

APPENDIX 9-5

KENOSHA COUNTY 2035 LAND USE PLAN MAP

The Kenosha County 2035 Land Use Plan was prepared as part of the Multi-Jurisdictional Planning process. This appendix presents the 2035 Land Use Plan pursuant to the Multi-jurisdictional plan entitled "SEWRPC Community Assistance Planning Report No. 299 A MULTI – JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035".

[NOTE THIS INFORMATION IS BASED ON THE DRAFT KENOSHA COUNTY 2035 LAND USE PLAN, AFTER THE PLAN IS ADOPTED THIS APPENDIX SHALL BE UPDATED TO REFLECT THE APPROVED PLAN FOR KENOSHA COUNTY.]

KENOSHA COUNTY LAND USE PLAN MAP

The land use plan for Kenosha County for the year 2035 is presented on Map 9-5a. The plan map indicates where certain types of urban development should be encouraged while preserving agricultural and environmentally significant land and resources. Pursuant to the Table 9-5a sets forth the number of acres and percent of the County in each land use category on the Land Use Plan Map.

The Kenosha County land use plan map is a compilation of the land use plan maps prepared by each local government in the County. Local government land use plan maps were standardized where necessary to the categories shown on Map 9-5a. A description of typical land uses existing or anticipated within each category follows. For clarification and density calculation purposes, net acreage is generally considered the remaining land area after excluding all portions of existing and proposed street rights-of-way within a development site or subdivision; however, the County and/or local government zoning ordinance and/or comprehensive plan should be referred to for further clarification.

The plan recognizes that most preexisting legal, nonconforming small lots with homes or other uses, surrounded by and/or located within large areas of existing or planned residential or other uses containing larger lot sizes, will likely continue as allowed uses in said areas during the plan design period.

Farmland Protection

Areas designated for farmland protection occupy 37,367 acres, or about 21% of the County, on the 2035 land use plan map. This category allows for all agricultural uses and consists primarily of parcels at least 35 acres or greater in size that contain soils suitable for agricultural production. The plan encourages continuation of agricultural activity in these areas, including dairy farming, row crops, and niche agriculture, such as orchards and organic farming.

General Agricultural and Open Land

General agricultural and open land uses occupy 8,648 acres, or about 5% of the County, on the 2035 land use plan map. The general agricultural and open land use category would allow all agricultural uses, as well as residential development with an average density of one home for each 10 to 34.9 acres of land. The plan encourages continuation of agricultural related activity in this area, including dairy farming, row crops, equestrian farms, agricultural related warehousing and food processing,¹ plant nurseries, and niche agriculture such as orchards, organic farming, and hobby farms. Open lands may include pasturelands and fallow fields.

¹ The Town of Bristol designated one parcel zoned A-3 (Agricultural-Related Manufacturing, Warehousing, and Marketing) in the Town as Industrial on the Town land use plan map. The parcel is therefore shown as "Industrial" on the county land use plan map.



A separate land use category that combines agricultural and rural residential land uses is included on Map 9-5a to accommodate the "Agricultural/Forest/Wetland Preservation" and the "Agricultural/Forest/Wetland/Rural Residential" land use plan categories from the Village of Twin Lakes/Town of Randall comprehensive plan. This category encompasses about 3,894 acres, or about 2% of the County, on the 2035 land use plan map. Most of the wetlands and woodlands included in these two categories on the Village/Town plan map are encompassed in the environmental corridors, isolated natural resource areas, other conservancy lands to be preserved, and wetland categories on Map 9-5a. The main intent of this category is to preserve agricultural uses and, if residential development is permitted in such areas, that only single-family homes at lot sizes or densities equating to five acres or greater per dwelling unit be allowed, preferably utilizing conservation design concepts.

The use of conservation subdivision design or lot-averaging techniques is encouraged to help preserve rural character in areas where rural-density residential development is allowed, provided minimum required lot size standards are met. Under conservation design, individual lot sizes may be reduced below those permitted by the basic zoning district for conventional development, provided the average density of the land division complies with zoning regulations. Land not included in individual lots is typically maintained in open space for agricultural, recreational, or resource protection purposes.

Rural-Density Residential

The rural-density residential use category occupies 5,708 acres, or about 3% of the County, on the 2035 land use plan map. This category includes single-family homes at lot sizes or densities equating to five acres to 9.9 acres per dwelling unit. Rural-density residential land is mostly rural in character. The use of conservation subdivision design or lot-averaging techniques is encouraged to help preserve rural character in areas where rural-density residential development is allowed.

