

CHAPTER 3 HOUSING ELEMENT

The comprehensive planning legislation requires the plan to provide goals, objectives and recommendations that promote the development of housing for residents of the Village and provide a range of housing choices that meet the needs of persons of all income levels and of all age groups and persons with special needs. It further requires that land for the development or redevelopment of low-income and moderate-income housing, and recommendations and programs to maintain or rehabilitate the existing housing stock.



Village Green Heights Addition #1 mass grading

This chapter provides historical information and an inventory of existing housing stock including age, structural, value, and occupancy characteristics in the Village of Pleasant Prairie. Data in this chapter is based on data available to the Village. Historical data prior to and including the year 2000¹ in this chapter are based on information from the U.S. Bureau of the Census and SEWRPC. Data between 2000 and 2009 is the best available information from Village records or other sources noted.

Housing demand inventory data such as household, income, and demographic information, is used to analyze future housing needs for residents of the Village and household projections. This chapter also includes information on community policies and ordinances affecting housing, including policies established for the percentage distribution of single-family, two-family, and multi-family units and zoning regulations for minimum home sizes, minimum lot sizes, maximum densities, and housing types. In addition, household projections are provided. A description of government programs which facilitate the provision of housing for residents of Kenosha County, including affordable housing is provided in Appendix 3-1. Housing objectives and recommendations to meet the primary housing goal of the Village are provided at the end of this Chapter.

Housing Goal:

Provide a diverse housing supply that meets the Village's future population needs. This includes homes for new residents without prejudice as well as for long time residents whose housing requirements might have changed because of age, household growth or decline, income or disability.

¹ 2000 Census Data: Census 2000 Summary File 1 and Census 2000 Summary File 3 were used in the collection of the existing housing stock data presented in this Chapter. Summary File 1 data was used when possible. Data from Summary File 1 is generally more accurate because it is based on 100% of the responses to the 2000 Census. In most cases, data from Summary File 3 were used because the data were not available from Summary File 1. Summary File 3 is generally less accurate because the data is based on a sampling of one in six households; however, Summary File 3 covers a greater range of topics. Because the sample sizes are different, the data reported by the Census may differ for each data source. Unfortunately, the Census does not make adjustments to reconcile the discrepancies. In addition, some of the data to follow in this Chapter are based on total housing units and some are based on occupied units only, depending on how the Census data were reported. This distinction is footnoted on all applicable tables.

The number of households, or occupied housing units, is important to land use and community facility planning. Households directly influence the demand for urban land as well as the demand for transportation and other public facilities and services, such as public sewer, water, storm sewer and parks. A household includes all persons who occupy a housing unit, which is defined by the Census Bureau as a house, apartment, mobile home, a group of rooms, or a single room that is occupied, or intended for occupancy, as separate living quarters.

HOUSING SUPPLY

The characteristics of the existing housing stock in the Village have been inventoried to help determine the number and type of housing units that will best suit the needs of Village residents through 2035. The existing housing stock inventory includes:

- Total housing units
- Vacancy rates
- Value of housing units
- Median sale prices
- Monthly housing costs
- Number of bedrooms
- Structure type and year built
- Condition of existing housing stock

Total Housing Units

The quantity and tenure (owner- or renter-occupied) of existing housing units in the Village is a key piece of information needed to forecast the number of additional housing units that the Village will require in 2035. Table 3.1 set forth the total number of housing units in the Village from 1960 to 2009.

**TABLE 3.1
TOTAL NUMBER OF HOUSING UNITS**

Year	Total Number of Housing Units
1960	2,989
1970	3,465
1980	4,221
1990	4,358
2000 ^a	6,050
2009 ^b	7,662

^a Based on 100% of respondents to the 2000 Census.

^b Based on January 1, 2009 Village Assessment Records. Includes senior housing apartments but excludes assisted living, hospitals, nursing care, hospice facilities and dormitories.

Source: U.S. Bureau of the Census, SEWRPC and Village of Pleasant Prairie

In 1960 there were 2,989 housing units in the Village and in 2000 that number had increased to 6,050 which is an increase of 102%. As of January 1, 2009, the total number of housing units in the Village was 7,662.

Type of occupancy information is provided every 10 years by the Census and is provided in Table 3.2. In 2000, 79.4%, or 4,805 units, were owner-occupied, 16.8%, or 1,014 units, were renter-occupied and 3.8% of the total housing units in the Village, or 231 units, were vacant.

TABLE 3.2
TOTAL HOUSING UNITS BY TENURE IN PLEASANT PRAIRIE: 1960 to 2000^a

Year	Occupancy and Tenure Status	Housing Units	% of Total	Vacancy Rate
1960	Occupied			
	Owner-occupied	2,241	75.0	1.1
	Renter-occupied	533	17.8	3.1
	Occupied Subtotal	2,774	92.8	
	Vacant			
	For Sale	25	0.8	
	For Rent	17	0.6	
	Other Vacant	173	5.8	
	Vacant Subtotal	215	7.2	
	Total	2,989		
1970	Occupied			
	Owner-occupied	2698	77.9	0.5
	Renter-occupied	605	17.5	5.0
	Occupied Subtotal	3,303	95.4	
	Vacant			
	For Sale	14	0.4	
	For Rent	32	0.9	
	Other Vacant	116	3.3	
	Vacant Subtotal	162	4.6	
	Total	3,465		
1980	Occupied			
	Owner-occupied	3,543	83.9	1.1
	Renter-occupied	498	11.8	4.4
	Occupied Subtotal	4,041	95.7	
	Vacant			
	For Sale	41	1.0	
	For Rent	23	0.5	
	Other Vacant	116	2.8	
	Vacant Subtotal	180	4.3	
	Total	4221		
1990	Occupied			
	Owner-occupied	3,703	85	0.5
	Renter-occupied	504	11.6	1.9
	Occupied Subtotal	4,207	96.6	
	Vacant			
	For Sale	20	0.4	
	For Rent	10	0.2	
	Other Vacant	121	2.8	
	Vacant Subtotal	151	3.4	
	Total	4,358		
2000 ^a	Occupied			
	Owner-occupied	4,805	79.4	0.6
	Renter-occupied	1,014	16.8	6.5
	Occupied Subtotal	5,819	96.2	
	Vacant			
	For Sale	31		
	For Rent	71		
	Other Vacant	129		
	Vacant Subtotal	231	3.8	
	Total	6,050		

^a Totals are based on 100% of respondents to the 2000 Census.

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

Since 1960 the occupancy of housing units in the Village has remained very stable, the average percent of owner-occupied units between 1960 and 2000 was 80.2%, the average percent of renter-occupied units between 1960 and 2000 was 15.1% and the average percent of vacant housing units between 1960 and 2000 was 4.7%.

As of January 1, 2009 there were a total of 7,662 housing units in the Village as shown in Table 3.3. Single Family homes made up the largest percentage of housing types in the Village with 73.9%. Between 2000 and 2009 the Village has seen a decrease in the amount of rental property available in the Village with the conversion of three (3) apartment developments into condominium developments where 80% of the units are deed restricted to be owner occupied.

Vacancy Rates

The vacancy rate of various housing types is also needed to forecast the number of additional housing units that the Village will require in 2035. The vacancy rate is the number of vacant (non-occupied) and available housing units divided by the total number of housing units within the Village. The vacancy rates for both owner-occupied units and rental units between 1960 and 2000 are also shown on Table 3.2. The Census determines vacancy rates by obtaining information through questionnaires completed by landlords, owners, neighbors, rental agents, and others.

Some vacancies are necessary for a healthy housing market. The Federal Department of Housing and Urban Development (HUD) states that an area needs a minimum overall vacancy rate of 3% to ensure adequate housing choices, which should include a minimum 1.5% vacancy rate for owner-occupied housing units and a minimum 5% vacancy rate for rental units to ensure adequate housing choices. Table 3.2 indicates an overall vacancy rate for the Village in 2000 was 3.8% with a vacancy rate of 0.6% for owner-occupied units, and a rate of 6.5% for renter-occupied units in 2000.

TABLE 3.3
TOTAL NUMBER OF HOUSING UNITS BY HOUSING TYPE: 2009^a

Housing Type	Total Number of Housing Units	% of Total Housing Units
Single Family	5,659	73.9
Two and Three-Family	189	2.5
Condominium Units	668	8.7
Apartment Units (4 or more units)^b	571	7.5
Mobile Homes/ Manufactured Homes	575	7.5
Total	7,662	100.0

^a Based on January 1, 2009 Village Assessment Records.

^b Includes senior housing apartments but excludes assisted living, hospitals, nursing care, hospice facilities and dormitories.

Source: Village of Pleasant Prairie

Value of Housing Units

Table 3.4 illustrates the value of owner-occupied housing units² in the Village, Kenosha County, the Region and the State of Wisconsin in 2000. These values can be used to determine if adequate home ownership opportunities are available for residents of all income levels in the Village.

The median value for owner-occupied housing units in the Village in 2000 was \$159,800. In 2000, the median value of owner-occupied housing units was \$120,900 in the County, \$124,441 in the Region, \$112,200 in the State, and \$119,600 in the Nation.



Ranch home in Pleasant Prairie

**TABLE 3.4
VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS^a: 2000**

	Pleasant Prairie		Kenosha County		Region		Wisconsin	
	Number	%	Number	%	Number	%	Number	%
Less than \$50,000	30	0.7	485	1.5	19,178	4.8	73,450	6.5
\$50,000 to 99,999	492	12.2	10050	30.4	101707	25.3	396,893	35.3
\$100,000 to \$149,999	1,203	29.9	12,560	38.0	129,329	32.1	343,993	30.6
\$150,000 to \$199,999	1,269	31.5	6,180	18.7	82,127	20.4	173,519	15.5
\$200,000 to \$299,999	795	19.8	2,959	8.9	48,506	12.0	95,163	8.5
\$300,000 to \$499,999	200	5.0	696	2.1	16,320	4.1	30,507	2.7
\$500,000 or More	35	0.9	127	0.4	5,471	1.3	8,942	0.9
Total	4,024		33,057		402,638		1,122,467	
Median Value (dollars)	159,800		120,900		124,441		112,200	

^a The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multiunit buildings. Totals are based on a sample of one in six respondents to the 2000 Census.

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

Table 3.5 illustrates the value of all housing units in the Village in 2005 and 2009 based on Village Assessment Records based on the different housing types in the Village. The median value all housing units in the Village in 2009 was \$230,500. Table 3.6 provides the value of housing units by specific housing types in the Village in 2005 and 2009 pursuant to the Village Assessment Records.

² The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, duplexes, and housing units in multi-unit buildings.



**TABLE 3.5
VALUE FOR ALL HOUSING UNITS^a**

	2005		2009	
	Number	%	Number	%
Less than \$50,000	450	7.3	470	6.8
\$50,000 to 99,999	189	3.1	104	1.5
\$100,000 to \$149,999	868	14.2	749	10.8
\$150,000 to \$199,999	1,443	23.5	1301	18.8
\$200,000 to \$299,999	2,339	38.2	2486	36.0
\$300,000 to \$499,999	740	12.1	1513	21.9
\$500,000 or More	102	1.7	287	4.2
Total	6,131		6,910	
Median Value (dollars)	203,200		230,500	

^a Housing units specified in 2009 are based on housing units that were fully complete as of January 1, 2009.

Source: Village of Pleasant Prairie.



Home in Pleasant Prairie

TABLE 3.6
VALUE FOR SPECIFIED HOUSING UNITS^a

2005	Single Family		Two and Three Family ^b		Condominiums		Mobile/ Manufactured Homes	
	Number	%	Number	%	Number	%	Number	%
Less than \$50,000	1	0.0	0	0.0	0	0.0	449	82.1
\$50,000 to 99,999	70	1.3	0	0.0	24	8.8	95	17.4
\$100,000 to \$149,999	775	14.8	10	11.8	79	28.9	3	0.5
\$150,000 to \$199,999	1,340	25.6	30	35.3	73	26.7	0	0.0
\$200,000 to \$299,999	2,217	42.4	31	36.5	91	33.3	0	0.0
\$300,000 to \$499,999	724	13.9	10	11.8	6	2.2	0	0.0
\$500,000 or More	98	1.9	4	4.7	0	0.0	0	0.0
Total	5,226		85		273		547	
Median Value (dollars)	214,650		204,300		164,800		21,900	

2009	Single Family		Two and Three Family ^b		Condominiums		Mobile/ Manufactured Homes	
	Number	%	Number	%	Number	%	Number	%
Less than \$50,000	0	0.0	0	0.0	0	0.0	470	81.7
\$50,000 to 99,999	24	0.4	0	0.0	0	0.0	80	13.9
\$100,000 to \$149,999	408	7.3	2	2.4	314	47.6	25	4.3
\$150,000 to \$199,999	1,077	19.3	25	29.4	199	30.2	0	0.0
\$200,000 to \$299,999	2,336	41.8	32	37.6	118	17.9	0	0.0
\$300,000 to \$499,999	1,463	26.2	22	25.9	28	4.2	0	0.0
\$500,000 or More	282	5.0	4	4.7	1	0.2	0	0.0
Total	5,590		85		660		575	
Median Value (dollars)	250,800		241,200		153,700		20,600	

^a Housing units specified in 2009 are based on housing units that were fully complete as of January 1, 2009.

^b Value based on property not each individual units.

Source: Village of Pleasant Prairie.

Median Sales Prices

The Wisconsin Realtors Association records information on all Multiple Listing Service (MLS) real estate sale transactions that occur in each county within the Region and the State. The Kenosha Realtors Association also records such information for Kenosha County for the years 2003 through 2007. The Village Assessing Records record such information for the Village for the years 2000 to 2008 for all single family and condominiums in the Village. Table 3.7 sets forth the number of MLS sales and the median sales prices for housing units in each county in the Region from 2000 to 2007³ and the number of sales and median selling price of housing units

³ The median sales price information is limited to single-family homes, duplexes, and condominiums.

for the years 2000 to 2008 for the Village was provided by the Village Assessment Records⁴. In 2000, the median sales price in Kenosha County was \$116,700 and in 2007 the median price was \$169,000; this is an increase of nearly 45% from the year 2000 median price. In 2000, the median sales price in the region was \$126,665 and in 2007 the median price was \$190,527; this is an increase of about 50% from the year 2000 median price. During the same time period in the Village the median sales price increased from \$163,250 in 2000 to \$204,000 in 2007, nearly a 25% increase. In 2008, the median sales price in the Village was \$185,000.

**TABLE 3.7
MEDIAN SELLING PRICE OF HOUSING UNITS IN THE REGION: 2000-2008**

Year	Pleasant Prairie ^a		Kenosha County ^b		Regional ^b	
	Number of Sales	Median Selling Price (dollars)	Number of Sales	Median Selling Price (dollars)	Number of Sales	Median Selling Price ^c (dollars)
2000	240	163,250	1,836	116,700	19,716	126,665
2001	303	178,000	1,969	126,000	21,635	135,830
2002	360	183,250	2,246	133,000	23,417	145,724
2003	378	206,000	2,503	142,000	23,225	157,215
2004	398	210,650	2,659	149,500	26,063	168,483
2005	380	239,000	2,688	167,000	27,269	183,064
2006	355	315,900	2,391	168,500	25,302	187,672
2007	359	204,000	2,097	169,000	21,802	190,527
2008	244	185,000	n/a	n/a	n/a	n/a

^aThe price represents those for single family homes, duplexes and condominiums

^bThe price represents those for single-family homes, duplexes, and condominiums.

^cThe price represents the sum of the median sale prices in each county multiplied by the total number of sales in that county, divided by the total number of sales in the Region.

Source: Kenosha Realtors Association (Kenosha County: 2003-2007), Wisconsin Realtors Association (remaining county data), SEWRPC and Village of Pleasant Prairie (Pleasant Prairie data).

