3 percent of all suitable vacant lands zoned for residential use within existing and planned sanitary sewer service areas in the County. Allowing for about 20 percent, or 128 acres, of the 640 acres of suitable vacant land to be utilized for local and collector streets, the remaining 512 acres of land could accommodate about 3,150 minimum-size housing units. This represents about 16 percent of the 19,930 housing units needed to satisfy requirements of the households with the greatest identified housing need in the County.

Two-Family Housing: Four of the 32 communities in Waukesha County with lands located within existing and planned sanitary sewer service areas in 1993, the Villages of Chenequa and Oconomowoc Lake and the Towns of Summit and Waukesha, had no provisions for two-family residential uses in their zoning regulations, while 13 of the 32 communities had no zoning districts which would accommodate a minimum-size housing unit in a two-family structure. Of the 15 remaining communities, 10 had suitable vacant lands zoned to accommodate minimum-size three-bedroom units in a two-family structure, while only one, the City of Muskego, had suitable vacant land zoned to accommodate minimum-size two-bedroom units in a two-family structure. Suitable vacant land zoned to accommodate minimum-size three-bedroom housing units in a two-family structure totalled about 2,210 acres in 1993 and comprised about 5 percent of all suitable vacant lands zoned for residential use within existing and planned sanitary sewer service areas in the County. Suitable vacant land zoned to accommodate minimum-size two-bedroom housing units in a two-family structure totalled about 88 acres in 1993, and comprised less than 1 percent of all suitable vacant lands zoned for residential use within existing and planned sanitary sewer service areas in the County.

Minimum-lot-size requirements for two-family homes varied widely among local zoning regulations in 1993, ranging from 7,000 square feet in the City of Waukesha to one acre in the Village of Wales. As indicated in Table 112, of all communities in the County with lands within existing or planned sanitary sewer service areas, only the City of Waukesha had suitable vacant land zoned to accommodate minimum-size two-family residential lots. Such lands totalled about 331 acres in 1993, comprising about 1 percent of all suitable vacant lands zoned for residential use within existing and planned sanitary sewer service areas in the County.

Considering both minimum-floor-area and lot-size requirements among zoning regulations in 1993, only one community in Waukesha County with lands within existing or planned sanitary sewer service areas, the City of Waukesha, accommodated the provision of a minimum-size two-family housing unit on a minimum-size residential lot. As indicated in Table 112, suitable vacant land zoned to accommodate a minimum-size three-bedroom housing unit in a two-family structure on a minimum-size lot totalled about 331 acres in 1993 and comprised about 1 percent of all suitable vacant lands zoned for residential use within existing and planned sanitary sewer service areas in the County. Allowing for about 20 percent, or 66 acres, of suitable vacant land to be utilized for local and collector streets, the remaining 265 acres of land would accommodate about 3,300 minimum-size three-bedroom housing units in two-family structures. This represents about 17 percent of the 19,930 housing units needed to satisfy requirements of the households with the greatest identified housing need in the County. There was no suitable vacant land zoned to accommodate minimum-size two-bedroom housing units in a two-family structure on a minimum-size lot.

Multi-Family Housing: Seven of the 32 communities in Waukesha County with lands located within existing and planned sanitary sewer service areas in 1993, the Villages of Chenequa, Lac La Belle, Lan-

Table 112

LAND ZONED TO ACCOMMODATE MINIMUM TWO-FAMILY HOUSING WITHIN EXISTING OR PLANNED SEWER SERVICE AREAS IN WAUKESHA COUNTY BY CIVIL DIVISION AND LOCAL ZONING DISTRICT: 1993