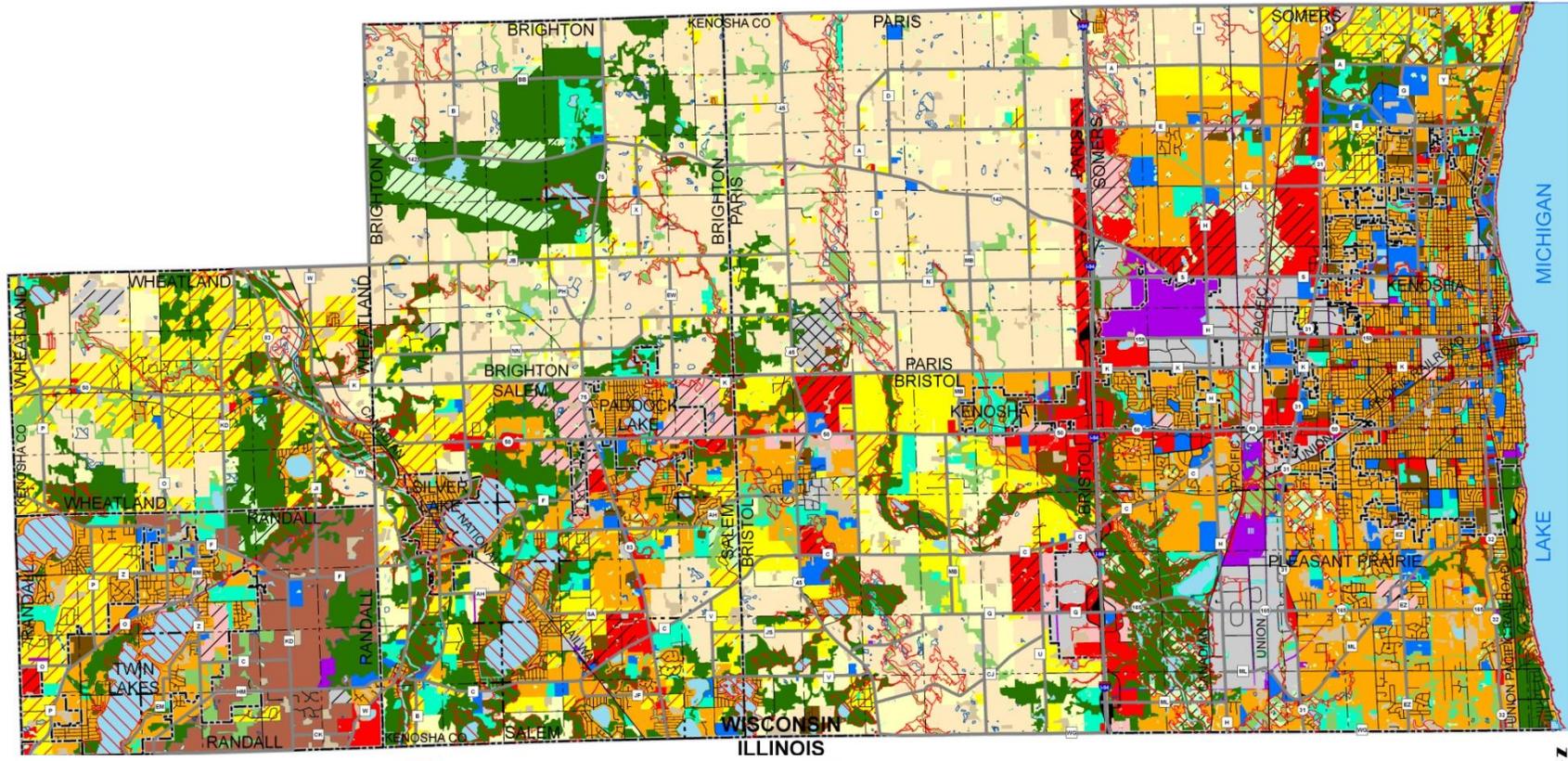
Suburban-Density Residential

Suburban-density residential uses occupy 11,030 acres, or about 6% of the County, on the 2035 land use plan map. This category includes single-family homes at lot sizes or densities equating to 40,000 square feet to 4.9 acres per dwelling unit. Suburban-density residential land is neither truly urban nor rural in character. Development at this density generally precludes the provision of centralized sanitary sewer service, public water supply service, and other urban amenities if allowed in or near urban service areas and may compromise the rural character of the County if allowed in rural areas. The use of conservation subdivision design or lot-averaging techniques can also be utilized to help preserve country or rural character in areas where suburban-density residential development is allowed.