Monthly Housing Costs

Monthly housing costs for owner-occupied housing units and rental housing units have been inventoried to determine if there is an adequate supply of affordable housing units for each household income level in the County. HUD defines affordability as access to decent and safe housing that costs no more than 30% of a household's gross monthly income. Table 3.8 sets forth monthly housing costs⁵ for specified owner-occupied housing units with a mortgage in the Village, Kenosha County and the Region in 2000 pursuant to the U.S. Bureau of the Census.

The median monthly housing cost for homeowners with a mortgage in the Village was \$1,318 in 2000. The median monthly cost for homeowners with a mortgage was \$1,113 in Kenosha County, \$1,123 in the Region, \$1,024 in the State, and \$1,088 in the Nation.

⁴ The median sale price for all single family homes, duplexes and condominiums.

⁵ Selected monthly owner costs are the sum of mortgage payments or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; and utilities.



TABLE 3.8
MONTHLY OWNER COSTS FOR OWNER-OCCUPIED HOUSING UNITS
WITH A MORTGAGE: 2000^a

	Pleasant Prairie		Kenosha County		Region		Wisconsin	
	Number	%	Number	%	Number	%	Number	%
Less than \$700	173	5.4	2,519	10.5	35,031	12.2	144,525	18.7
\$700 to \$999	595	18.7	6,902	28.6	71,433	25.0	225,805	29.3
\$1,000 to \$1,499	1,320	41.5	9,650	40.0	108,381	37.6	260,821	33.8
\$1,500 to \$1,999	658	20.7	3,525	14.6	46,854	16.2	92,913	12.1
\$2,000 or More	435	13.7	1,509	6.3	25,819	9.0	46,932	6.1
Total Number	3,181		24,105		287,518		770,996	
Median Cost (dollars)	1,318		1,113		1,123		1,024	

^a The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multiunit buildings. Totals are based on a sample of one in six respondents to the 2000 Census.

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

Table 3.9 sets forth monthly housing costs for specified owner-occupied housing units without a mortgage in the Village of Pleasant Prairie, in 2000. The median monthly housing cost for homeowners without a mortgage in the Village was \$412 in 2000. Table 3.9 also sets forth the monthly housing costs for specified owner-occupied housing units without a mortgage in Kenosha County, the Region and the State of Wisconsin. The median monthly housing cost for homeowners without a mortgage was \$366 in the County, \$388 in the Region, \$333 in the State, and \$295 in the Nation.

TABLE 3.9
MONTHLY OWNER COSTS FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS
WITHOUT A MORTGAGE: 2000^a

	Pleasant Prairie		Kenosha County		Region		Wisconsin	
	Number	%	Number	%	Number	%	Number	%
Less than \$300	157	18.6	2,010	22.5	21,667	18.8	134,168	38.2
\$300 to \$399	236	28.0	3,691	41.2	41,246	35.8	115,626	32.9
\$400 to \$499	230	27.3	2,015	22.5	27,306	23.7	55,830	15.9
\$500 to \$699	156	18.5	943	10.5	17,769	15.4	33,054	9.4
\$700 or More	64	7.6	293	3.3	7,132	6.3	12,793	3.6
Total Number	843		8,952		115,120		351,471	
Median Cost (dollars)	412		366		388		333	

^a The data for specified owner-occupied housing units excludes mobile homes, houses with a business or medical office on the property, houses on 10 or more acres, and housing units in multi-unit buildings. Totals are based on a sample of one in six respondents to the 2000 Census.

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



Table 3.10 sets forth monthly housing costs for rental units, or gross rent, in the Village, Kenosha County, the Region and the State of Wisconsin in 2000. Contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels (oil, kerosene, wood, etc) are included in the calculations of monthly gross rent. These costs are included in the monthly cost calculation if the renter pays them or they are paid for the renter by another party such as the property owner. Rental units that are occupied without payment of rent are included in the no cash rent⁶ category of Table 3.10. The median monthly cost for rental housing in the Village was \$877 in 2000. The median monthly gross rent was \$589 in the County, \$596 in the Region, \$540 in the State, and \$602 in the Nation.



Hidden Oak Apartments

TABLE 3.10
MONTHLY GROSS RENT FOR SPECIFIED RENTER-OCCUPIED HOUSING UNITS: 2000^a

	Pleasant Prairie		Kenosha County		Region		Wisconsin	
	Number	%	Number	%	Number	%	Number	%
Less than \$300	0	0.0	1,511	8.8	23,192	8.4	66,577	24.2
\$300 to \$499	125	12.4	3,487	20.3	67,538	10.5	189,366	29.5
\$500 to \$749	173	17.1	7,811	45.6	120,856	43.8	254,439	39.7
\$750 to \$999	494	48.9	3,022	17.6	42,200	15.3	78,955	12.3
\$1,000 to \$1,499	164	16.2	676	4.0	13,097	4.8	22,527	3.5
\$1,500 or More	23	2.3	40	0.2	2,715	1.0	4,881	0.8
No Cash Rent^b	31	3.1	594	3.5	7,012	2.5	23,966	3.7
Total Number	1,010		17,141		275,649		641,672	
Median Rent (\$)	877		589		596		540	

^a Contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels are included in the calculations for monthly gross rent. Totals are based on a sample of one in six respondents to the 2000 Census.

^b Includes rental units that are occupied without payment of rent. These units may be occupied by friends or relatives of the owner who do not get charged rent or caretakers, tenant farmers, and others who may receive the unit as compensation.

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

⁶ These units may be occupied by friends or relatives of the owner who do not get charged rent or caretakers, tenant farmers, and others who may receive the unit as compensation.

Number of Bedrooms

Table 3.11 sets forth the number of housing units by tenure and number of bedrooms in the Village and Kenosha County in 2000 pursuant to the Census and Table 3.12 sets for the number of housing uses by housing type as of January 1, 2009 pursuant to the Village Assessment Records. This information, when compared with existing and projected household size information inventoried, will provide a greater understanding of what type of housing units will best suit the future needs of Village residents.

Table 3.11 illustrates that in the Village, three (3) bedroom dwellings units are found in 53% of the owner-occupied units in 2000. Two (2) bedroom dwellings and four (4) bedroom dwellings comprised of 20.3% and 22.2%, respectively, of the owner-occupied units. Dwellings with five (5) or more bedrooms and one (1) or no bedrooms each comprised 2.2% of the owner-occupied dwellings in the Village. Table 3.11 also indicates that in 2000, 58% of the rental units have two (2) bedrooms. One (1) bedroom and three (3) bedroom units account for 22.4% and 16% of rental units in the Village, respectively. Four (4) bedroom units account for 3.4% of the rental units and there are not rental units in the Village with five (5) or more bedrooms.

**TABLE 3.11
HOUSING UNITS BY NUMBER OF BEDROOMS: 2000**

Number of Bedrooms	Owner-Occupied				Renter Occupied			
	Pleasant Prairie		Kenosha County		Pleasant Prairie		Kenosha County	
	Number	%	Number	%	Number	%	Number	%
1 or no bedroom	105	2.2	1,016	2.6	230	22.4	5,701	32.9
2 bedrooms	955	20.3	8,906	23.0	599	58.2	8,259	47.7
3 bedrooms	2,500	53.1	20,819	53.8	165	16.0	2,745	15.8
4 bedrooms	1,045	22.2	6,867	17.7	35	3.4	463	2.7
5 or more bedrooms	106	2.2	1,125	2.9	--	--	156	0.9
Total^a	4,711		38,733		1,029		17,324	

^a Totals are based on a sample of one in six responses to the 2000 Census for occupied housing units only.

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

Table 3.12 illustrates number of bedrooms by housing type as of January 1, 2009 pursuant to Village Assessment Records. Nearly 83% of single family dwellings have three (3) or four (4) bedrooms per unit which is similar to the number of three (3) and four (4) bedroom units found within 85% of two and three-family dwellings and 79% of apartments. While within condominiums, over 89% are two (2) bedrooms units.

**TABLE 3.12
HOUSING UNITS BY NUMBER OF BEDROOMS: 2009**

2009	Single Family		Two and Three Family		Condominiums		Apartments (4 or more units) ^a		Mobile/Manufactured Homes	
	Number	%	Number	%	Number	%	Number	%	Number	%
1 or no bedrooms	54	1.0	22	11.6	36	5.4	119	20.8	12	2.1
2 bedrooms	656	11.6	125	66.1	596	89.2	350	61.3	281	48.9
3 bedrooms	3,231	57.1	36	19.0	34	5.1	102	17.9	276	48.0
4 bedrooms	1,460	25.8	6	3.2	2	0.3	0	0.0	6	1.0
5 or more bedrooms	258	4.6	0	0.0	0	0.0	0	0.0	0	0.0
Total	5,659		189		668		571		575	

^aIncludes senior housing apartments but excludes assisted living, hospitals, nursing care, hospice facilities and dormitories.

Source: Village of Pleasant Prairie.

Structure Type and Year Built

An inventory of housing units by structure type in the Village provides insight into the number of existing single-family, two-family, and multi-family units. This inventory can be compared to household characteristics to determine the future need for single-family, two-family, and multi-family units. An inventory of housing units by structure type also provides insight into the character of existing housing stock. Historic inventory information is provided from the Census and more recent information is provided by the Village Assessment Records.

Table 3.13 sets forth the total number of housing units in the Village by structure type from 1970 to 2000.⁷ In 2000, 76.3% of housing units in the Village were in single-family structures and 13.5% were in multi-family structures, 1.6% of units were in two-family structures and about 8.6% were mobile/manufactured homes units. The number of residential units in the Village increased from 3,303 to 5,954, or by, between 1970 and 2000. Although there was an increase in the total number of housing units between 1970 and 2000, the percentage of units in single-family, two-family and mobile/manufactured homes remained very stable. The number of multi-family units increased over 60% between 1970 and 2000.

⁷ The number of housing units in Table 3.13 is based on Summary File 3 Census 2000 data.

**TABLE 3.13
HOUSING UNITS BY STRUCTURE TYPE: 1970 - 2000**

Year ^a	Single-Family Detached		Single-Family Attached ^b		Two-Family		Multi-Family		Mobile/Manufactured Homes and Other ^c		Total ^d Housing Units
	Housing Units	% of Total	Housing Units	% of Total	Housing Units	% of Total	Housing Units	% of Total	Housing Units	% of Total	
1970	2,734	82.8	--	--	-- ^e	-- ^e	271 ^e	8.2 ^e	298	9.0	3,303
1980	3,492	83.8	11	0.3	181	4.3	138	3.3	347	8.3	4,169
1990	3,544	81.4	68	1.6	131	3.0	158	3.6	454	10.4	4,355
2000	4,454	74.8	88	1.5	94	1.6	803	13.5	515	8.6	5,954

^a 1970 to 2000 data are from the U.S. Census Bureau..

^b In this data, single-family attached housing units, sometimes called townhouses, are one-unit structures that have one or more walls extending from ground to roof separating it from adjoining structures. These include and are also sometimes referred to as rowhouses, double houses, and houses attached to nonresidential structures. Such Census data was not available for 1970.

^c Includes mobile homes and living quarters that do not fit into the other categories.

^d Totals are based on all housing units, including occupied and vacant units.

^e Single-family attached, two-family, and multi-family structure totals were combined in the 1970 Census. The 1970 multi-family data reflects this combined total.

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



Single Family Home



4 unit Apartment building on 39th Avenue



The Trillium at the Meadowlands
Single Family Attached Housing



Westwood Manufactured Home Community



Between 1980 and 2008 the Village issued building permits for the construction of 4,052 dwelling units. Table 3.14 sets forth in greater detail the number of building permits issued by the Village between 1980 and 2008. Since 1980, 67.9% of the new residential permits issued were for single family units, while 27.4% of the new units were in multi-family buildings. Less than 5% of the units were two-family buildings and mobile/manufactured homes which made up 2.9% and 1.9% of the new units constructed in the Village between 1980 through 2008.

**TABLE 3.14
BUILDING PERMITS ISSUED BY HOUSING TYPES: 1980 - 2008**

Year	Single-Family		Two-Family		Multi-Family ^a		Mobile/ Manufactured Homes ^b		Total Number of Housing Units per year
	Housing Units	% of Total	Housing Units	% of Total	Housing Units	% of Total	Housing Units	% of Total	
1980	34	100	--	--	--	--	--	--	34
1981	8	100	--	--	--	--	--	--	8
1982	10	100	--	--	--	--	--	--	10
1983	24	100	--	--	--	--	--	--	24
1984	30	93.8	2	0.6	--	--	--	--	32
1985	15	100	--	--	--	--	--	--	15
1986	34	100	--	--	--	--	--	--	34
1987	53	100	--	--	--	--	--	--	53
1988	71	100	--	--	--	--	--	--	71
1989	74	97.4	2	2.6	--	--	--	--	76
1990	133	100	--	--	--	--	--	--	133
1991	95	90.5	2	1.9	10	9.5	--	--	105
1992	150	100	--	--	--	--	--	--	150
1993	127	92.7	--	--	10	7.3	--	--	137
1994	146	100	--	--	--	--	--	--	146
1995	122	100	--	--	--	--	--	--	122
1996	120	55.6	--	--	96	44.4	--	--	216
1997	127	84.1	--	--	24	15.9	--	--	151
1998	112	28.6	4	1.0	276	70.4	--	--	392
1999	124	34.8	--	--	228	64.0	4	1.1	356
2000	127	62.0	4	2.0	68	33.2	6	34.2	205
2001	218	79.6	4	1.5	43	15.7	9	3.3	274
2002	178	59.5	28	9.4	80	26.8	13	4.3	299
2003	138	60.3	36	15.7	51	22.3	4	1.7	229
2004	126	67.0	12	6.4	41	21.9	9	4.7	188
2005	163	82.3	6	3.0	20	10.1	9	4.5	198
2006	99	39.3	6	2.4	135	53.6	12	4.8	252
2007	60	64.5	12	12.9	16	17.2	5	5.4	93
2008	33	67.3	--	--	12	24.5	4	8.2	49
Total	2,751	67.9	118	2.9	1,110	27.4	75	1.9	4,052

^a Multi-family units includes structures that have three (3) or more units per building including condominiums, apartments and senior housing development. Excludes assisted living, hospitals, nursing care, hospice facilities or dormitories.

^b Prior to 1999 the Village did not track as a separate category the number of mobile/manufactured home permits issues. Mobile/Manufactured homes were included in the number specified that year in the single family category.

Source: Village Building Permit Records.



Because condominiums are a form of ownership rather than a specific type of structure, the U.S. Census does not report the number of condominiums by structure type; however, since 1989, the Village has maintained records on condominium ownership. Since 1989 the Village issued 1,112 new multi-family units⁸. Table 3.15 sets forth the breakdown of the multi-family units constructed in the Village between 1989 and 2008 by type. The greatest increase in multi-family units constructed in the Village since 1989 is a result in the development of 582 condominium units and 191 senior housing apartment units. During this same time frame 191 apartment units were constructed.



Lexington Village Condominiums



Prairie Village West Condominiums



Courtyard Junction Condominiums



Creekside Crossing Condominiums

As of January 1, 2009 there were a total of 7,662 housing units in the Village as shown in Table 3.16. Single Family homes made up the largest percentage of housing types in the Village with 73.9%. The total number of housing units in the Village has increased from 3,303 to 7,662 between 1970 and 2009

⁸ Multi-family units include structures that have three (3) or more units per building including condominiums, apartments and senior housing development. Excludes assisted living, hospitals, nursing care or hospice facilities.

**TABLE 3.15
BUILDING PERMITS ISSUED FOR CONDOMINIUM AND APARTMENT UNITS: 1989-2008**

Year	Number of Condominium Units	Number of Apartment Units	Number of Senior Apartment Units	Total Number of Units ^a
1989	2			2
1990				0
1991	10			10
1992				0
1993	10			10
1994				0
1995				0
1996	96 ^b			96
1997	24 ^c			24
1998	96 ^d	180		276
1999		108	120	228
2000	17	51		68
2001	43			43
2002	80 ^e			80
2003	51			51
2004	41			41
2005	20			20
2006	64		71	135
2007	16			16
2008	12			12
Total	582	339	191	1,112

^aThe number of units exclude assisted living, hospitals, nursing care, hospice facilities and dormitories.