Communities Within which Existing Zoning Regulations Would Accommodate Either a Minimum-size Two-Family Housing Unit or a Minimum-size Lot, or Both	Minimum Floor Area Required for Three-Bedroom Housing Unit (square feet)	Minimum Floor Area Required for Two-Bedroom Housing Unit(square feet)	Minimum Lot Size Required for Two-Family Structure (square feet)	Acres of Suitable Vacant[a] Land Zoned to Accommodate: Minimum-Size Three-Bedroom Housing Units[b]	Minimum-Size Two-Bedroom Housing Units[c]	Minimum-Size Lots[d]	Minimum-Size Three-Bedroom Units[b] on Minimum-Size Lots[d]	Minimum-Size Two-Bedroom Units[c] on Minimum-Size Lots[d]
Cities								
Delafield								
R-4 Single- and Two-Family Residential	900	900	13,800	0	--	--	--	--
Muskego								
RSA Attached Single-Family Residence	1,000	1,000	20,000	37	--	--	--	--
RSM Multi-Family Residence	none	none	10,000	88	88	--	--	--
New Berlin								
Rm-1 Multi-Family Residential	1,000	800	20,000	157	--	--	--	--
Waukesha								
R-2 One-Family Residence	900	900	8,000	613	--	--	--	--
R-2-A Two-Family Residence	900	900	8,000	0	--	--	--	--
R-3 One- to Four-Family Residence	800	800	8,000	21	--	--	--	--
R-4 Multi-Family Residence	800	800	7,000	24	--	24	24	--
R-4A Residential Planned Development	800	800	7,000	307	--	307	307	--
Subtotal	--	--	--	1,147	88	331	331	0
Villages								
Butler								
R-2 Two-Family Residential	1,000	1,000	7,200	0	--	0	0	--
R-3 Multi-Family Residential	800	800	15,000	0	--	--	--	--
Elm Grove								
Rm-1 Multi-Family Residential	1,000	1,000	20,000	0	--	--	--	--
Hartland								
RD-1 Two-Family Residential	1,000	1,000	15,000	0	--	--	--	--
RD-2 Two-Family Residential	1,000	1,000	10,000	0	--	--	--	--
Lannon								
R-3 Residential	900	900	1 acre	18	--	--	--	--
R-4 Residential	900	900	1 acre	0	--	--	--	--
R-5 Residential	900	900	1 acre	0	--	--	--	--
Menomonee Falls								
R-6 Single- and Two-Family Residential	900	900	9,600	0	--	--	--	--
PRD Planned Residential Development	900	900	9,600	309	--	--	--	--
Nashotah								
R-4 Multi-Family Elderly Housing	600	600	12,000	0	0	--	--	--
North Prairie								
R-1 Residential[e]	900	800	17,500	68	--	--	--	--
R-1A Residential[e]	900	800	17,500	73	--	--	--	--
R-2 Residential[e]	900	800	17,500	0	--	--	--	--
R-3 Residential	900	800	17,500	0	--	--	--	--
Sussex								
Rd-2 Two-Family Residential	1,000	1,000	10,000	0	--	--	--	--
Rm-1 Multi-Family Residential	none	750	12,000	54	--	--	--	--
Wales								
R-1 Residential[e]	900	900	1 acre	90	--	--	--	--
R-3 Residential	1,000	850	30,000	33	--	--	--	--
A-2 Rural Home[e]	900	900	3 acres	25	--	--	--	--
Subtotal	--	--	--	670	0	0	0	0
Towns								
Brookfield								
Rd-1 Two-Family Residential	1,000	1,000	20,000	13	--	--	--	--
Rm-2 Multi-Family Residential	950	950	20,000	40	--	--	--	--
Lisbon								
A-1 Residence[e]	800	800	40,000	5	--	--	--	--
A-2 Residence[e]	800	800	30,000	330	--	--	--	--
A-3 Residence[e]	800	800	30,000	0	--	--	--	--
R-M Residence	800	800	60,000	0	--	--	--	--
Subtotal	--	--	--	388	0	0	0	0
Total				2,205	88	331	331	0

Communities Within Which Existing Zoning Regulations Would Accommodate Neither a Minimum-Size Two-Family Housing Unit Nor a Minimum-Size Lot

Cities	Villages	Towns
Brookfield	Dousman	Delafield
Oconomowoc	Lac La Belle	Genesee
	Mukwonago	Merton
	Pewaukee	Mukwonago
		Oconomowoc
		Ottawa
		Pewaukee

Communities Within Which Existing Zoning Regulations Would Not Accommodate Two-Family Housing