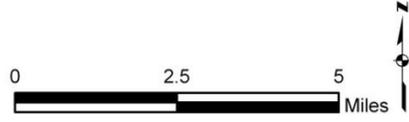
Medium-Density Residential

The medium-density residential use category occupies 26,264 acres, or about 15% of the County, on the 2035 land use plan map. Medium-density residential uses are envisioned to occur in a variety of residential neighborhoods, located within the urban service areas of the County, providing a full complement of basic neighborhood amenities including a school, park, and shopping area. The average density of medium-density residential areas should be one home per 6,000 to 39,999 square feet of area, predominantly allowing for single family and two-family homes.

MAP 9-5a KENOSHA COUNTY 2035 LAND USE PLAN MAP



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



Source: Wisconsin Department of Natural Resources, Federal Emergency Management Agency, Local Governments, Kenosha County and SEWRPC.



**TABLE 9-5a
PLANNED LAND USES IN KENOSHA COUNTY: 2035**

Land Use Category	Acres	% of Subtotal (Urban or Nonurban)	% of Total
Urban			
Suburban-Density Residential ^a	11,030	14.3	6.2
Medium-Density Residential ^b	26,264	34.1	14.7
High-Density Residential ^c	1,946	2.5	1.1
Subtotal	39,240	50.9	22.0
Mixed Use	2,238	2.9	1.3
Commercial	4,475	5.8	2.5
Office/Professional Services	588	0.8	0.3
Industrial	5,296	6.9	3.0
Business/Industrial Park	2,725	3.5	1.6
Governmental and Institutional	3,959	5.1	2.2
Park and Recreational ^d	5,210	6.8	2.9
Street and Highway Right-of-Way ^e	10,899	14.1	6.1
Other Transportation, Communication, and Utility	2,439	3.2	1.4
Urban Subtotal	77,069	100.0	43.3
Nonurban			
Farmland Protection	37,367	37.0	21.0
General Agricultural and Open Land ^f	8,648	8.6	4.8
Rural-Density Residential ^g	5,708	5.7	3.2
Agricultural and Rural-Density Residential ^h	3,894	3.8	2.2
Extractive	335	0.3	0.2
Landfill	421	0.4	0.2
Primary Environmental Corridor ⁱ	23,617	23.4	13.3
Secondary Environmental Corridor ⁱ	6,428	6.4	3.6
Isolated Natural Resource Area ⁱ	3,888	3.8	2.2
Other Conservancy Land to be Preserved ^j	3,689	3.6	2.1
Nonfarmed Wetland ^k	1,506	1.5	0.8
Surface Water	5,599	5.5	3.1
Nonurban Subtotal	101,100	100.0	56.7
Total	178,169^l	--	100.0
Overlay Categories			
100-Year Floodplain	20,205	--	--
Farmed Wetland ^m	1,127	--	--

^a Average density equating to one home per 40,000 square feet to 4.9 acres.

^b Average density equating to one dwelling unit per 6,000 to 39,999 square feet.

^c Average density of less than 6,000 square feet per dwelling unit.

^d Excludes natural resource areas within public parks.



e Reflects year 2008 existing street and highway rights-of-way, planned public street rights-of-way mapped in adopted local neighborhood plans, and proposed rights-of-way for the I-94 corridor, including interchanges, to be constructed in 2009 and 2010. Otherwise, future street rights-of-way are included in the adjacent land use categories.

f Allows agricultural uses and residential uses with an average density of one home per 10 to 34.9 acres.

g Average density equating to one home per 5.0 to 9.9 acres.

h This category was created to accommodate two land use categories that combine agricultural uses, rural residential uses, forest, and wetlands in the adopted Village of Twin Lakes/Town of Randall comprehensive plan. Wetlands and woodlands located in the areas so designated in the Twin Lakes/Randall plan are typically shown as environmental corridor, isolated natural resource area, other conservancy lands to be preserved, or wetlands on the County land use plan map.

i Does not include associated surface water areas.

j Includes certain areas located outside of environmental corridors and isolated natural resource areas, such as woodlands, natural areas, critical species habitat sites, State-owned wildlife areas, and certain nonfarmed wetlands; a significant geological site; and common open areas of residential developments, including conservation subdivisions.