^bIn 2006, the 96 units constructed in 1996 were converted to condominiums.

^cIn 2008, the 24 units constructed in 1997 were converted to condominiums.

^dIn 2008, the 96 units constructed in 1998 were converted to condominium.

^eIn 2003, the 48 units constructed in 2002 were converted to condominiums.

Source: Village of Pleasant Prairie.



Prairie Villa Senior Apartments

**TABLE 3.16
TOTAL NUMBER OF HOUSING UNITS BY HOUSING TYPE: 2009^a**

Housing Type	Total Number of Housing Units	% of Total Housing Units
Single Family	5,659	73.9
Two and Three-Family	189	2.5
Condominium Units	668	8.7
Apartment Units (4 or more units) ^b	571	7.5
Mobile Homes/ Manufactured Homes	575	7.5
Total	7,662	100.0

^a Based on January 1, 2009 Village Assessment Records.

^b Includes senior housing apartments but excludes assisted living, hospitals, nursing care, hospice facilities and dormitories.

Source: Village of Pleasant Prairie

The age of existing single family housing stock in the Village also provides insight into the character and condition of existing single family homes. It can be assumed that as housing stock ages, more housing units will need to be rehabilitated or replaced. Table 3.17 set forth the age of the existing housing stock by housing type in the Village. Over 42% of single family homes in the Village were built since 1990 while 94% of the two and three family buildings were built prior to 1990. All of the condominiums in the Village were built since 1990 and over 90% of apartment where built since 1995. Over 63% of the Mobile/Manufactured homes in the Village were manufactured before 1990.



Examples of homes built in Pleasant Prairie prior to 1900



**TABLE 3.17
AGE OF EXISTING HOUSING**

	Single Family		Two and Three Family ^a		Condominiums		Apartments (4 or more units) ^b		Mobile/Manufactured Homes	
	Number	%	Number	%	Number	%	Number	%	Number	%
Pre 1940	391	6.9	25	29.4	0	0.0	0	0.0	0	0.0
1940-1959	1,125	19.9	25	29.4	0	0.0	8	1.4	2	0.3
1960-1969	687	12.1	15	17.6	0	0.0	48	8.4	60	10.4
1970-1979	639	11.3	8	9.4	0	0.0	0	0.0	181	31.5
1980-1989	426	7.5	7	8.2	0	0.0	0	0.0	122	21.2
1990-1994	625	11.1	2	2.4	22	3.3	0	0.0	97	16.9
1995-1999	606	10.7	0	0.0	223	33.4	444	77.8	41	7.1
2000-2004	791	14.0	3	3.5	304	45.1	71	12.4	49	8.5
2005-2008	366	6.5	0	0.0	122	18.3	0	0.0	23	4.0
Total	5,656		85		668		571		575	
Median Age	1979		1955		2002		1998		1985	

^aThe Number of properties not number of each individual unit.

^bIncludes senior housing apartments but excludes assisted living, hospitals, nursing care, hospice facilities and dormitories.

Source: Village of Pleasant Prairie



Example of homes in Pleasant Prairie built between 1901 and 1950





Example of homes in Pleasant Prairie built between 1951 and 1990



Examples of Subdivisions developed built between 1990 and 2009

Condition of Existing Housing Stock

The condition of individual housing units must be examined to gain a more precise understanding of the number of existing housing units that need to be removed from existing housing stock totals. This provides a more accurate projection of the number of new housing units that will be needed to serve the projected population of the Village through 2035.

Housing Condition Score

Wisconsin Assessors assign each housing unit a ranking based on a combination of the physical condition, desirability, and usefulness of the structure within the property's market area as defined by the Wisconsin Property Assessment Manual published by the Wisconsin Department of Revenue. Table 3.18 sets forth housing condition scores in 2009 based on sound judgment and experience of the Village assessment staff. Housing units are ranked on an eight-point scale ranging from "excellent" to "unsound." The ranking measures the present physical condition, desirability, and usefulness of each housing unit. Newly constructed homes are generally ranked as "good" for their age and market area. A condition score of "excellent," "very good," or "good" indicates the dwelling exhibits above average maintenance and upkeep in relation to its age. About 72% of the housing units in the Village were rated as "excellent," "very good," or "good." A condition score of "average" or "fair" indicates the dwelling shows minor signs of deterioration due to normal wear and an ordinary standard of upkeep and maintenance in relation to its age. About 28% of the housing units in the Village were rated as "average" or "fair." A condition score of "poor" or "very poor" indicates the dwelling exhibits deferred maintenance and below average standard of maintenance and upkeep in relation to its age. About 0.4% of the housing units in the Village were rated as "poor" or "very poor." An "unsound" rating indicates the dwelling is unfit for use and should be removed from the existing housing stock totals. About 0.1% of the housing units in the Village were rated as "unsound."

Housing with Lead-Based Paint or Varnish

Lead poisoning in children can reduce IQ, cause learning disabilities, and impair hearing. Children who have elevated lead levels often experience reduced attention spans, are hyperactive, and can exhibit behavior problems. At higher exposures, lead can damage a child's kidneys and central nervous system, and cause anemia, coma, convulsions, and even death. Homes built before 1950 have a high likelihood of having lead-based paint or varnish on interior and exterior surfaces. Over 90% of the lead-based paint and varnish in homes was applied prior to 1950. Homes built between 1950 and 1978 could contain lead-based paint or varnish on interior and exterior surfaces. The use of lead-based paint and varnish in homes was banned in 1978. Homes built after 1978 have a very low likelihood of having lead-based paint or varnish on interior and exterior surfaces. To protect children from exposure to lead from paint, Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X. Section 1018 of this law directed HUD and the Environmental Protection Agency (EPA) to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978.

The median year built for single family homes in the Village is 1979. About 12%, or 670 single family homes were built in the Village prior to 1950 and about 37%, or 2,087 single family homes in the Village were built between 1950 and 1978.

**TABLE 3.18
HOUSING CONDITIONS IN THE VILLAGE OF PLEASANT PRAIRIE: 2009**

Condition ^a	Single-Family ^b		Two-Family		Multi-Family ^c		Other ^d		Mobile/Manufactured Homes ^e		Total	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
Excellent	0	0.0	0	0.0	0	0.0	0	0.0	0	0	0	0.0
Very Good	111	1.4	2	0.0	0	0.0	0	0.0	0	0	113	1.5
Good	4,670	60.8	56	0.7	515	6.7	0	0.0	158	2.1	5,399	70.2
Average	1,329	17.3	84	1.1	75	1.0	8	0.1	411	5.4	1,907	24.8
Fair	190	2.5	28	0.4	0	0.0	0	0.0	7	0.1	225	2.9
Poor	19	0.3	4	0.1	0	0.0	0	0.0	0	0	23	0.3
Very Poor	8	0.1	0	0.0	0	0.0	0	0.0	0	0	8	0.1
Unsound	11	0.2	0	0.0	0	0.0	0	0.0	0	0	11	0.1
Total	6,338	82.5	174	2.3	590	7.7	8	0.1	576	7.5	7,686	100.0

^a "**Excellent**" means building is in perfect condition; very attractive and highly desirable.

"**Very good**" means slight evidence of deterioration; still attractive and quite desirable.

"**Good**" means minor deterioration visible; slightly less attractive and desirable, but useful.

"**Average**" means normal wear and tear is apparent; average attractiveness and desirability.

"**Fair**" means marked deterioration but quite usable; rather unattractive and undesirable.

"**Poor**" means deterioration is obvious; definitely undesirable and barely usable.

"**Very poor**" means condition approaches unsoundness; extremely undesirable and barely usable.

"**Unsound**" means building is definitely unsound and practically unfit for use.

^b Includes condominiums.

^c Includes units in apartment buildings of three (3) or more units.

^d Includes residential units in commercial buildings.

^e Mobile/Manufactured home conditions is relative to age of the unit.

Source: Village of Pleasant Prairie



HOUSING DEMAND

Household, income, and demographic characteristics of the Village have been inventoried and analyzed with housing supply inventory items to help determine the number and type of housing units that will best suit the needs of Village residents through 2035. Housing demand inventory items include:

- Affordable housing needs assessment
- Income
- Specialized housing facilities
- Household size
- Household projections for 2035

Affordable Housing Needs Assessment

As previously stated, HUD defines housing affordability as households “paying no more than 30% of their income for housing.” The measure is based on gross pre-tax income. Another measure of affordability is implicit in the long-standing mortgage lending practice of limiting borrower’s monthly housing costs to 28 or 29% of their gross monthly income as a condition of loan approval. Thus, 28 to 30% can be considered a cutoff beyond which housing is not affordable. Data show that most households opt for less than that percentage, while others, particularly those with low incomes, are generally unable to find housing that costs less than 30% of their monthly gross income.

Kenosha County Housing Affordability Information

The following information is based on the HUD recommended affordability standard of paying no more than 30% of gross monthly income for housing costs in Kenosha County.

- *About 24% of households in Kenosha County spent over 30% of their monthly gross income on housing costs in 2000*
 - About 5,668 households in the County were extremely low income (below 30% of the County median annual household income of \$46,970), and about 6,435 households were very low income (between 30 and 50% of the County median annual household income) in 2000
 - About 72% of extremely low income households spent over 30% of their monthly earnings on housing costs
 - About 54% of very low income households spent over 30% of their monthly earnings on housing costs
 - An extremely low income household (earning below 30% of the 2000 County median annual household income of \$46,970) could afford monthly housing costs of no more than \$352 in 2000, based on HUD recommended affordability standards
 - In 2000, 4,998 households paid less than \$499 a month on gross rent
 - In 2000, 2,519 households paid less than \$700 a month on housing expenses for owner-occupied housing units with a mortgage
- *Based on estimates from the Kenosha Realtors Association, the median sale price of a single-family home in Kenosha County was \$168,500 in 2006*
 - The minimum annual household income needed⁹ to afford a median priced home (\$168,500) in Kenosha County was \$61,858 (or \$5,155 a month) in 2006

⁹ The minimum income needed to afford a home assumes a monthly housing cost that is 30% of the household’s gross monthly income, a down payment of 5% of the cost of the home, a 6.% interest rate on a 30-year mortgage, a

- A household with a median annual gross income¹⁰ of \$53,323 (or \$4,444 a month) in 2006 could afford a \$140,000 house
- The minimum annual household gross income needed to afford a \$150,000 home in Kenosha County was \$56,318 (or \$4,693 a month) in 2006
- The minimum annual household gross income needed to afford a \$200,000 home in Kenosha County was \$71,291 (or \$5,941 a month) in 2006
- The minimum annual household gross income needed to afford a \$250,000 home in Kenosha County was \$86,263 (or \$7,189 a month) in 2006
- *The fair market rent¹¹ in Kenosha County for a one bedroom apartment was \$596 in 2006*
- *The fair market rent in Kenosha County for a two bedroom apartment was \$739 in 2006*
- The housing wage in Kenosha County
 - A full-time worker (40 hours per week) must earn \$14.21 per hour to afford a two-bedroom rental unit at the fair market rent in Kenosha County in 2006, which is \$7.71 per hour more than the State minimum wage in 2006 (\$6.50 per hour)
 - A full-time worker (40 hours per week) must earn \$11.46 per hour to afford a one-bedroom rental unit at the fair market rent in Kenosha County, which is \$4.96 per hour more than the State minimum wage in 2006 (\$6.50 per hour)
 - A full-time worker (40 hours per week) must earn \$29.74 per hour to afford a median priced home (\$168,500) in Kenosha County in 2006, which is \$23.24 per hour more than the State minimum wage in 2006 (\$6.50 per hour)
 - A full-time worker (40 hours per week) must earn about \$27.08 per hour to afford a \$150,000 home in Kenosha County in 2006, which is \$20.58 per hour more than the State minimum wage in 2006 (\$6.50 per hour)
 - A full-time worker (40 hours per week) must earn \$41.47 per hour to afford a \$250,000 home in Kenosha County in 2006, which is \$34.97 per hour more than the State minimum wage in 2006 (\$6.50 per hour)

A comparison of median house price values to median household incomes indicates that, between 2000 and 2006, housing most likely has become less affordable for many households. Appendix 3-2 shows threshold income levels for housing affordability based on mortgage interest rates, down payment amounts, mortgage insurance, property insurance, Kenosha County property taxes, and an estimate of \$150 per month for utilities.

In 2000, the median household income in Kenosha County was \$46,970; a household earning the median income could afford about a \$135,000 home, with a 5% down payment and a mortgage interest rate of 5%. The median house price in 2000 was about \$121,000, which was

property tax rate of \$17.78 per \$1,000 of assessed value (Kenosha County's net effective tax rate in 2006), a property insurance cost of \$30 a month, a private mortgage insurance (PMI) cost of \$105 a month (using a loan to value ratio of 0.78), and \$150 per month for utilities.

¹⁰ 2006 median household income is based on the year 2000 median income of \$46,970, adjusted to the 2006 Consumer Price Index.

¹¹ Fair market rents (FMR) are established and used by HUD as the payment standard to calculate subsidies under the Section 8 Rental Voucher Program. HUD annually estimates the FMR for Kenosha County. The objective is to ensure a sufficient supply of rental housing for program participants in Kenosha County. To accomplish this objective the FMR must be high enough to permit a selection of units and neighborhoods in the County, but low enough to serve as many low-income families as possible. The FMR definition used by HUD for Kenosha County is the 40th percentile rent, or the dollar amount below which 40% of standard-quality rental units in the County are rented.



affordable for a household earning the median income, based on a mortgage interest rate of 6.5%.

By 2006, the median house price rose to about \$168,500, while the estimated median annual income increased to about \$54,989. In order to afford a median priced house, a household would need an annual income of about \$55,759, with a 5% down payment and a mortgage interest rate of 5%, or an income of about \$61,858 with a 5% down payment and a mortgage interest rate of 6.5%.

Village of Pleasant Prairie Housing Affordability Information

The following information is based on the HUD recommended affordability standard of paying no more than 30% of gross monthly income for housing costs in the Village.

- *About 21% of households in the Village spent over 30% of their monthly gross income on housing costs in 2000*
 - About 35 households in the Village were extremely low income (below 30% of the Village median annual household income of \$62,856), and about 145 households were very low income (between 30 and 50% of the Village median annual household income).
 - About 3.9% of extremely low income households spent over 30% of their monthly earnings on housing costs
 - About 4.6% of very low income households spent over 30% of their monthly earnings on housing costs
 - An extremely low income household (earning below 30% of the 2000 Village median annual household income of \$62,856) could afford monthly housing costs of no more than \$471 in 2000, based on HUD recommended affordability standards
 - In 2000, 125 households or 12.4% paid less than \$499 a month on gross rent
 - In 2000, 173 households or 5.4% paid less than \$700 a month on housing expenses for owner-occupied housing units with a mortgage
- *Based on Village Assessment Information, the median sale price of a single-family home in the Village was \$204,000 in 2007.*
 - The minimum annual household income needed¹² to afford a median priced home (\$204,000) in the Village was \$75,349 (or \$6,279 a month) in 2007
 - A household with a median annual gross income¹³ of \$74,799 (or \$6,233 a month) in 2007 could afford a \$201,000 house
 - The minimum annual household gross income needed to afford a \$150,000 home in the Village was \$57,508 (or \$4,792 a month) in 2007.
 - The minimum annual household gross income needed to afford a \$200,000 home in the Village was \$74,677 (or \$6,223 a month) in 2007.