Cities	Villagess	Towns
	Chenequa	Summit
	Oconomowoc Lake	Waukesha

[a]*Includes vacant residentially zoned land in contiguous areas larger than 3 acres in size which are located within existing or planned sanitary sewer service areas, and which are located outside of areas designated as environmental corridors and isolated natural areas, as reflected on 1990 1 inch equals 400 feet scale aerial photographs.*

[b]*A minimum three-bedroom two-family housing unit contains 1,000 square feet of living space.*

[c]*A minimum two-bedroom two-family housing unit contains 700 square feet of living space.*

[d]*Minimum-size lots for two-family homes are defined as those 7,200 square feet or less in area.*

[e]*Permitted as a conditional use only.*

Source: SEWRPC.

non, and Oconomowoc Lake and the Towns of Merton, Summit, and Waukesha, had no provisions for multi-family residential uses in their zoning regulations, while 17 of the 32 communities had no zoning districts which would accommodate a minimum-size housing unit in a multi-family structure. Of the remaining eight communities, three had suitable vacant lands zoned to accommodate a minimum-size two-bedroom unit in a multi-family structure, while only one, the City of Muskego, had suitable vacant land zoned to accommodate minimum-size one-bedroom units in a multi-family structure. Suitable vacant land zoned to accommodate minimum-size two-bedroom housing units in a multi-family structure totalled about 620 acres in 1993 and comprised about 2 percent of all suitable vacant lands zoned for residential use within existing and planned sanitary sewer service areas in the County. Suitable vacant land zoned to accommodate minimum-size one-bedroom housing units in a multi-family structure totalled about 88 acres in 1993 and comprised less than 1 percent of all suitable vacant lands zoned for residential use within existing and planned sanitary sewer service areas in the County.

Permitted densities for multi-family residential uses varied widely among local zoning regulations in 1993, ranging from 0.7 units per acre in the Town of Delafield to 29 units per acre in the City of Delafield. As indicated in Table 113, of all communities in the County with lands within existing or planned sanitary sewer service areas, only the Cities of Oconomowoc and Waukesha had suitable vacant land zoned to accommodate multi-family housing units at densities equal to, or exceeding, 14.5 units per net acre, or about 3,000 square feet of site area per dwelling unit. Such lands totalled about 420 acres in 1993, and comprised about 2 percent of all suitable vacant lands zoned for residential use within existing and planned sanitary sewer service areas in the County.

Considering both minimum-floor-area and density requirements, only one community, the City of Waukesha, accommodated the provision of minimum-size multi-family housing units at densities equal to, or exceeding, 14.5 units per net acre. As indicated in Table 113, suitable vacant land zoned to accommodate a minimum-size two-bedroom housing unit in a multi-family structure at densities equal to, or exceeding, 14.5 units per net acre totalled 331 acres in 1993, and comprised about 1 percent of all suitable vacant lands zoned for residential use within existing and planned sanitary sewer service areas in the County. Allowing for about 15 percent, or 50 acres, of suitable vacant land to be utilized for local and collector streets, the remaining 281 acres of land would accommodate about 4,900 minimum-size two-bedroom housing units in multi-family structures. This represents about 25 percent of the 19,930 housing units needed to satisfy the requirements of households with the greatest identified housing need in the County. There was no suitable vacant land zoned to accommodate a minimum-size one-bedroom unit in a multi-family structure at densities equal to, or exceeding, 14.5 units per net acre.

Relationship to Locally Planned Land Use: Some communities in the County do not place developable lands in urban-use zoning districts unless and until development proposals are initiated. This is in accord with good municipal planning practice. In those communities, developable lands intended for urban use are often placed in a "holding" district, such as an exclusive agricultural district, that will not permit intensive residential development. Such land is subsequently rezoned, from the holding district to urban-use districts, as development proposals are forwarded and approved. Considering, however, that only three communities in the County, the City of Waukesha and the Villages of Menomonee Falls and Butler, had zoning districts which would accommodate the provision of minimum-size housing units in 1993, as defined by the application of the standards in Chapter IX, lands planned for residential use in communities other than those aforementioned would have little impact on the quantitative results of the foregoing analysis of local zoning regulations. Should somewhat larger minimum lot sizes be considered, as for example one-quarter acre lots, then more land could be considered to accommodate lower-cost housing.