k Includes mostly those wetlands that are not being farmed and contain wetland vegetation and supporting soils that are located outside environmental corridors, isolated natural resource areas, and other conservancy lands to be preserved. This category also includes existing farmed wetlands located within parcels containing existing or planned urban development (ranging from rural residential uses to industrial uses).

l The size of the County increased by 20 acres between 2007 and 2008 due to the changing location of the Lake Michigan shoreline.

m Includes those wetlands that do not contain wetland vegetation due to farming (cultivation, pasturing, or other agricultural activities) that are located outside environmental corridors, isolated natural resource areas, and other conservancy lands to be preserved, in areas not anticipated to be developed for urban use during the planning period. If natural vegetation develops on some of these wetlands with supporting soils when farming ceases, the re-vegetated areas may eventually be reclassified as part of an environmental corridor or isolated natural resource area, or as a nonfarmed wetland.

Source: SEWRPC.

Mixed-Use

The mixed-use category occupies 2,238 acres, or about 1% of the County, on the 2035 land use plan map, and would include a mix of residential and compatible commercial and/or institutional uses. Parcels designated for mixed use should be developed in accordance with a development or redevelopment plan approved by the local government concerned and, in town areas, by Kenosha County. Development in this category would typically be subject to planned unit development (PUD), traditional neighborhood development (TND), transit-oriented development (TOD), or mixed use related regulations in the applicable zoning ordinance. Mixed-use areas generally include traditional downtown business districts, infill development sites, and areas adjacent to arterial streets, highways, and transit stops (bus or rail) within urban service areas of the County.

Commercial

Commercial uses occupy 4,475 acres, or about 3% of the County, on the 2035 land use plan map. This category includes retail stores; services, such as drycleaners, barber or beautician shops, banks, and restaurants; and offices and professional services of doctors, dentists, architects, engineers, attorneys, computer programmers, graphic artists, insurance agents, financial planners, and other similar recognized professions and consultation services. This

category may also include downtown business districts, neighborhood and community shopping centers, highway and regional shopping areas, financial institutions, and medical facilities.

Office/Professional Services

The office/professional services category occupies 588 acres, or less than 1% of the County, on the 2035 land use plan map. This category includes a variety of business uses such as the offices and professional services of doctors, dentists, architects, engineers, attorneys, computer programmers, graphic artists, insurance agents, travel agents, financial planners, and other similar recognized professions and consultation services. This category may also include corporate headquarters, financial institutions, and medical facilities.

Industrial

The plan envisions that the areas devoted to industrial land uses would occupy 5,296 acres, or about 3% of the County. This category would accommodate manufacturing and other industrial uses, such as warehouses and outdoor storage of commercial vehicles and building materials.

Business/Industrial Park

The business/industrial park category occupies 2,725 acres, or about 2% of the County, on the 2035 land use plan map. This category would allow a mix of office, retail, service, and industrial uses, and reflects the modern business park where a mix of office and compatible service and/or industrial uses are typically accommodated. It is anticipated that these areas would be developed in an attractive park-like setting with landscaping, consistent signage, and similar or compatible building materials and designed to present an integrated image to customers.

Governmental and Institutional

The governmental and institutional land use category includes governmental and institutional buildings and grounds for which the primary function involves administration, safety, assembly, or educational purposes. This includes public and private schools, government offices, police and fire stations, libraries, cemeteries, religious institutions, hospitals, nursing homes, and similar facilities. In the City of Kenosha only, this category would also allow commercial office buildings that are not associated with a government or institutional use. The plan envisions that areas devoted to governmental and institutional uses would occupy 3,959 acres, or about 2% of the County.

Park and Recreational

The park and recreational land use category includes lands developed with facilities for public and private outdoor recreation and publicly-owned indoor recreational facilities. It includes both public parks and privately-owned recreational areas, such as a ski hill and golf courses. The plan envisions that the areas devoted to park and recreational uses would occupy 5,210 acres, or about 3% of the County, in 2035. This acreage does not include the natural resource areas which are encompassed in the natural resource related land use categories such as the environmental corridor, isolated natural resource area, "other conservancy lands to be preserved", and wetland categories.