¹² The minimum income needed to afford a home assumes a monthly housing cost that is 30% of the household's gross monthly income, a down payment of 5% of the cost of the home, a 6% interest rate on a 30-year mortgage, a property tax rate of \$17.78 per \$1,000 of assessed value (Kenosha County's net effective tax rate in 2006), a property insurance cost of \$30 a month, a private mortgage insurance (PMI) cost of \$105 a month (using a loan to value ratio of 0.78), and \$150 per month for utilities.

¹³ 2007 median household income is based on the year 1999 median income of \$62,856 adjusted to the 2007 Consumer Price Index.



- The minimum annual household gross income needed to afford a \$250,000 home in the Village was \$91,766 (or \$ 7,647 a month) in 2007
- *The fair market rent¹⁴ in Kenosha County for a one (1) bedroom apartment was \$596 in 2006*
- *The fair market rent in Kenosha County for a two (2) bedroom apartment was \$739 in 2006*
- The housing wage in Pleasant Prairie:
 - A full-time worker (40 hours per week) must earn \$14.21 per hour to afford a two-bedroom rental unit at the fair market rent in 2006, which is \$7.71 per hour more than the State minimum wage in 2006 (\$6.50 per hour)
 - A full-time worker (40 hours per week) must earn \$11.46 per hour to afford a one-bedroom rental unit at the fair market rent in Pleasant Prairie, which is \$4.96 per hour more than the State minimum wage in 2006 (\$6.50 per hour)
 - A full-time worker (40 hours per week) must earn \$38.35 per hour to afford a median priced home (\$215,900) in Pleasant Prairie in 2006, which is \$31.85 per hour more than the State minimum wage in 2006 (\$6.50 per hour)
 - A full-time worker (40 hours per week) must earn about \$27.08 per hour to afford a \$150,000 home in Pleasant Prairie in 2006, which is \$20.58 per hour more than the State minimum wage in 2006 (\$6.50 per hour)
 - A full-time worker (40 hours per week) must earn \$41.47 per hour to afford a \$250,000 home in Pleasant Prairie in 2006, which is \$34.97 per hour more than the State minimum wage in 2006 (\$6.50 per hour)

A comparison of median house price values to median household incomes indicates that, between 2000 and 2008, housing most likely has become less affordable for many households. Appendix 3-2 shows threshold income levels for housing affordability based on mortgage interest rates, down payment amounts, mortgage insurance, property insurance, property taxes, and an estimate of \$150 per month for utilities.

In 2000, the median household income in the Village was \$62,856; a household earning the median income could afford about a \$185,000 home, with a 5% down payment and a mortgage interest rate of 5%. The median house price in the Village in 2000 was about \$163,250, which was affordable for a household earning the median income, based on a mortgage interest rate of 5% or an income of about \$69,474 with a 5% down payment and a mortgage interest rate of 6.5%.

By 2007, the median house price rose to about \$ 204,000 while the estimated median annual income increased to about \$74,799. In order to afford a median priced house, a household would need an annual income of about \$68,638, with a 5% down payment and a mortgage interest rate of 5%, or an income of about \$83,202 with a 5% down payment and a mortgage interest rate of 6.5%.

¹⁴ *Fair market rents (FMR) are established and used by HUD as the payment standard to calculate subsidies under the Section 8 Rental Voucher Program. HUD annually estimates the FMR for Kenosha County. The objective is to ensure a sufficient supply of rental housing for program participants in Kenosha County. To accomplish this objective the FMR must be high enough to permit a selection of units and neighborhoods in the County, but low enough to serve as many low-income families as possible. The FMR definition used by HUD for Kenosha County is the 40th percentile rent, or the dollar amount below which 40% of standard-quality rental units in the County are rented.*

2000 Comprehensive Housing Affordability Strategy (CHAS) Data

CHAS data are a special tabulation of 2000 Census data, which HUD provides to local governments, to be used for housing planning purposes. A CHAS must be prepared in order to receive various HUD-funded housing assistance programs and grants and is used by HUD in allocation formulas for distributing funds to local governments. The data is comprised of a variety of housing need variables categorized by HUD-defined income limits and household types.

Income levels include extremely low income households (30% or less of median family income), very low income households (30.1 to 50% of median family income), low income households (50.1 to 80% of median family income), moderate income households (80.1 to 95% of median family income), and other households (above 95% of median family income). Income levels are based on the HUD-adjusted area median family income¹⁵ (HAMFI). This is an estimate of median family incomes prepared by HUD for each metropolitan area and counties located outside a metropolitan area. Kenosha County is located within the "Chicago-Naperville-Joliet, IL-IN-WI" Metropolitan Statistical Area (MSA).¹⁶ HUD prepares an annual estimate of the median family income for a family of four. The four-person family income is then adjusted by household size as follows: 70% of base for a one-person household, 80% of base for a two-person household, 90% of base for a three-person household, 108% of base for a five-person household, etc. The HUD estimated family incomes for the Kenosha County area by family size are presented in the second column of Table 3.19. The third column of the table lists the income cut-off levels used to determine eligibility for HUD programs.

TABLE 3.19
HUD ESTIMATED MEDIAN FAMILY INCOME^a BY FAMILY SIZE FOR THE CHICAGO-NAPERVILLE-JOLIET METROPOLITAN STATISTICAL AREA (MSA): 2006

Family Size	Median Income	80% of Median Income
One Person	\$46,313	\$37,050
Two Person	\$52,875	\$42,300
Three Person	\$59,500	\$47,600
Four Person	\$66,125	\$52,900
Five Person	\$71,438	\$57,150
Six Person	\$76,688	\$61,350
Seven Person	\$82,000	\$65,600
Eight Person	\$87,313	\$69,850

^a When developing these estimates, HUD first estimates the median family income for a family of four, using income data from the 2000 Census. The four-person family income is then adjusted for all other family sizes based on the formula described in this Chapter.

Source: U.S. Department of Housing and Urban Development (HUD) and SEWRPC.

¹⁵ In compiling statistics on family income, the incomes of all members 15 years and older related to the householder are summed and treated as a single amount. Annual family income is generally greater than annual household income because many households consist of only one person.

¹⁶ Although the Kenosha County, WI HUD Metro Fair Market Rent (FMR) Area is part of the Chicago-Naperville-Joliet, IL-IN-WI MSA, HUD has assigned Kenosha County to its own FMR area due to differences in base rents of at least 5.0%. Kenosha County, WI HUD Metro FMR Area has a 2000 Census 40th Percentile Base Rent of \$601, about 17% less than the 2000 Census 40th Percentile Base Rent for Chicago-Naperville-Joliet, IL-IN-WI MSA of \$701.

The following household types are included in the CHAS data: elderly family households (two people, one of whom is 62 or older), small family households (two (2) persons, neither of whom is 62 or older, or three (3) or four (4) persons), large family households (five (5) or more persons), elderly non-family households (one (1) or two (2) person non-family households with either person 62 or older), and other non-family households. Housing problems include households with a cost burden of over 30% or housing units that lack complete plumbing, lack complete kitchen facilities, or have 1.01 or more occupants per room.

Monthly Income Spent on Housing Costs

Table 3.20 sets forth the median percentage of monthly income spent on housing costs for the Village, the County and the Region in 2000. The median percentage of monthly income spent on housing costs in the Village by owner-occupied households with a mortgage was 20.6% and compared to 21.4% in the County and 21.5% in the Region. The median percentage spent by owner-occupied households without a mortgage was about 12%, and the percentage spent by renter-occupied households was 23.4% in the Village, 12.5% and 24.3%, respectively in the County and 11.6% and 23.3% respectively in the Region. This shows that most households in the Village opt to pay substantially less than the 30% affordability standard defined by HUD.

**TABLE 3.20
MEDIAN PERCENTAGE OF MONTHLY INCOME SPENT ON HOUSING: 2000^a**

	Owner-Occupied With a Mortgage	Owner-Occupied Without a Mortgage	Renter-Occupied
Pleasant Prairie	20.6	12.0	23.4
Kenosha County	21.4	12.5	24.3
Region	21.5	11.6	23.3

^a Totals are based on a sample of one in six responses to the 2000 Census.

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

Households with Housing Problems¹⁷

In addition to a high percent of monthly gross household income spent on housing, other factors indicative of housing problems can include overcrowding, and the lack of plumbing and kitchen facilities. Table 3.21 sets forth the number of households based on the number of occupants per room¹⁸ in the Village and Kenosha County, and Table 3.22 sets forth the number of households without complete plumbing¹⁹ or kitchen facilities²⁰ in the Village and Kenosha

¹⁷ Housing problems include households with a housing cost burden (spend more than 30% of gross monthly income on housing costs); housing units without complete plumbing and kitchen facilities; or housing units with more than 1.01 occupants per room.

¹⁸ The number of occupants per room is obtained by dividing the number of people in each occupied housing unit by the number of rooms in the unit. Rooms considered in the calculation include: living room, dining room, kitchen, bedrooms, finished recreation rooms, and enclosed porches suitable for year-round use.

¹⁹ Complete plumbing facilities include: (1) hot and cold piped water, (2) a flush toilet, and (3) a bathtub or shower. All three facilities must be located inside the house, apartment, or mobile home, but not necessarily in the same room. Housing units are classified as lacking complete plumbing facilities when any of the three facilities is not present.

²⁰ A unit has complete kitchen facilities when it has all of the following: (1) a sink with piped water; (2) a range or cook top and oven; and (3) a refrigerator. All kitchen facilities must be located in the house, apartment, or mobile home, but they need not be in the same room. A housing unit having only a microwave or portable heating equipment, such as a

County and Table 3.23 provides the number of households in the Village and Kenosha County that pay more than 30% of their gross income on housing in 2000.

The U.S. Census Bureau and HUD consider units with more than one (1.01) or more occupants per room to be crowded. In 2000, 2.8% of households in the Village and 7.3% of households in the County had more than 1.01 occupants per room as shown in Table 3.21. In 2000, 0.02% of the households in the Village and 0.09% of household in the County lacked complete plumbing or kitchen facilities as shown in Table 3.22.

Table 3.23 sets forth the number of households with a housing cost burden by income level in the Village and Kenosha County in 2000. About 21% of households, or 1,185 households in the Village and about 24% of households, or 13,214 households in the County, have housing costs that exceed 30% of their gross household income in 2000.

**TABLE 3.21
HOUSING OCCUPANCY BY NUMBER OF OCCUPANTS PER ROOM: 2000**

Occupied Type	0.50 or less occupants per room		0.51 to 1.00 occupants per room		1.01 to 1.50 occupants per room		1.51 or more occupants per room		Total Number ^a
	Number	%	Number	%	Number	%	Number	%	
Pleasant Prairie									
Owner-occupied Housing Units ^a	3,260	69.2	1,356	28.8	82	1.7	13	0.3	4,711
Renter-occupied Housing Units ^b	723	70.2	298	29.0	0	0.0	8	0.8	1,029
Kenosha County									
Owner-occupied Housing Units ^a	26,777	69.1	11,253	29.1	577	1.5	126	0.3	38,733
Renter-occupied Housing Units ^b	10,630	61.3	5,749	33.2	584	3.4	361	2.1	17,324

^a Totals are based on a sample of one in six responses to the 2000 Census.

^b A housing unit is considered overcrowded if there is more than one occupant per room. Rooms considered in the calculation include living room, dining room, kitchen, bedrooms, finished recreation rooms, and enclosed porches suitable for year-round use.

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

**TABLE 3.22
HOUSING UNITS LACKING COMPLETE PLUMBING OR KITCHEN FACILITIES: 2000**

	Lacking Complete Plumbing		Lacking Complete Kitchen Facilities		Total ^a
	Number	%	Number	%	
Pleasant Prairie	7	0.1	7	0.1	5,954
Kenosha County	220	0.4	313	0.5	59,989

^a Totals are based on all housing units, including occupied and vacant units on a sample of one in six responses to the 2000 Census..

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

hot plate or camping stove, is not considered as having complete kitchen facilities. An ice box is not considered to be a refrigerator.

**TABLE 3.23
HOUSEHOLDS WITH HOUSING COSTS
OVER 30% OF GROSS HOUSEHOLD INCOME: 2000**

Income Level ^a	Total Occupied Households				Total Households with a Housing Cost over 30%	Total Households	% of Households with a Housing Cost over 30%
	Cost Burden of 30.1 to 50%		Cost Burden of Over 50%				
	Number	% ^b	Number	% ^b			
Pleasant Prairie							
Extremely Low (Below 30 %)	35	0.6	185	3.2	220	287	3.9
Very Low (30.1 to 50%)	145	2.5	120	2.1	265	412	4.6
Low (50.1 to 80%)	285	5.0	80	1.4	365	874	6.4
Moderate (80.1 to 95%)	90	1.6	15	0.3	105	462	1.8
Other (above 95%)	230	4.0	0	0.0	230	3,680	4.0
Total	785	13.7	400	7.0	1,185	5,715	20.7
Kenosha County							
Extremely Low (Below 30 %)	965	1.7	3,120	5.6	4,085	5,660	7.3
Very Low (30.1 to 50%)	2,310	4.1	1,150	2.0	3,460	6,435	6.2
Low (50.1 to 80%)	2,545	4.6	605	1.1	3,150	10,625	5.6
Moderate (80.1 to 95%)	895	1.6	109	0.2	1,004	5,174	1.8
Other (above 95%)	1,455	2.6	60	0.1	1,515	28,174	2.7
Total	8,170	14.6	5,044	9.0	13,214	56,068	23.6

^a Income level categories are based on a percentage range of the 1999 median family income.

^b Percent of total households

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

Table 3.24 sets forth the number of households with a high housing cost burden within the Region. Milwaukee County has the highest percent housing cost burden for total households at about 25%, while Washington County has the lowest at 19%. Kenosha County is slightly above the Regional average level which is about 23% of total households experiencing a high housing cost burden and the Village which is about 21% is lower than the Regional level.

Household Income²¹

Income should be considered when developing policies intended to help provide housing units within a cost range affordable to all income groups. The 1999 annual household incomes in Pleasant Prairie and Kenosha County are shown in Table 3.25.

²¹Households include persons who live alone; unrelated persons who live together, such as college roommates; and families. Persons not living in households are classified as living in group quarters, such as hospitals for the chronically ill, homes for the aged, correctional institutions, and college dormitories.

**TABLE 3.24
HOUSEHOLDS WITH A HIGH HOUSING COST BURDEN
IN THE REGION: 2000**

County	% of Households with a Housing Cost ^a over 30%
Kenosha	23.6
Milwaukee	25.3
Ozaukee	20.4
Racine	21.0
Walworth	24.5
Washington	19.3
Waukesha	20.6
Total in Region	23.3

^a High housing cost burden is defined by HUD as a household spending more than 30% of its gross monthly income on housing costs.

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

**TABLE 3.25
ANNUAL HOUSEHOLD INCOME: 1999**

	Pleasant Prairie		Kenosha County	
	Households	% of Total	Households	% of Total
Household Income Less than \$15,000	344	6.0	6,480	11.5
Household Income \$15,000 to \$24,999	428	7.5	6,896	12.3
Household Income \$25,000 to \$34,999	589	10.3	6,957	12.4
Household Income \$35,000 to \$49,999	738	12.9	9,300	16.6
Household Income \$50,000 to \$74,999	1,408	24.7	12,959	23.1
Household Income \$75,000 to \$99,999	1,067	18.7	7,445	13.3
Household Income \$100,000 to \$149,999	791	13.9	4,632	8.3
Household Income \$150,000 to \$199,999	152	2.7	746	1.3
Household Income \$200,000 Or More	190	3.3	678	1.2
Median Household Income (\$)	62,856		46,970	

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

The 1999 annual median income of all households in the County was \$46,970 and in the Village was \$62,856. Table 3.26 sets forth historic median household income levels in the Village, County, Region, State and Nation from 1979 to 1999 in dollars reported and constant 1999 dollars. Reported household income in the Village has increased from \$25,251 in 1979 to \$62,856 in 1999 which is an increase of about 149%. When expressed in constant 1999 dollars, household income increased from \$58,384 to \$62,856 between 1979 and 1999, which is an increase of 7.7%.