Concluding Remarks Concerning Community Zoning Regulations: The previous analyses identified the number of minimum-size housing units by structure type that could be accommodated on minimum-size lots or at densities equal to, or exceeding, 14.5 units per net acre. Such analyses indicated that 3,150 minimum-size units in single-family structures, 3,300 minimum-size units in two-family structures, and 4,900 minimum-size units in multi-family structures, or a total of about 11,280 units, could be provided. Because many residential districts permit more than one residential structure type, simple addition of the number of minimum-size units by structure type will overstate the number of minimum-size units which can be provided. Taking into account the overlap of permitted structure types in residential districts, the actual

Table 113

LAND ZONED TO ACCOMMODATE MINIMAL MULTI-FAMILY HOUSING WITHIN EXISTING OR PLANNED SEWER SERVICE AREAS IN WAUKESHA COUNTY BY CIVIL DIVISION AND LOCAL ZONING DISTRICT: 1993

Communities Within which Existing Zoning Regulations Would Accommodate Either a Minimum-size Multi-Family Housing Unit or Densities Equal to or Exceeding 14.5 Units per Net Acre, or Both	Minimum Floor Area Required for Two-Bedroom Housing Unit (square feet)	Minimum Floor Area Required for One-Bedroom Housing Unit (square feet)	Maximum Permitted Density (dwelling units per acre)	Acres of Suitable Vacant[a] Land Zoned to Accommodate:				
				Minimum-Size Two-Bedroom Housing Units[b]	Minimum-Size One-Bedroom Housing Units[c]	Density Sufficient for Minimum Housing[d]	Minimum-Size Two-Bedroom Units[b] at Sufficient Density[d]	Minimum-Size One-Bedroom Units[c] at Sufficient Density[d]
Cities								
Delafield								
R-7-EH Multi-Family Elderly Housing	850	550	29.0	--	--	0	--	--
Muskego								
RSM Multi-Family Residence	none	none	8.7	88	88	--	--	--
Oconomowoc								
R-2 Residence	900	800	14.5	--	--	33	--	--
R-3 Residence	800	600	17.4	--	--	70	--	--
Waukesha								
R-3 One- to Four-Family Residence	700	500	12.4	21	--	--	--	--
R-4 Multi-Family Residence	700	500	17.4	24	--	24	24	--
R-4A Residential Planned Development	700	500	17.4	307	--	307	307	--
Subtotal	--	--	--	440	88	419	331	0
Villages								
Butler								
R-3 Multi-Family Residential	500	500	14.5	0	--	0	0	--
Hartland								
RM-2 Multiple-Family Residential	900	650	14.5	--	--	0	--	--
Nashotah								
R-4 Multi-Family Elderly Housing	600	600	10.9	0	--	--	--	--
Subtotal	--	--	--	0	0	0	0	0
Towns								
Pewaukee								
Rm-3 Multi-Family Residential	650	525	12.0	179	--	--	--	--
Subtotal	--	--	--	179	0	0	0	0
Total				619	88	419	331	0

Communities Within Which Existing Zoning Regulations Would Accommodate Neither a Minimum-size Multi-Family Housing Unit Nor Densities Equal to or Exceeding 14.5 Units per Net Acre

Cities	Villages	Towns
Brookfield	Dousman	Brookfield
New Berlin	Elm Grove	Delafield
	Menomonee Falls	Genesee
	Mukwonago	Lisbon
	North Prairie	Mukwonago
	Pewaukee	Oconomowoc
	Sussex	Ottawa
	Wales	

Communities Within Which Existing Zoning Regulations Would Not Accommodate Multi-Family Housing

Cities	Villages	Towns
	Chenequa	Merton
	Lac La Belle	Summit
	Lannon	Waukesha
	Oconomowoc Lake	

[a]*Includes vacant residentially zoned land in contiguous areas larger than three acres in size which are located within existing or planned sanitary sewer service areas, and which are located outside of areas designated as environmental corridors and isolated natural areas, as reflected on 1990 1 inch equals 400 feet scale aerial photographs.*