Street and Highway Right-of-Way

All existing street and highway rights-of-way (as of December 2008), future street rights-of-way shown on adopted neighborhood plans, and the proposed right-of-way for the I-94 freeway corridor, including interchanges, currently under development, are shown on Map 9-5a as a separate category. Chapter XI of the *SEWRPC Community Assistance Planning Report No. 299 A MULTI – JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY; 2035* provides additional information regarding planned transportation facilities in Kenosha County. There are 10,899 acres, or about 6% of the County, within street and highway rights-of-way.

Other Transportation, Communication, and Utility

This category includes transportation facilities other than street rights-of-way, such as airports, park-ride lots, and railroad rights-of-way. It also includes parcels used for private and public utilities that provide residents and businesses with electric power, natural gas, communications, water, and sewage and solid waste management facilities and services. This category occupies 2,439 acres, or about 1% of the County, on the 2035 land use plan map.

Extractive²

Extractive land uses involve on-site extraction of surface or subsurface materials. In 2008, extractive uses in Kenosha County include nonmetallic mining areas of sand and gravel operations. When permitted, extractive areas may also include the nonmetallic mining of rock and peat. Extractive lands identified on the County 2035 land use map include existing and planned areas to be used for nonmetallic mining operations, and encompass 335 acres, or less than 1% of the County. All extractive uses require the preparation of a reclamation plan for re-use of the site when mining is completed. Existing extractive sites have prepared such plans, and the sites will be reclaimed in accordance with those plans when mining operations have been completed.

Landfill

A landfill is an engineered facility for the disposal of nonhazardous solid waste that is located, designed, constructed, and operated to contain the solid waste and pose no substantial hazard to human health or the environment. The two active landfills in the County, Pheasant Run Landfill and the WE Energies boiler and coal ash landfill, are identified on the County land use plan map, and encompass 421 acres, or less than 1% of the County. A planned expansion of the Pheasant Run landfill is reflected on Map 9-5a. Landfills have the potential to be reclaimed for other uses.

Environmentally Significant Areas

To effectively guide urban development and redevelopment in the County into a pattern that is efficient, stable, safe, healthful, and attractive, it is necessary to carefully consider the location of planned land uses in relation to natural resources. Locating new urban development outside of environmental corridors and other environmentally sensitive areas will serve to maintain a high level of environmental quality in the County, and will also avoid costly development problems such as flood damage, wet basements, failing pavements, and infiltration of clear water into sanitary sewerage systems. Properly relating new development to such environmentally significant areas will also help preserve the scenic beauty of the County.

This Kenosha County Comprehensive Plan recommends substantial preservation of remaining primary and secondary environmental corridors, isolated natural resource areas, and other environmentally sensitive areas. Development within these areas should be limited to required transportation and utility facilities, compatible outdoor recreation facilities, and very low density residential development carefully designed so as to minimize the impact on natural resources. Lands proposed for urban development that contain or appear to have environmentally sensitive areas, such as primary environmental corridors or isolated wetlands, should be field verified and staked for precise delineation of such features on the property prior to development.

Primary Environmental Corridor

² *The Village of Twin Lakes/Town of Randall land use plan map has not yet been amended to reflect the proposed nonmetallic mining site in the eastern portion of the Village. Because Map 9-5a is a compilation of local land use plan maps, the proposed site is not shown as "Extractive" on the County land use plan map. The Village of Twin Lakes is currently updating its land use plan map.*



Environmental corridors, more fully described in the *SEWRPC Community Assistance Planning Report No. 299 A MULTI – JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035* and in Chapter 6 of this Plan, are linear areas in the landscape that contain concentrations of high-value elements of the natural resource base. Primary environmental corridors contain almost all of the best remaining woodlands, wetlands, and wildlife habitat areas, as well as floodplains and steeply sloped areas where intensive urban development would be ill-advised. Primary environmental corridors are at least two miles in length, 400 acres in area, and 200 feet in width. The protection of the primary environmental corridors from additional intrusion by urban development is one of the principal objectives of this plan. Primary environmental corridors occupy 23,617 acres, or about 13% of the County. This land use category includes certain areas of “planned” primary environmental corridors consisting of existing “farmed wetlands” adjacent to such corridors that are located within existing or planned urban or cluster developments. Farming activities on these wetlands may likely cease, which will likely cause the wetland to return to a natural condition.