Adjusted median household income, expressed in constant 1999 dollars, also increased in the County by 1.1%, the State by 7.1% and the Nation by 7.8%, but decreased in the Region by 0.3% between 1979 and 1999.

**TABLE 3.26
MEDIAN HOUSEHOLD INCOME: 1979 TO 1999**

	1979	1989	1999	% Change 1979 - 1999
Village of Pleasant Prairie				
Reported Dollars	25,251	40,145	62,856	148.9
Constant 1999 Dollars	58,384	54,402	62,856	7.7
Kenosha County				
Reported Dollars	20,084	30,638	46,970	133.9
Constant 1999 Dollars	46,437	41,519	46,970	1.1
Region				
Reported Dollars	20,096	32,146	46,308	130.4
Constant 1999 Dollars	46,456	43,563	46,308	-0.3
State				
Reported Dollars	17,680	29,442	43,791	147.7
Constant 1999 Dollars	40,879	39,898	43,791	7.1
Nation				
Reported Dollars	16,841	30,056	41,994	149.4
Constant 1999 Dollars	38,939	40,730	41,994	7.8

Note: Constant 1999 Dollars have been adjusted for inflation.

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

Table 3.27 sets forth the median household income for counties in southeastern Wisconsin and adjacent counties outside the seven-county region (Lake and McHenry Counties in Illinois). In 1999, the median Village household income was \$62,856 which is similar however, slightly lower than the household income in Lake County and McHenry County Illinois and similar to Ozaukee and Waukesha County Wisconsin. The Village median household income is \$15,886 greater per household than in the Kenosha County and \$16,548 more than the median household income for the seven (7) county region.

In 1999, the median Kenosha County household income was slightly above the annual median household income in the Region of \$46,308 and about \$3,000 higher than the annual median household income in the State of \$43,791. Kenosha County had a higher median household income than Milwaukee and Walworth Counties in 1999 and a lower median household income than Ozaukee, Racine, Washington, and Waukesha Counties. Kenosha County also had a lower median household income than Lake and McHenry Counties in Illinois, which had respective incomes of about \$64,800 and \$67,000. The relative degree of economic prosperity in the Village and Kenosha County can in part be explained by the high educational attainment of the Village and County residents, providing an ability to compete for high-paying jobs both in and outside of the Village and the County. Economic prosperity in the Village and the County also has a significant effect on the types, sizes, and locations of housing with the Village and the County.

TABLE 3.27
ANNUAL MEDIAN HOUSEHOLD INCOME IN SOUTHEASTERN WISCONSIN
AND COUNTIES ADJACENT TO KENOSHA COUNTY: 1999

Southeastern Wisconsin Region	Median Household Income
Kenosha County	\$46,970
Milwaukee County	\$38,100
Ozaukee County	\$62,745
Racine County	\$48,059
Walworth County	\$46,274
Washington County	\$57,033
Waukesha County	\$62,839
Seven-County Region	\$46,308
Adjacent Counties Outside the Region	
Lake County, Illinois	\$66,973
McHenry County, Illinois	\$64,826

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

Table 3.28 sets forth 1999 median household incomes adjusted to reflect estimated 2007 levels for the Village and Kenosha County based on the Consumer Price Index (CPI), a measure of inflation. The CPI measure indicates that the Village estimated median household income was about \$74,799 and the countywide estimated median household income was about \$55,894 in 2007. Another estimate of household income is based on the American Community Survey (ACS), a product of the U.S. Bureau of the Census. The ACS provides a range of values and takes into account changes in household dynamics and the labor market to derive a range of values. According to the ACS, the estimated Kenosha County median household income was in the range of \$50,388 to \$55,846 in 2007; the countywide CPI estimate is slightly above the upper limit of that range. Such ACS data for local communities were not available.

TABLE 3.28
1999 MEDIAN HOUSEHOLD INCOME ADJUSTED TO 2007 DOLLARS

	1999 Reported Dollars	2007^a Estimate
Pleasant Prairie	\$62,856	\$74,799
Kenosha County	\$46,970	\$55,894

^a Adjustment based on the Consumer Price Index.

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

Although there is significant economic prosperity in the Village and in Kenosha County, there were some households that have experienced annual incomes below the poverty level as set forth in Table 3.29. In 1999, there were 4,091 households, over 7%, in the County with an annual income below the poverty level.²² Of these households, 2,094 were family households and 1,997 were non-family households.²³ In 1999, there were 193 households, over 3%, in the Village with an annual income below the poverty level.²⁴ Of these households, 131 were family households and 62 were non-family households.²⁵

**TABLE 3.29
HOUSEHOLDS BELOW THE POVERTY LEVEL IN KENOSHA COUNTY: 1999**

	Households Below the Poverty Level			Total Number of Households	% of Households Below Poverty Level
	Family Households	Non-Family Households	Total		
Pleasant Prairie	131	62	193	5,819	3.3
Kenosha County	2,094	1,997	4,091	56,057	7.3

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

Specialized Housing Facilities

Housing Facilities for Seniors

The age distribution of the population has important implications for planning and the formation of public policies related to housing. When forming housing policies it is important to consider not only the current age composition, but what the age composition may be in the plan design year of 2035.

The age distribution of the Village's and Kenosha County's population in 1990 and 2000 is set forth in Table 3.30. In 2000, the median age of Village residents was about 37 years and was about 35 years in Kenosha County. In the Village, adults ages 20 through 64 numbered 9,676, or about 60% of the Village population which is similar to the 87,469 or about 58% of the total

²² Multiple thresholds exist to determine if a household is under the poverty level. An example of the types of variables used to determine poverty thresholds include: age of householder, age of family members, number of family members, and number of children present in a household related to the householder. In 1999, poverty threshold levels varied from an annual household income of \$8,501 for a household with one householder under the age of 65 to an annual income of \$37,076 for a household with nine or more people, one of which is a child under the age of 18 related to the householder.

²³ A family household includes a householder and one or more person living in the same household who are related to the householder by birth, marriage, or adoption. Non-family households include households with one person living alone or a group of people unrelated by birth, marriage, or adoption.

²⁴ Multiple thresholds exist to determine if a household is under the poverty level. An example of the types of variables used to determine poverty thresholds include: age of householder, age of family members, number of family members, and number of children present in a household related to the householder. In 1999, poverty threshold levels varied from an annual household income of \$8,501 for a household with one householder under the age of 65 to an annual income of \$37,076 for a household with nine or more people, one of which is a child under the age of 18 related to the householder.

²⁵ A family household includes a householder and one or more person living in the same household who are related to the householder by birth, marriage, or adoption. Non-family households include households with one person living alone or a group of people unrelated by birth, marriage, or adoption.

County population in 2000 between the ages of 20 and 64. The size of this age group relates directly to the size of the workforce residing in Pleasant Prairie and within Kenosha County. The percentage of the population between the ages of 5 to 19 and 65 and older age groups, was lower in the Village than in Kenosha County; however a greater percentage of persons between the age of 5 to 19 and 45 to 54 lived in the Village as compared to Kenosha County.

Persons age 65 and older in the Village numbered 1,715, or about 11% of the population, which is similar to Kenosha County, which numbered 17,169, or about 11% of the total County population, in 2000. An increase in the over-65 age group is anticipated as the “baby boom” generation will move into this age group during the planning period which will likely create an increased demand for specialized housing units and accessory apartments or dwellings²⁶ for the elderly as the elderly population increases as projected over the next three decades.



*Alterra Wynwood
(Assisted living facility for the elderly)*

**TABLE 3.30
POPULATION BY AGE GROUP AND MEDIAN AGE: 1990 AND 2000**

Age Group	Pleasant Prairie				Kenosha County			
	1990 ^a		2000		1990		2000	
	Number	%	Number	%	Number	%	Number	%
Under 5	803	6.6	1,002	6.2	10,124	7.9	10,367	6.9
5 through 9	877	7.3	1,241	7.7	9,785	7.6	11,640	7.8
10 through 14	887	7.4	1,396	8.7	9,172	7.2	11,826	7.9
15 through 19	834	7.0	1,106	6.9	9,260	3.9	11,106	7.4
20 through 44	4,569	38.1	5,764	35.7	49,955	38.8	56,444	37.7
45 through 54	1,642	13.7	2,457	15.2	13,087	10.2	19,257	12.9
55 through 64	1,132	9.4	1,455	9.0	10,605	8.3	11,768	7.9
65 and older	1,254	10.5	1,715	10.6	16,193	12.6	17,169	11.5
Total	11,998	100	16,136	100.0	128,181	100.0	149,577	100.0
Median Age	37				35			

^a Population data by area and sex from the 1990 Federal Census presented in this table are slightly different from the final 1990 population level of the Village presented in Table 2.2 in Chapter 2. The population levels presented in Table 2.2 represents final population counts from the 1990 Census. The Census Bureau is not expected to reconcile the date regarding population by area and sex with the final total population counts.

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

²⁶ Accessory apartments or dwellings, also referred to as “In-Law Suites” or “Granny Flats”, are secondary dwellings established in conjunction with, and clearly subordinate to, a primary dwelling, and may be part of the same structure as the primary dwelling or a detached unit on the same lot. These dwelling units are often intended for use by relatives of the individuals residing in the primary dwelling.

Specialized housing facilities for the elderly and disabled include retirement communities, assisted living facilities, and nursing home facilities, all offering different types of housing based on care needs. Types of housing needs from independent living facilities to assisted living facilities, including nursing homes, providing personal and healthcare services if needed. A retirement community is a very broad term that covers many varieties of housing for retirees and seniors, including independent and assisted living facilities, and generally indicates minimum age restrictions for residents. Within the Village and facilities within the City of Kenosha South of 60th Street are shown on Map 3.1 and further discussed below in Tables 3.31, 3.32 and 3.35.

In 2008, there were three (3) independent housing and senior apartments²⁷ within the Village including 120 units at Prairie Ridge Senior Campus located at 7900 94th Avenue, 71 units at Prairie Villa Senior Apartments located at 9500 81st Street and 40 units at St. Joseph's Villa located at 9244 29th Avenue.

Due to the Village's proximity to the City of Kenosha, it is likely that a number of Village residents may seek specialized housing opportunities in the City of Kenosha. Therefore, the following maps and tables include specialized housing facilities in the Village and south of 60th Street in the City of Kenosha. In 2008, there were over 650 units of Independent living or Senior Apartments available in the Village and south of 60th Street in the City of Kenosha as shown on Table 3.31 and Map 3.1.

In 2008 within Pleasant Prairie and south of 60th Street in the City of Kenosha, there were six (6) nursing homes with a combined capacity to serve 630 people; nine (9) CBRF's with a combined capacity to serve 191 persons of advanced age; two (2) residential care apartment complexes with a total capacity for 89 people; three (3) adult family homes with a total capacity for 12 people; and one (1) adult day care facility that has a capacity to serve 65 people. Table 3.32 and Map 3.1 show assisted living facilities for persons of advanced age licensed by the Wisconsin Department of Health and Family Services in 2008.



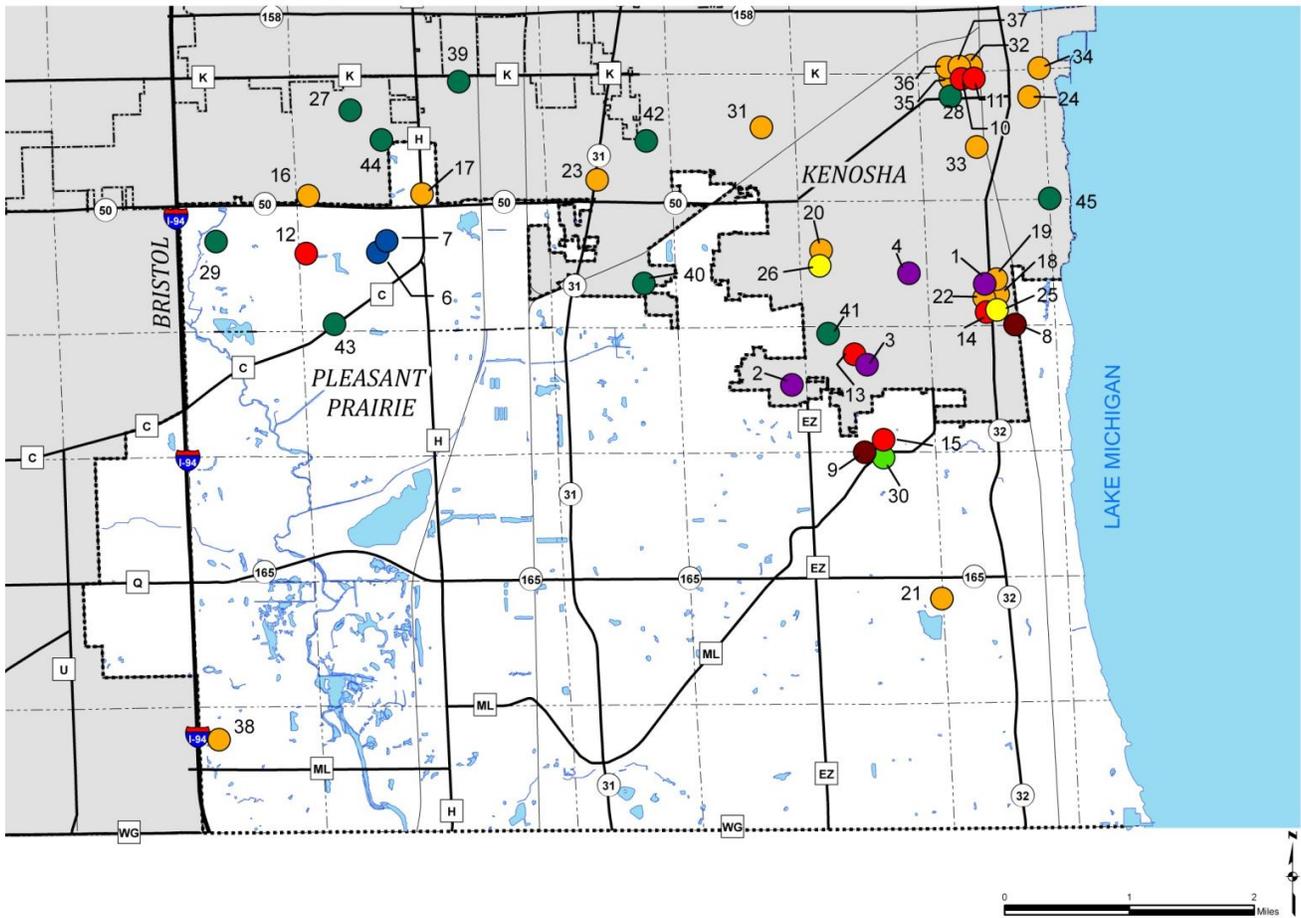
Prairie Ridge Senior Campus (Senior Apartments)



Grand Prairie Health & Rehabilitation Center (Nursing Home)

²⁷ Independent housing and senior apartments in the Village includes units available at reduced rent for income qualified persons age 55 and over.