[b]*A minimum two-bedroom multi-family housing unit contains 700 square feet of living space.*

[c]*A minimum one-bedroom multi-family housing unit contains 450 square feet of living space.*

[d]*Sufficient density for minimum multi-family housing is defined 14.5 dwelling units per net acre or greater.*

Source: SEWRPC.

number of minimum-size housing units which can be accommodated on suitable vacant land is about 6,400 units. This 6,400 units represents a maximum number and was derived by assuming that the 331 acres of suitable vacant land in the City of Waukesha would be developed to accommodate 4,900 minimum-size 2-bedroom units in multi-family structures and the 309 acres of suitable vacant land in the Village of Menomonee Falls would be developed to accommodate about 1,500 minimum-size three-bedroom single-family homes. If all suitable vacant land were thus utilized, the 6,400 minimum-size housing units provided would represent about 32 percent of the 19,930 housing units needed to satisfy the requirements of households with the greatest identified housing need in the County.

The foregoing analysis of community zoning regulations in Waukesha County includes information on lands within existing and planned sanitary sewer service areas, whether or not such lands are located within cities, villages, or towns, and whether or not such lands were actually served by public sanitary sewer systems. As the analysis indicates, most of the towns in the County, as well as some cities and villages, do not accommodate minimum-size housing units or minimum-size residential lots. Communities lacking existing or proposed sanitary sewer service areas cannot reasonably accommodate minimum-size residential lots or high-density multi-family development and, therefore, should not be expected to adopt zoning regulations to accommodate such development. The analysis of community zoning regulations is not intended to imply that rural communities should modify their zoning regulations to accommodate minimum-size lots or high-density residential development. Rather, the analysis is intended simply to quantify the amount of suitable vacant land potentially available within existing and planned sanitary sewer service areas to accommodate housing meeting the minimum standards as set forth in Chapter IX of the County development plan.

SUMMARY AND CONCLUSIONS

This chapter has presented the results of several inventories related to housing in Waukesha County. The most important findings of these inventories may be summarized as follows:

1. In 1990, the total housing stock within Waukesha County consisted of about 110,450 housing units. The distribution of this housing stock among the cities, villages, and towns in the County ranged from 105 in the Village of Lac La Belle to 22,065 in the City of Waukesha. The record of residential building permits within Waukesha County provides an indication of the number of new housing units which may have been added to the County's housing stock since 1990, assuming that such permits actually resulted in the construction of new housing units. About 15,090 new housing units, representing about 14 percent of the total housing stock in 1990, were added to the County's housing stock between 1990 and 1995. The distribution of these new housing units among the cities, villages, and towns in the County ranged from two units in the Village of Lannon to about 2,040 units in the City of Waukesha.

2. There were about 81,930 owner-occupied housing units and about 24,060 renter-occupied housing units in Waukesha County in 1990, representing 77 percent and 23 percent, respectively, of the total occupied housing stock. The percentage of renter-occupied housing units in Waukesha County as a whole was significantly lower than that for the Region, 39 percent, or the State, 33 percent, in 1990. These percentages of renter-occupied housing units for the County, the Region, and the State, have not changed significantly since 1960.

3. Vacancy rates are a much-used indicator of the supply and demand in a housing market at a given point in time. The total vacancy rate of 1.9 percent for Waukesha County in 1990 was lower than that for the Region or the State, both of which had a total vacancy rate of 2.4 percent. The renter vacancy rate for an area is usually considerably higher than the homeowner vacancy rate. Indeed, the rental vacancy rate for the County was about 5. 4 percent, while the homeowner vacancy rate was about 0.8 percent. The objectives, principles, and standards set forth in Chapter IX of the County development plan state that rental and homeowner vacancy rates at the County level should be maintained at a minimum of 4 percent and a maximum of 6 percent for rental units and a minimum of 1 percent and a maximum of 2 percent for homeowner units over a full range of types, sizes, and costs.

4. In 1990, about 15,380 units, or 21 percent of the owner-occupied housing units in the County, had a reported value under $75,000; about 39,730 such units, or 54 percent, had a reported value between $75,000 and $125,000;