Secondary Environmental Corridor

Secondary environmental corridors contain concentrations of high-value elements of the natural resource base, but are smaller in area than primary environmental corridors. Such corridors are at least one mile in length and 100 acres in area, except where secondary corridors connect to or serve to link primary environmental corridor segments. In such cases, no minimum area or length criteria apply. Secondary environmental corridors, under the plan, occupy 6,428 acres, or about 4% of the County, and includes certain areas of “planned” secondary environmental corridors consisting of existing “farmed wetlands” adjacent to such corridors and located within existing or planned urban development. Secondary corridors should be carefully integrated into urban development with the goal of preserving corridor resources. Such areas may serve as corridors for the movement of wildlife and may also lend themselves for certain uses, such as parks, drainageways, or stormwater detention or retention areas.

Isolated Natural Resource Area

Isolated natural resource areas consist of areas with important natural resource values which are separated geographically from primary and secondary environmental corridors. Most of the isolated natural resource areas in the County are wetlands or tracts of woodlands that are at least 200 feet wide and five acres in area. Isolated natural resource areas, under the plan, occupy 3,888 acres, or about 2% of the County, and include certain areas of “planned” isolated natural resource areas consisting of existing “farmed” wetlands adjacent to such isolated natural resource areas and located within existing or planned urban development. The plan recommends that these areas be preserved in essentially natural, open space uses whenever possible, since these areas sometimes serve as the only available wildlife habitat in an area and provide natural diversity to the landscape. Isolated natural resource areas also lend themselves for certain uses such as parks, drainageways, or stormwater detention or retention areas.

Other Conservancy Land to be Preserved

The plan also recommends that 3,689 acres of other conservancy lands be preserved. This land use category includes woodlands, natural areas, and critical species habitat sites located outside environmental corridors and isolated natural resource areas; a significant geological site; and common open areas of residential developments, including conservation subdivisions. This category also includes portions of State-owned wildlife areas and certain nonfarmed wetlands that are outside environmental corridors and isolated natural resource areas. The preservation of these areas may provide the only available wildlife habitat in an area and lend unique character and natural diversity to the community in a manner similar to isolated natural resource areas. If natural vegetation develops on some of this open land, the re-vegetated areas may eventually be reclassified as an environmental corridor or isolated natural resource area.



Nonfarmed Wetlands Outside Environmental Corridors, Isolated Natural Resource Areas, and Other Conservancy Land to be Preserved

This category consists of primarily nonfarmed wetlands (wetlands with natural vegetation), typically less than five acres in size, that are located outside environmental corridors, isolated natural resource areas, and other conservancy lands to be preserved. These areas contain soils that are poorly drained and support wetland vegetation during years of normal or high precipitation or periods of normal or high water table. Nonfarmed wetlands five acres or larger are typically located within environmental corridors or isolated natural resource areas. This land use category also includes certain existing farmed wetlands that are located within parcels of existing or planned urban development (ranging from rural residential uses to industrial uses), where farming activities may likely cease, and the wetland will revert to natural conditions. Wetlands are regulated under State and Federal laws and County ordinances. Development of wetlands, usually requiring them to be filled, is limited. Permits to allow development in wetlands generally require "mitigation," which requires new wetlands to be created or existing degraded wetlands to be restored. Mitigation may be required on the same development site or in a different location. Wetlands under this land use category encompass 1,506 acres, or about 1% of the County.

Farmed Wetland (Overlay)

This category consists of farmed wetlands located outside of existing or planned urban or cluster developments that contain soil conditions which can support wetland vegetation; however, wetland vegetation is absent due to cultivation, use as a pasture, or other agricultural activities. Farming may continue in accordance with County and local zoning ordinances and other applicable laws. If natural vegetation develops on some of these wetlands when farming ceases, the re-vegetated areas may eventually be reclassified as part of an environmental corridor or isolated natural resource area. Wetlands under this land use category encompass 1,127 acres, or about 1% of the County.

Development on Parcels Containing Environmentally Significant Areas

Where possible, this comprehensive plan recommends that urban development be located entirely outside of primary and secondary environmental corridors, isolated natural resource areas, and other environmentally significant areas. While calling for the preservation of primary environmental corridors, the plan recognizes that in some cases it may be necessary to allow very low density residential development on the upland portion of such lands. In addition to limited residential development, land uses such as transportation and utility facilities and certain recreational uses may also be accommodated within these environmentally significant areas without jeopardizing their overall integrity. Guidelines for the types of development that may be accommodated within various component natural resource features of environmental corridors are set forth in Chapter VIII of the *SEWRPC Community Assistance Planning Report No. 299 A MULTI - JURISDICTIONAL COMPREHENSIVE PLAN FOR KENOSHA COUNTY: 2035*. Even though these guidelines are not exhaustive, with good judgment they may be extended to, and be used for the evaluation of, proposals for similar types of development not specifically listed.