**MAP 3.1
ASSISTED LIVING FACILITIES, INDEPENDENT HOUSING
AND SENIOR APARTMENTS: 2008**



- NURSING HOMES
- COMMUNITY BASED RESIDENTIAL FACILITY
- 30 NUMBER OF LANES
(SEE TABLES: 3.31, 3.32, AND 3.35)
- RESIDENTIAL CARE APARTMENT COMPLEXES
- ADULT DAY CARE FACILITIES
- APARTMENTS FOR SENIORS OR PERSONS WITH DISABILITIES
- AFFORDABLE HOUSING FOR OLDER ADULTS
- DESIGNATED SENIOR APARTMENTS
- ADULT FAMILY HOMES

Source: Wisconsin Department of Health and Family Services, Kenosha County Department of Human Services, SEWRPC and Village of Pleasant Prairie

**TABLE 3.31
INDEPENDENT HOUSING AND SENIOR APARTMENTS IN THE VILLAGE AND SOUTH OF
60th STREET IN THE CITY OF KENOSHA: 2008**

Number on Map 3.1	Name	Street Address	Capacity (Units)
Apartments for Seniors or Persons with Disabilities^a			
1	Forest Towers Metro	8218 14 th Avenue, Kenosha	16
2	Joanne Apartments	8828 41 st Avenue, Kenosha	
3	Tanglewood Apartments	3020 87 th Place, Kenosha	100
4	Tuscan Villa Apartments	8051 25 th Avenue, Kenosha	112
Affordable Housing for Older Adults^b			
5	Kenosha Commons (No age requirement)	5500 60 th Street, Kenosha	48
6	Prairie Ridge Senior Campus	7900 94 th Avenue, Pleasant Prairie	120
7	Prairie Villa Senior Apartments	9500 81 st Street, Pleasant Prairie	71
Senior Apartments^d			
8	Beech Pointe	910 85 th Street, Kenosha	144
9	St. Joseph's Villa	9244 29 th Avenue, Pleasant Prairie	40
TOTAL – 9 Sites			651

^a Federally-subsidized apartments, where rent is 30% of adjusted gross income, for seniors or person with disabilities who are capable of living independently.

^b Apartments available at reduced rent for income qualified persons age 55 and over.

^c Facility offers subsidized and nonsubsidized housing units for older adults.

^d Nonsubsidized apartments designated for older adults, but offer no reduction in rent.

Source: Kenosha County Department of Human Services and SEWRPC.



Prairie Villa Senior Apartments



St. Joseph's Villa (Senior Apartments)

Assisted living facilities that cater to persons of advanced age (60 and older) include nursing homes, community based residential facilities (CBRF's)²⁸, residential care apartment complexes (RCAC)²⁹, adult family homes³⁰, and adult day care facilities³¹.

TABLE 3.32
ASSISTED LIVING FACILITIES FOR THE ADVANCED AGED^a
IN THE VILLAGE AND SOUTH OF 60th STREET IN THE CITY OF KENOSHA: 2008

Number on Map 3.1	Name	Street Address	Capacity (Persons)
Nursing Homes			
10	Beverly Health Care-Kenosha	1703 60 th Street, Kenosha	97
11	Clairidge House	1519 60 th Street, Kenosha	87
12	Grande Prairie Health & Rehabilitation Center	10330 Prairie Ridge Boulevard, Pleasant Prairie	118
13	Hospitality Nursing & Rehabilitation Center	8633 32 nd Avenue, Kenosha	133
14	Sheridan Medical Complex	8400 S. Sheridan Road, Kenosha	102
15	St. Joseph's Home	9244 29 th Avenue, Pleasant Prairie	93
Community Based Residential Facilities			
16	Alterra Clare Bridge of Kenosha	10178 74 th Street, Kenosha	40
17	Alterra Wynwood of Kenosha	7377 88 th Avenue, Pleasant Prairie	53
18	Brotoloc Harbour Village East	1130 82 nd Street, Kenosha	8
19	Brotoloc Harbour Village West	1150 82 nd Street, Kenosha	8
20	Canterbury Home of Kenosha	7924 36 th Avenue, Kenosha	20
21	Carey Manor	10628 22 nd Avenue, Pleasant Prairie	8
22	Christopher House	8322 14 th Avenue, Kenosha	20
23	Harbor House	7135 Green Bay Road, Kenosha	16
24	South Winds	6305 7 th Avenue, Kenosha	18
Residential Care Apartment Complexes			
25	Meadowmere Southport Assisted Living	8351 Sheridan Road, Kenosha	63
26	Regent Manor	7905 36 th Avenue, Kenosha	26

²⁸ CBRF's are places where five or more adults who are not related to the operator or administrator of the facility can receive care, treatment, or services above the level of room and board, but not including more than three hours of nursing care per week per resident nor above intermediate level nursing care (basic care required by a person with a long-term illness or disability that has reached a relatively stable plateau). A CBRF is subject to State-level licensing and operational limitations as set forth in Chapter 50 of the Wisconsin Statutes. A CBRF does not include any of the following: a convent, facilities for victims of domestic abuse, a shelter, or other facilities excluded in Section 50.01 (1g) of the Wisconsin Statutes.

²⁹ RCAC provide independent apartments in facilities that offer a limited amount of services for residents, which may include meals, housekeeping, laundry, personal care, nursing services, social and recreational activities, and medication management. Residents may receive up to 28 hours per week of these services.

³⁰ Adult family homes provide community residential services for one to two people with developmental disabilities in a county-certified home or three to four people in a State-certified home. Residents receive care, treatment, or services that are above the level of room and board and up to seven hours per week of nursing care per resident.

³¹ Adult day care is a day program that provides the elderly and other adults with services when their caregivers are at work or need relief.

Number on Map 3.1	Name	Street Address	Capacity (Persons)
Adult Family Homes			
27	Hawthorne Home	6244 95 th Avenue, Kenosha	4
28	Rasmussen Home	1721 60 th Street, Kenosha	4
29	Reindl Home	7851 115 th Avenue, Pleasant Prairie	4
Adult Day Care Facilities			
30	St. Joseph's Adult Day Care	9244 29 th Avenue, Pleasant Prairie	65
Total – 21 Sites			987

^a Persons aged 60 years and older.

Source: Wisconsin Department of Health and Family Services, Kenosha County Department of Human Services, and SEWRPC.

Housing Facilities for Persons with Disabilities

Persons with disabilities are another segment of the Village's population that may have special housing needs. The data on disability status were derived from self-reported answers to the long-form (sample) Census 2000 questionnaire. The questionnaire asked if anyone in the household had experienced a disability lasting six (6) months or more that made it difficult to perform certain activities. The number of residents with disabilities by age group in the Village reported by the Census is set forth in Table 3.33.

Several types of disabilities are included in the data:

- Sensory – Blindness, deafness, or a severe sight or hearing impediment
- Physical – A condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying
- Mental disability – A condition lasting at least six months that makes learning, remembering, or concentrating difficult
- Self-care disability – A condition lasting at least six months that makes dressing, bathing, or getting around inside the home difficult
- Going outside the home disability – A condition lasting at least six months that makes going outside the home alone difficult (applies only to those residents at least 16 years of age and under 65 years of age)
- Employment disability – A condition lasting at least six months that makes working at a job or business difficult (applies only to those residents at least 16 years of age)

The 65 and over age group had the highest percentage of people reporting a disability, at about 36% or 599 people. About 11% of people ages 21 to 64, or 1051 people, reported having a disability, and about 6% of people ages 5 to 20, or 240 people, reported having a disability. Although the 65 and over age group had the highest percentage of people reporting a disability, the largest number of people reporting a disability was in the 21 to 64 age group. Table 3.33 also includes the number of residents with disabilities by age group in Kenosha County, the Region and the State of Wisconsin. Pleasant Prairie has a lower percentage of persons with disabilities when compared to the County, the Region and the State.

TABLE 3.33
PERSONS AGE 5 AND OVER WITH DISABILITIES: 2000^a

Community and Age Group	Persons With a Disability	% of Age Group	Total Population in Age Group
Village of Pleasant Prairie			
5 to 20	240	6.2	3,867
21 to 64	1,051	11.4	9,186
65 and over	599	36.6	1,636
Total	1,890	12.9	14,689
Kenosha County			
5 to 20	3,052	8.3	36,560
21 to 64	14,352	17.0	84,519
65 and over	6,291	38.3	16,426
Total	23,695	17.2	137,505
Region			
5 to 20	37,328	8.2	455,720
21 to 64	173,990	15.9	1,091,531
65 and over	84,037	36.8	228,528
Total	295,355	16.6	1,775,779
State of Wisconsin			
5 to 20	98,981	7.9	1,258,268
21 to 64	449,699	14.9	3,018,794
65 and over	242,237	36.5	662,813
Total	790,917	16.0	4,939,875

^a Disability types include sensory, physical, mental, self-care, and employment. A single respondent may have multiple types of disabilities. The data is based on a sample of one in six residents of the civilian non-institutionalized population.

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

Table 3.34 sets forth the type of disabilities reported in the Village in 2000. One person may report having multiple types of disabilities. The range of disabilities reported may influence the type of housing required to provide for the needs of people with disabilities.

In addition to other facilities, all of assisted living facilities mentioned earlier that cater to persons of advanced aged also serve persons with disabilities. In 2008, within Pleasant Prairie and south of 60th Street in the City of Kenosha, there were six (6) nursing homes with a combined capacity to serve 630 people; 17 CBRF's with a combined capacity to serve 299 persons with disabilities; two (2) residential care apartment complexes with a total capacity to serve 89 people; 10 adult family homes with a total capacity to serve 40 persons with disabilities; and one (1) adult day care facility that has a capacity to serve 65 people.

Table 3.35 and Map 3.1 show these assisted living facilities licensed by the Wisconsin Department of Health and Family Services that serve persons with disabilities in 2008 in the Village and south of 60th Street in the City of Kenosha. Table 3.31 and Map 3.1 also indicate independent housing available for persons with disabilities who are capable of living independently.

**TABLE 3.34
REPORTED DISABILITIES BY TYPE: 2000**

Age Group	Type of Disability ^a						Total
	Sensory	Physical	Mental	Self-care	Go-outside-home	Employment	
Pleasant Prairie							
5 to 15	13	17	124	16	-- ^b	-- ^b	170
16 to 64	152	467	201	85	339	682	1,926
65 and over	216	348	145	127	254	-- ^b	1,090
Total	381	832	470	228	593	682	3,186
Kenosha County							
5 to 15	256	267	1,386	192	-- ^b	-- ^b	2,101
16 to 64	1,804	5,829	3,624	1,750	4,803	10,052	27,862
65 and over	2,026	4,099	1,383	1,400	3,004	-- ^b	11,912
Total	4,086	10,195	6,393	3,342	7,807	10,052	41,875

^a A single respondent may have multiple types of disabilities. The data is based on a sample of one (1) in six (6) residents.

^b The Census did not collect data for disability type for this age group.

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

As indicated earlier, the population of the Village is projected to continue to increase to year 2035 with the percentage of population in the two older age groups, 45 to 64 age group and 65 and older age group, also anticipated to increase. In 2000, persons with disabilities consisted of mostly those in the 21 to 64 age group and 65 and over age group, with the highest percentage of Village's population in the 65 and older age group. Based on this 2000 data and the 2035 age group projections, there will likely be an increase in demand for assisted living facilities serving persons with disabilities in the next three decades.

**TABLE 3.35
ASSISTED LIVING FACILITIES FOR PEOPLE WITH DISABILITIES: 2008**

Number on Map 3.1	Name	Street Address	Capacity (Persons)
Nursing Homes			
10	Beverly Health Care – Kenosha	1703 60 th Street, Kenosha	97
11	Clairidge House	1519 60 th Street, Kenosha	87
12	Grande Prairie Health and Rehabilitation Center	10330 Prairie Ridge Blvd. Pleasant Prairie	118
13	Hospitality Nursing and Rehabilitation Center	8633 32 nd Avenue, Kenosha	133
14	Sheridan Medical Complex	8400 S. Sheridan Road, Kenosha	102
15	St. Joseph's Home	9244 29 th Avenue, Pleasant Prairie	93



Number on Map 3.1	Name	Street Address	Capacity (Persons)
Community Based Residential Facilities			
16	Alterra Clare Bridge of Kenosha	10178 74 th Street, Kenosha	40
17	Alterra Wynwood of Kenosha	7377 88 th Avenue, Pleasant Prairie	53
31	Bella Alternative Homes	6555 Pershing Boulevard, Kenosha	8
18	Brotoloc Harbour Village East	1130 82 nd Street, Kenosha	8
19	Brotoloc Harbour Village West	1150 82 nd Street, Kenosha	8
20	Canterbury Home of Kenosha	7924 36 th Avenue, Kenosha	20
21	Carey Manor	10628 22 nd Avenue, Pleasant Prairie	8
32	Cholaks Home Care Center	1607 59 th Street, Kenosha	8
22	Christopher House	8322 14 th Avenue, Kenosha	20
33	Genesis Options Residential Program	6755 14 th Avenue, Kenosha	20
23	Harbor House	7135 Green Bay Road, Kenosha	16
34	Kare Center	510 60 th Street, Kenosha	12
24	South Winds	6305 7 th Avenue, Kenosha	18
35	Transition House I	6024 18 th Avenue, Kenosha	21
36	Transition House II	5905 19 th Avenue, Kenosha	20
37	Transitional Living	1834 60 th Street, Kenosha	11
38	Windy Oaks	11831 120 th Court, Pleasant Prairie	8
Residential Care Apartment Complexes			
25	Meadowmere Southport Assisted Living	8351 Sheridan Road, Kenosha	63
26	Regent Manor	7905 36 th Avenue, Kenosha	26
Adult Family Homes			
39	Alder Home	8212 61 st Street, Kenosha	4
40	Alpha Homes of Wisconsin XII	8114 60 th Avenue, Kenosha	4
41	Alpha Homes of Wisconsin XIV	3506 85 th Place, Kenosha	4
42	Crabtree Adult Family Home	5915 67 th Street, Kenosha	4
27	Hawthorne Home	6244 95 th Avenue, Kenosha	4
28	Rasmussen Home	1721 60 th Street, Kenosha	4
29	Reindl Home	7851 115 th Avenue, Pleasant Prairie	4
43	Shannon Martin	10010 Wilmot Road, Pleasant Prairie	4
44	Sycamore Home	9211 66 th Street, Kenosha	4
45	Victorian Manor Adult Family Home	409 75 th Street, Kenosha	4
Adult Day Care Facilities			
30	St. Joseph's Adult Day Care	9244 29 th Avenue, Pleasant Prairie	65
Total – 36 Sites			1123

Source: Wisconsin Department of Health and Family Services, Kenosha County Department of Human Services, and SEWRPC.



Emergency or Transitional Shelters

The Shalom Center of the Interfaith Network, located in the City of Kenosha, approximately two (2) miles north of the Village, provides emergency and transitional housing shelters in coordination with area churches.

The Shalom Center contains several programs to assist in food, shelter, healthcare, and education support to help individuals towards a long-term goal of self-sufficiency. The Center operates a daily soup kitchen seven days a week, 365 days a year; a food pantry distributing emergency food once a month to hungry families (about 650 families in the year 2007); an emergency family shelter that can accommodate seven (7) families and 28 individuals for up to 45 days; and emergency nightly shelters as part of the Interfaith Network Nightly Shelter (INNS) Program. The INNS Program provides temporary nightly shelter for up to 30 homeless persons per night and provides breakfast and a sack lunch. It operates year-round from 7 p.m. to 7 a.m. at rotating church sites consisting of Immanuel Baptist, St. Mary's Catholic, Immanuel United Methodist, and Grace Lutheran Churches.



Shalom Center in the City of Kenosha

According to the Center, the Shalom Center and affiliated churches on average, annually serves 41,000 meals in the Daily Soup Kitchen; distributes 408,000 pounds of food through the Food Pantry; provides 7,500 nights of shelter to 75 families with 175 children through the Emergency Family Shelter; and provides shelter to 700 homeless persons, of which approximately 150 are children, for a total of 8,300 nights of shelter through the Nightly Shelter (INNS Program).

Household Size

While it is important to provide housing options that are affordable for households of all income levels, it is also important to provide housing options that meet space requirements for households of various sizes. Table 3.36 lists the number of households in each size category, ranging from one-person households to households containing seven (7) or more members, in the Village and Kenosha County in 2000.

Two-person households were the most common type of household in the Village and Kenosha County overall in 2000. About 32% of all households in the County and about 34% in the Village were in the two-person household category, followed respectively by one-person households at about 26% in the County and about 19% in the Village, three-person households at about 17% in the County and the Village, and four-person households at about 15% in the County and about 18% in the Village. Households with five, six, and seven or more persons combined to make up around 10.5% of households in the County and 11% in the Village.

Table 3.37 provides a comparison of household size in the Village from 1960 to 2000. Over 50% of the households in 2000 have two (2) or few persons where in 1960 32.1% of the households had two (2) or fewer persons. In comparison in 2000, 11.2% of the households had more than five (5) persons per household and in 1960 28.4% of households had more than five (5) persons.

**TABLE 3.36
HOUSEHOLD SIZE BY CATEGORY: 2000**

	Pleasant Prairie		Kenosha County	
	Number	%	Number	%
1-person Households	1,105	19.0	14,269	25.5
2-person Households	2,004	34.4	17,878	31.9
3-person Households	1,000	17.2	9,351	16.7
4-person Households	1,061	18.2	8,645	15.4
5-person Households	464	8.0	3,890	6.9
6- person Households	123	2.1	1,302	2.3
7-or-more-person Households	62	1.1	722	1.3
TOTAL	5,819	100.0	56,057	100.0

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

**TABLE 3.37
COMPARISON OF HOUSEHOLD SIZE BY CATEGORY
IN PLEASANT PRAIRIE: 1960 AND 2000**

	1960		2000	
	Number	%	Number	%
1-person Households	191	6.9	1,105	19.0
2-person Households	700	25.2	2,004	34.4
3-person Households	533	19.2	1,000	17.2
4-person Households	562	20.3	1,061	18.2
5-person Households	360	13.0	464	8.0
6-person Households	428	15.4	185	3.2
Total	2,774	100.0	5,819	100.0

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

Tables 3.38 and 3.39 illustrate the historical household population information. There were 6,284 households in the Village with an average household size of 2.68 persons in 2005 compared 60,319 households in Kenosha County in 2005, with an average household size of 2.55 persons. While the number of households has increased steadily, the average number of persons per household has decreased in the Village since 1960 as shown in Table 3.39. This trend, which has occurred throughout Kenosha County and Wisconsin, reflects the fact that family sizes (average number of children per family) have decreased and unmarried persons have increasingly tended to establish their own households rather than live with family. In addition, as shown in Table 3.38 the number of persons living in group quarters³² within the Village and Kenosha County continues to increase.

³² Group quarters population, as defined by the U.S. Bureau of the Census, includes all people not living in households. Two general categories of people in group quarters are recognized: (1) the institutionalized population, which includes people under formally authorized, supervised care or custody in institutions at the time of enumeration (such as correctional institutions, nursing homes, and juvenile institutions), and (2) the noninstitutionalized population, which

**TABLE 3.38
HISTORICAL HOUSEHOLD POPULATION**

Year ^a	Pleasant Prairie			Kenosha County		
	Total Population	Household Population ^b	Group Quarter Population ^c	Total Population	Household Population ^b	Group Quarter Population ^c
1960	10,287	10,195	92	--	--	--
1970	12,037	11,914	123	--	--	--
1980	12,703	12,579	124	--	--	--
1990	11,998	11,897	101	128,181	125,577	2,604
2000	16,136	15,904	232	149,577	145,553	4,024
2005	18,701	18,367	334	158,570	154,005	4,565

^a Information for years 1960 to 2000 is from the U.S. Census and 2005 information is from the Wisconsin Department of Administration.

^b Excludes persons living in group quarters.

^c Group quarters population, as defined by the U.S. Bureau of the Census, includes all people not living in households. Two general categories of people in group quarters are recognized: (1) the institutionalized population, which includes people under formally authorized, supervised care or custody in institutions at the time of enumeration (such as correctional institutions, nursing homes, and juvenile institutions), and (2) the noninstitutionalized population, which includes all people who live in group quarters other than institutions (such as college dormitories, military quarters, and group homes).

Source: U.S. Bureau of the Census and Wisconsin Department of Administration.

**TABLE 3.39
HISTORICAL NUMBER OF HOUSEHOLDS AND AVERAGE HOUSEHOLD SIZE**

Year ^a	Pleasant Prairie			Kenosha County		
	Number of Households	Household Population ^b	Average Household Size	Number of Households	Household Population ^b	Average Household Size
1960	2,774	10,195	3.68	--	--	--
1970	3,303	11,914	3.61	--	--	--
1980	4,041	12,579	3.11	--	--	--
1990	4,207	11,897	2.83	47,029	125,577	2.67
2000	5,819	15,904	2.73	56,057	145,553	2.60
2005	6,284	18,367	2.68	60,319	154,005	2.55

^a Information for years 1960 to 2000 is from the U.S. Census and 2005 information is from the Wisconsin Department of Administration.

^b Excludes persons living in group quarters.

Source: U.S. Bureau of the Census and Wisconsin Department of Administration.

includes all people who live in group quarters other than institutions (such as college dormitories, military quarters, and group homes).



HOUSEHOLD PROJECTIONS FOR 2035

The number of households, or occupied housing units, is important to land use and public facility planning. Households directly influence the demand for urban land as well as the demand for transportation and other public facilities and services, such as public sewer, water, and parks.

The number of households projected for the Village in 2035 is 11,889, as estimated by the Village as part of the multi-jurisdictional plan as described in Appendix 2.3. It is anticipated that the average household size will decrease slightly to 2.52 persons in 2035 from the 2.73 persons per household in 2000. Table 3.40 provides estimated projections for the Village in five year intervals between 2000 and 2035 based on projections the Wisconsin Department of Administration (DOA)³³.

As illustrated in Table 3.40, from 2000 until 2035 the number of households in the Village is expected to more than double from 5,819 to 11,889 which represents 10.8% growth every five years and a 2.2% growth per year to accommodate for the increase in population from 16,136 in 2000 to a projected 31,205 persons in 2035. Population projections shown in this table are discussed in the Issues and Opportunity Element (Chapter 2).

**TABLE 3.40
PLEASANT PRAIRIE HOUSEHOLD PROJECTIONS^a**

Year	Total Population	Household Population ^b	Average Household size	Households		
				Number	Change From Preceding Five Years	
					Number	%
2000	16,136	15,904	2.73	5,819	--	--
2005	18,701	18,367	2.68	6,842	1,023	17.58%
2010	20,628	20,277	2.63	7,697	855	12.50%
2015	22,721	22,355	2.60	8,612	915	11.89%
2020	24,870	24,495	2.56	9,552	940	10.92%
2025	26,952	26,535	2.54	10,431	879	9.20%
2030	28,911	28,427	2.52	11,285	854	8.19%
2035	31,205	29,901	2.52	11,889	604	5.35%

^a Data for the year 2000 is based on the US Census. Data for the years 2005 through 2030 are estimates and projections from the Wisconsin Department of Administration. 2035 data was derived by the Village based on trend data and analysis completed by SEWRPC as part of the Multi-Jurisdictional Comprehensive Plan for Kenosha County as discussed in Appendix 2-3.

^b Excludes persons living in group quarters as defined by the U.S. Bureau of the Census, includes all people not living in households. Two general categories of people in group quarters are recognized: (1) the institutionalized population, which includes people under formally authorized, supervised care or custody in institutions at the time of enumeration (such as correctional institutions, nursing homes, and juvenile institutions), and (2) the noninstitutionalized population, which includes all people who live in group quarters other than institutions (such as college dormitories, military quarters, and group homes).

Source: US Bureau of the Census, Wisconsin Department of Administration and Village of Pleasant Prairie

³³ The methodology used by the Wisconsin Department of Administration are developed after a well-known cohort-component method using fertility, mortality, and migration rates of population change.

ZONING REGULATIONS AFFECTING THE PROVISION OF HOUSING

Housing structure type, housing unit floor area, lot sizes, densities, and building setbacks are controlled by the Village Zoning Ordinance. It is therefore appropriate to examine those regulations to identify the extent to which they permit or exclude relatively lower-cost minimum-size housing structures and lots. The Zoning Ordinance also is an important influence on housing development patterns. Zoning regulations can substantially determine the location, size, and type of housing. Table 3.41 illustrates the lot size, density and floor area requirements for the residential zoning district in the Village. The Village Zoning Ordinance is discussed in the Issues and Opportunity Element (Chapter 2) and Map 2.1 in Chapter 2 depicts the generalized zoning districts in the Village as of October 2009.

Housing Unit Types

The type of housing unit allowed is generally determined by the type of structures allowed in residential zoning districts. This is important because apartment units tend to be more affordable to lower-income households than single-family housing units.

Areas zoned as single-family residential typically allow only one detached single-family home per lot. These homes tend to be owner-occupied, but may be rental units. Areas zoned for two-family residential uses allow for duplexes that may be owner-occupied or rental units, or include one unit occupied by the owner with the second unit rented. Areas zoned as multi-family residential allow for structures with three or more units. Multi-family districts vary in the number of units and number of floors allowed per structure. Many housing units in these districts are rental units; however, some may be owner-occupied such as townhouses or other single-family attached housing units.

The Pleasant Prairie zoning ordinances include single-family residential zoning districts, two-family zoning districts, multi-family (three or more housing units) and mobile/manufactured home districts, but restrict two-family and multi-family dwellings from single-family zoning districts and restricts mobile/manufactured homes from the single-family, two-family and multi-family zoning districts.



Single Family Home under construction

Minimum Lot Size and Maximum Density Requirements

Residential zoning districts include minimum lot size requirements, which specify the smallest land area a residential structure can be constructed upon, and sometimes the maximum density allowed in such districts. Lot size requirements are important because larger minimum lot size requirements can add to the total price of developing a residence by increasing land and land improvement costs. Larger minimum lot sizes, however, may be appropriate in areas without urban services, in environmentally sensitive areas, or in areas in which larger lot sizes would be compatible with existing neighborhood or community character.

The smallest minimum lot sizes in the Village for urban single-family residential zoning districts range from 6,000 square feet to 40,000 square feet. The Village's Zoning Ordinance include a rural residential district with a minimum lot size of five (5) acres, but this is usually applied to areas outside of existing sewer service areas. The Village requires that new urban residential development be served by public sanitary sewer systems.

**TABLE 3.41
LOT SIZE, DENSITY AND FLOOR AREA REQUIREMENTS
IN RESIDENTIAL ZONING DISTRICTS: 2009**

Residential Zoning Districts	Minimum Lot Size (square feet)	Maximum Net Density ^a (dwelling units/net acre)	Minimum Floor Area (square feet)
R-1 Rural Residential	217,800 (5 acres)	0.2	2,000; 1,500 for first floor
R-2 Urban Single-Family Residential	40,000	1.1	2,000; 1,500 for first floor
R-3 Urban Single-Family Residential	20,000	2.2	1,400; 1,000 for first floor
R-4 Urban Single-Family Residential	15,000	2.9	1,400; 1,000 for first floor
R-4.5 Urban Single-Family Residential	12,500	3.5	1,400; 1,000 for first floor
R-5 Urban Single-Family Residential	10,000	4.4	1,200; 900 for first floor
R-6 Urban Single-Family Residential	6,000	7.3	1,200; 700 for first floor
R-7 Multiple-Family Residential	40,000	3.1	1,400 per unit; 1,000 for first floor per structure
R-8 Urban Two-Family Residential	20,000	4.4	2,000 per two-family structure or 1,000 per unit; 1,500 for first floor per structure
R-9 Multiple-Family Residential	43,560 (1 acre)	4.0	700 for efficiency or 1 bedroom unit; 1,000 for two-bedroom unit; 1,200 for three or more bedroom unit
R-10 Multiple-Family Residential	65,340 (1.5 acres)	5.3	700 for efficiency or 1 bedroom unit; 1,000 for two-bedroom unit; 1,200 for three or more bedroom unit
R-11 Multiple-Family Residential	108,900 (2.5 acres)	9.6 ^b	700 for efficiency or 1 bedroom unit; 1,000 for two-bedroom unit; 1,200 for three or more bedroom unit
R-12 Mobile Home Park/Manufactured Home/ Subdivision Residential	7,700	--	600

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Village Zoning Ordinance for specific zoning information.

^a *The Residential Net Density is the total number of units or lots divided by the lands within the neighborhood, excluding floodplains, wetlands, lands with Primary Environmental Corridors, lands with slope greater than 20%, public roadway right-of-ways and all lands proposed for business, manufacturing, institutional and public park and recreational uses.*

^b *The Residential Net Density of a Community Living Arrangement may be increased to 21 units per net acres with approval of a conditional use permit. A Community Living Arrangement is defined as a living facility such as an adult family home (AFH), a community-based residential facility (CBRF), a residential care apartment complex (RCAC), a group home, an assisted living facility, or a senior housing facility. A community living arrangement is not a nursing home or a hospital.*

Source: Village of Pleasant Prairie.

Each residential zoning district also specifies the maximum net residential density³⁴ allowed in the specific residential zoning districts. Density requirements help control the extent or degree of intensity of development on a parcel, which affects both the character of an area as well as the cost of development. Density requirements are important from a housing cost perspective since the higher the density allowed on a parcel the more likely the rent or cost of dwelling units will decrease in comparison to a parcel developed at a low density.

As indicated in Table 3.41, the maximum residential net density allowed in residential zoning districts in the Village range from a low of 0.2 dwelling units per acre (one home per five acres) to a high of 21 units per acre for a community living facilities.³⁵



Portion of Prairie Ridge Subdivision

Minimum Floor Area Requirements

The Village Zoning Ordinance sets for the minimum floor area requirements. Generally the minimum floor area correlates to the minimum lot size requirements; the larger the minimum lot size requirement, the larger the minimum floor area requirement. In the multi-family districts, the minimum floor area is based on the number of bedrooms in the dwelling unit. The minimum floor area is specified in Table 3.41 and range from 1,200 to 2,000 square feet in the single family residential districts and range from 700 to 2,000 square feet in the two-family and multi-family residential districts. The mobile/manufactured home district requires a minimum floor are of 600 square feet per dwelling unit.

Minimum Design Standards and Building Setbacks

The Village Zoning Ordinances also includes provides minimum design standards and building setback requirements which affect the character and location of buildings situated on a lot. Table 3.42 outlines the general design standards and minimum building setbacks for the single family districts in the Village.

The cost of housing units typically increases for larger building setbacks, since additional lot area and linear feet of public sanitary sewer and water supply lines, as well as pavement surface areas (i.e. pathways and driveways), are then installed. Conversely, wide setbacks may be required for a number of reasons such as to ensure adequate sunlight and air circulation, access for building maintenance and fire protection purposes, sufficient separation from arterial highways and railways, privacy from adjacent buildings, provision of “open space”, and compatibility with existing or desired neighborhood character. Smaller setbacks are typically associated with a more compact development.

³⁴ The Residential Net Density is the total number of units or lots divided by the lands within the neighborhood, excluding floodplains, wetlands, lands with Primary Environmental Corridors, lands with slope greater than 20%, public roadway right-of-ways and all lands proposed for business, manufacturing, institutional and public park and recreational uses.

³⁵ A Community Living Arrangement is defined as a living facility such as an adult family home (AFH), a community-based residential facility (CBRF), a residential care apartment complex (RCAC), a group home, an assisted living facility, or a senior housing facility. A community living arrangement is not a nursing home or a hospital.

**TABLE 3.42
DESIGN STANDARDS FOR SINGLE FAMILY RESIDENTIAL DISTRICTS: 2009**

ZONING DISTRICT	Minimum Floor Areas ^a (sq ft)		Maximum Building Height ^b (ft)	Minimum Width of dwelling ^c (ft)	Setback Requirements (ft)				
	1st Floor Area	Total Floor Area			Street ^d	Shore ^e	Wetland ^f	Side ^g	Rear
R-1, Rural Residential	1,500	2,000	35	28	65/40	75	25/10	25	50
R-2, Urban Single Family	1,500	2,000	35	28	65/40	75	25/10	25	50
R-3, Urban Single Family	1,000	1,400	35	28	65/30	75	25/10	10/15	25
R-4, Urban Single Family	1,000	1,400	35	28	65/30	75	25/10	10/15	25
R-4.5, Urban Single Family	1,000	1,400	35	26	65/30	75	25/10	10/15	25
R-5, Urban Single Family	900	1,200	35	24	65/30	75	25/10	10/15	25
R-6, Urban Single Family	700	1,200	35	24	65/30	75	25/10	8/15	25

Note: This table is a summary and should not be used as a guide to answer zoning-related questions. Refer to the Village Zoning Ordinance and Maps for specific zoning information.