Surface Water

The surface water land use category includes lakes, ponds, and major rivers. Surface waters encompass 5,599 acres, or about 3% of the County.

100-Year Floodplain (Overlay)

Floodplains are identified as an overlay on the Kenosha County land use plan map, and encompass 20,205 acres, or about 11% of the County. The floodplain overlay includes areas adjacent to rivers, streams, and lakes that are subject to inundation by the 100-year



recurrence interval flood event. Floodplains shown on Map 9-5a are based on the best information available at the time the map was prepared and include floodplains delineated as part of the Des Plaines and Pike River watershed studies; the Federal Emergency Management Agency (FEMA) 1981 Flood Insurance Study (FIS); the Lake Michigan floodplain elevation identified in a report titled "Revised Report on Great Lakes Open-Coast Flood Levels (Phase I)," prepared by the US Army Corps of Engineers in 1988, which updates elevations used for the 1981 FIS; and, in some cases, the floodplain delineations from the preliminary FEMA Map Modernization program underway as this comprehensive plan was being developed.

Since floodplains are continuously refined and amended, local communities and/or the County should be consulted for the most current floodplain delineations. A comprehensive update of floodplain mapping in Kenosha County is being conducted by FEMA, and is expected to be completed in 2010.

KENOSHA COUNTY LAND USE PROJECTIONS

The comprehensive planning law requires the land use element to include projections, in five-year increments, of future residential, agricultural, commercial, and industrial land uses. Due to the uncertainty in predicting the rate of future development, it was assumed for the purpose of fulfilling this requirement that the same amount of growth would occur in each five-year period. Table 9.5b sets forth the additional acreage in residential, commercial, and industrial growth that would be expected over the planning period. The land use plan map includes an increase of about 238% in the amount of land designated for urban residential use compared to land occupied for such uses in 2000. The amount of land designated for commercial use would increase from 1,443 acres to 7,142 acres, or by about 395%, between 2000 and 2035. The amount of land designated for industrial use represents an increase of about 361% between 2000 and 2035, from 1,436 acres in 2000 to 5,178 acres in 2035.

The number of acres in agricultural use will likely continue to decline during the planning period, as land is converted from farming to residential or other urban use. The land use plan map designates 37,367 acres of land for farmland protection in 2035, and an additional 18,250 acres that may be used for agriculture or rural residential use. This compares to 94,716 acres in agricultural use in 2000.

**TABLE 9.5b
PROJECTED LAND USE NEEDS IN KENOSHA COUNTY
IN FIVE-YEAR INCREMENTS: 2000-2035**

Land Use Category	Existing Land Uses: 2000		Future Land Uses: 2035		Change 2000-2035		5-Year Increment (Acres)
	Acres	% of County	Acres	% of County	Acres	% Change	
Residential	16,782 ^a	9.5	40,695 ^b	22.8	39,913	237.8	5,701.9
Commercial	1,443	0.8	7,142 ^c	4.0	5,699	394.9	814.1
Industrial	1,436	0.8	6,614 ^d	3.7	5,178	360.6	739.7

^aIncludes residential uses with average density equating to one dwelling unit per 4.9 acres or less and lands under development for such residential uses. Excludes farm residences and residential uses with an average density equating to one home per five acres or greater.

^bIncludes areas in the Suburban-, Medium-, and High-Density Residential categories and 65 percent of lands in the Mixed Use category shown on Map 9-5a. Street rights-of-way for most future subdivisions are also included.

^cIncludes areas shown on Map 9-5a. in the Commercial and Office/Professional Services categories, 30 percent of lands in the Mixed Use category, and 50 percent of lands in the Business/Industrial Park category; however, 100 percent of such business parks within the Village of Pleasant Prairie are included since these parks are for predominantly commercial and office uses. (Note: Five percent of lands in the Mixed Use category are estimated to be developed with governmental or institutional uses).

^dIncludes areas shown on Map 9-5a. in the Industrial category and 50 percent of lands in the Business/Industrial Park category, excluding business parks within the Village of Pleasant Prairie, which are included in the commercial category.

Source: SEWRPC.



[Page Left Blank Intentionally]