^a The minimum floor area excludes the garage, decks, porches and basements.

^b The height may be increased if specific requirements are met related to lot size and increased setbacks as specified in the Zoning Ordinance. The main roof of the dwelling shall have a minimum roof pitch of 4:12 and the eaves on the main roof shall extend beyond the nearest vertical wall a minimum of one (1) foot.

^c The minimum width of the short side of a dwelling unit. In addition, for all one (1) story dwellings, the length to width ratio of the dwelling unit (excluded are decks, porches, bay windows, chimneys and any projections less than 25 square feet), as measured at the foundation, shall not be greater than 2 to 1 (i.e. The length shall not be more than twice the width). The length of the dwelling unit is that side of the dwelling that is the longest and the width is that side of the dwelling which is the shortest.

^d Street setback – the first number is the setback from the structure to the right-of-way of all Federal, State, County Trunk highways and local arterials. The second number is from the structure to all other public right-of-ways or private roads as measured from the outer edge of the gravel shoulder or back of curb. The Zoning Ordinance does allow exceptions to this setback. The front facade of the structure shall be placed parallel to the street property line, unless otherwise approved by the Zoning Administrator.

^e Shore setback - not less than 75 feet as measured from the structure to the ordinary high water mark of any navigable water. The Zoning Ordinance does allow exceptions to this setback. .

^f Wetland Setback- not less than 25 feet as measured from the structure to the wetlands on the same property and not less than 10 feet as measured from the structure to the wetlands on adjacent properties (setback includes all structures, driveways, parking areas).

^g Side setback – the first number is measured from the structure to the side property line. If an attached garage is not constructed in the R-3, R-4, R-5, R-5 and R-6, then at least one side setback shall be 15 feet to allow for adequate room for a driveway to a future detached garage.

The dwelling shall be set on an enclosed permanent foundation unless the soil bearing capacity, as determined by a structural engineer, prohibits such foundation. Placement of the dwelling unit shall provide for proper drainage away from the foundation and shall accommodate drainage on and through the existing property by not negatively affecting the existing drainage patterns or the capabilities of draining the abutting properties.

Permitted exterior materials (including accessory garages and carports) includes: brick, stone, wood, masonry, concrete, stucco, aluminum or vinyl siding or other appropriate siding material as approved by the Village Zoning Administrator. The exterior siding shall extend to the top of the foundation and be within 6 inches above the final grade. Permitted roof surface materials (including accessory garages and carports) includes: wood shakes, asphalt, fiberglass, composition or wood shingles, clay tiles, concrete tiles, slate or other appropriate roofing material as approved by the Village Zoning Administrator.

Source: Village of Pleasant Prairie Zoning Ordinance.



Non-Conforming Structures and Lots

Housing units that are classified as non-conforming uses are allowed to continue pursuant to the requirements specified in the Village Zoning Ordinance and the State Statutes. Homes that are located on non-conforming lots or are classified as non-conforming structures are allowed to remain and expanded pursuant to specific requirements in the Zoning Ordinance and the State Statutes. In addition, vacant non-conforming lots are allowed to be developed with specific limitations set forth in the Zoning Ordinance.

Flexible Zoning Techniques

In addition to the residential zoning districts listed in Table 3.41, the Village Zoning Ordinance allows for housing development through more flexible zoning regulations such as those pertaining to Planned Unit Developments and Planned Developments Districts.

Planned Unit Developments

The Village Zoning Ordinance includes provisions for planned unit development (PUD) overlay zoning districts. The intent of PUD zoning district is to allow developments that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, and diversified building types. Such developments are intended to provide a safe and efficient system for pedestrian and vehicle traffic, to provide attractive recreation and open spaces as integral parts of the developments, to enable economic design in the location of public and private utilities and community facilities, and to ensure adequate standards of construction and planning. The PUD regulations limit the uses allowed in the PUD to the uses permitted in the underlying zoning district. The PUD regulations allow the minimum lot size, building setbacks, and other dimensional requirements of the underlying zoning district to be varied, subject to approval of the Village Board after receiving a recommendation for the Village Plan Commission. In addition, the density within the PUD shall not exceed the density permitted in the underlying basic zoning district. PUDs would allow for conservation subdivisions to be established in the Village.

Planned Development Districts

In addition to an overlay PUD, the Village has a planned development zoning district (PDD) that allows for detailed planning without the need to conform to an underlying zoning district. PDDs are unique, site specific and generally reserved for uses and developments that cannot be accommodated under traditional zoning district conditions. PDDs can be used to accommodate mixed or multiple use development as well as Traditional Neighborhood Developments³⁶ pursuant to Section 66.1027 of the Wisconsin Statutes. Due to their unique nature, extensive input from planning staff and Plan Commission members is required.

³⁶ Section 66.1027 of the Wisconsin Statutes requires any village with a population of 12,500 or more residents include provisions that would accommodate "Traditional Neighborhood Developments (TND)." TNDs are intended to be unified neighborhoods with a compact mix of land uses and access to various transportation modes integrated into the neighborhood.

HOUSING RECOMMENDATIONS

This section sets forth the Village's Housing Goal along with objectives and recommendations, including policies or programs recommended to be taken to achieve the overall housing goal and objectives. This chapter along with the other chapters in the Plan assisted in preparing the Village of Pleasant Prairie 2035 Land Use Plan Map provided in the Land Use Element (Chapter 9)

Goal:

Provide a diverse housing supply that meets the Village's future population needs. This includes homes for new residents without prejudice as well as for long time residents whose housing requirements might have changed because of age, household growth or decline, income or disability.

Objectives:

- Promote the provision of an adequate number of housing units and allocate sufficient land area for housing demands to accommodate current and future populations.
- Encourage a full range of housing structure types and sizes, including single-family, two-family, and multi-family dwelling units, in sewer service areas to provide affordable housing options for households of all income levels, ages, and special needs projected for the Village in 2035.
- Allocate sufficient land for residential development to accommodate future populations.
- Encourage new residential areas to be located in neighborhoods served by public sanitary sewer and water and contain, within reasonable walking and biking distances, necessary supporting services such as parks, schools, and shopping areas. Residents should have reasonable access to employment centers, community and major shopping centers, cultural and government centers, and secondary schools and higher educational facilities.
- Encourage the use of flexible zoning techniques to accommodate a variety of housing options. Such techniques may include, live-work units, planned unit developments (PUDs), planned development districts (PDDs), cluster development and conservation subdivisions.
- Promote fair housing practices and discourage housing discrimination based on protected classes and unlawful acts set forth in Federal and State laws.
- Promote a village-wide owner-occupied housing unit vacancy rate between 1.5% and 2% and a village-wide renter-occupied housing unit vacancy rate between 5% and 6% as recommended by the HUD Guidelines.
- To the extent practicable, residential and employment-generating land uses should be located so as to provide opportunities for living close to work.
- Promote a range of affordable housing choices for Village residents.
- Promote the conservation and rehabilitation of the existing housing stock as one source of affordable housing.
- Encourage the development of "life-cycle" housing³⁷ that is affordable to Village residents.
- Encourage mixed income housing developments to avoid concentrating affordable units in a limited number of areas.

³⁷ "Life-cycle" housing includes a range of housing options that meet people's preferences and circumstances at all of life's stages (unmarried working adult, families with children, and elderly households, for example).

- Promote a range of affordable housing choices for the Village’s aging and disabled population.
- Encourage the development of nursing homes, community-based residential facilities, and other types of assisted living facilities for the elderly and persons with disabilities in appropriate locations.
- Promote the use of design that allows access and livability for disabled and elderly people in new construction.
- Promote construction design concepts such as Universal Design³⁸ and Visitability³⁹ to accommodate all population groups.
- Be aware of changing housing needs and preferences of elderly and disabled residents.
- Encourage housing that provides the elderly and disabled population with housing options that promote aging in place. \
- Encourage the adaption of homes to meet the needs of disabled and elderly people.
- Encourage maintaining and enhancing the number and variety of housing units for elderly and disabled residents.
- Continue to support reducing or waiving impact fees for all proposed senior housing development were they can demonstrate the reduction if warranted.
- Encourage Kenosha County to continue to provide assistance programs for home maintenance and in-home healthcare services.
- Support non-profit agencies that provide “stay-at-home” services to assist elderly and disabled residents living in traditional homes. Aside from personal and home healthcare, services include adult day care, home modification, housekeeping, meal delivery, lawn care, and snow removal. “stay-at-home” services like meal delivery and transportation assistance for the elderly and disabled.
- Support the expansion of transportation and para-transit services for the elderly and disabled.
- Support programs that provide funds and labor to adapt homes to the needs of disabled and elderly people.
- Support Federal, State, County housing programs that have the potential to increase the availability of affordable housing for people with disabilities.
- Support services and programs provided by the Kenosha Area Family and Aging Services, Inc., which provide support services and information to elderly and physically disabled residents, and to their families.
- Encourage sustainable residential development.
- Encourage well-constructed and maintained housing with adequate services.
- Encourage energy-efficient housing and housing in a suitable physical environment.

³⁸ *Accessibility for the disabled can be increased by providing homes with wider doors and hallways, level surfaces, and other features, often referred to as “Universal Design.”*

³⁹ *Visitability is a movement to change home construction practices so that all new homes, not just custom built homes, offer a few specific features that make the home easier for people with mobility impairment to live in or visit. Minimum requirements include wide passage doors, at least a half-bath on the first floor, and at least one zero-step entrance approached by an accessible route on a firm surface no steeper than a 1:12 grade from a driveway or public sidewalk.*

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- Encourage housing that is built using sound construction techniques and quality workmanship, including “green” housing development techniques.
 - Promote a safe attractive built environment within the Village.
 - Ensure that all housing includes heating facilities and insulation adequate for healthful and comfortable living, a supply of safe and palatable water, adequate toilet and bathing facilities, and adequate wastewater disposal and treatment facilities.
 - Encourage the redevelopment of under-used and blighted areas for housing needs of the Village.
 - Encourage preventive maintenance of existing housing units and early rehabilitation of deteriorating housing units.
 - Discourage residential uses in areas identified as having poor soils or in other areas poorly suited for residential development or lands with natural limitations for building site development.
 - Continue to prohibit development within the 100-year floodplain which would cause or be subject to flood damage.
 - Residential development should be located and designed to minimize impacts on the natural resource base and to the extent practicable.
 - Protect the character of residential neighborhoods by preventing the encroachment of incompatible land uses and minimizing adverse impacts on the environment.
 - Encourage the use of conservation subdivision design concepts to the extent practicable.
 - Encourage limit residential land uses in primary and secondary environmental corridors and isolated natural resource areas that do not comply with the guidelines summarized on Table 2-1a in Appendix 2-1.

Recommendations

- Accommodate an additional 11,889 housing units (projected increase between 2000 and 2035) in the Village on an incremental basis by 2035 to meet the projected 2035 Village population of 31,205.
- Identify areas on the Village 2035 Land Use Plan Map for a variety of residential uses to meet these needs.
- Develop land use plan maps that accommodate the projected growth in population, households, and employment for the community through the comprehensive plan design year 2035.
- Provide sufficient housing options so all income levels in the Village can afford housing utilizing a maximum of 30% of their gross household income.
- Consider traditional neighborhood development (TND), transit-oriented development (TOD), planned unit development, and “green” development design concepts and other design guidelines, within the Village Green Center, Chikwaukee Transit Center and other special planning areas, to preserve or achieve the character desired by the Village.
- Support Kenosha Area Family and Aging Services, Inc., programs that provide grants or low-interest loans to renovate older homes that are in disrepair or do not meet lead-safe standards, or assist low-income households to achieve homeownership.

- Study the potential to integrate other types of specialty housing, where applicable, such as “cooperative housing” (sometimes called “co-op-housing or co-habiting housing”)⁴⁰, “cohousing”⁴¹, and university or campus-related housing for seniors⁴², which may also socially support and help seniors and/or persons with disabilities be self-sufficient.
- Consider the development of accessory dwelling units and “live-work units”⁴³ (sometimes called “flex units”), within the Village Center to help provide affordable housing as well as affordable office or work space for entrepreneurs (i.e. small businesses and home-based businesses).
- Encourage higher density development in areas with appropriate urban services; such as access to transit, jobs and services in the Village Green Center and the Chiwaukee Transit Center sub-neighborhoods as discussed in the Land Use Element (Chapter 9).
- Continue to support a variety of housing types and sizes, and continue to designate appropriate areas for single-family, two-family, and multi-family housing development on detailed neighborhood plans that are consistent with the Village 2035 Land Use Plan.
- Participate in dialogue among Kenosha County and other local governments, housing agencies, and non-profit housing organizations to encourage intergovernmental cooperation in achieving a distribution of a variety of housing choices across Kenosha County.
- Consider developing Universal Design Guidelines for the Village.
- Consider amending, where necessary, Village Zoning Ordinances and/or Building Codes to require basic accommodations for people with disabilities in multi-family buildings and/or in housing developments for senior or disabled persons.
- Study the potential to integrate other types of specialty housing, where applicable, such as “cooperative housing”, “cohousing”, and university- or campus-related housing for seniors,

⁴⁰ A multi-family dwelling owned and maintained by the residents. The entire structure and real property is under common ownership as contrasted to a condominium dwelling where individual units are under separate ownership. Apartments and dwellings may include shared common areas such as kitchen, dining, and/or living rooms, and services, such as housekeeping, organized social and recreational activities, transportation services, and/or other support or shared facilities and services appropriate for the residents, including seniors and persons with disabilities capable of living “independently” (usually requiring no or minimal medical-care or “Stay at Home” related services). More information on cooperative housing in Wisconsin can be accessed at http://www.uwcc.wisc.edu/info/uwcc_pubs/coopHouse02.pdf.

⁴¹ Cohousing communities are communities or “villages” that generally consist of privately-owned individual homes and community-owned areas and buildings. Households participate in social activities centered in a community-owned building, and help to design and manage their “village” consisting of small groups of homes concentrated around a community building which acts as the social center of the “village”. Residents own their own private dwellings, usually condos or attached single-family homes, but share common areas, such as dining areas, kitchen, lounges, meeting rooms, a recreational facility, a workshop, children’s spaces and the like. Group meals are regularly shared in the common house and food may be grown in common gardens. Maintenance equipment is shared where residents manage the property. Other types of cohousing include elder cohousing which is generally designed for adults 55 or older. Elder cohousing promotes universal design concepts that support active lifestyles and can accommodate accessibility needs.

⁴² Senior housing, rental or homeownership, linked to universities and colleges where services offered to seniors include auditing classes, library and computer privileges, access to healthcare, use of fitness facilities, discount event tickets, and/or reduced meal prices. The universities or colleges may or may not be involved with the development and operation of the retirement community, while providing such services to residents.

⁴³ Live-work units contain work space that usually occupy more floor area, up to 50% of the total floor area of the unit, than a conventional house containing a home occupation, in which the home-based business typically occupies between 10 to 25% of the total floor area. Live-work units may contain more types of business activities than a traditional home occupation, such as more parking, traffic, employees, and/or customer visits. Such units may be detached buildings or attached units (especially townhouses) functioning as potential small-business incubators. Units may be rented or owned, including as condominiums, thereby allowing owners to accumulate equity.

which may also socially support and help seniors and/or persons with disabilities be self-sufficient.

- Consider amending, where necessary, Village Zoning Ordinances and/or Building Codes to require basic accommodations for people with disabilities in multi-family buildings and/or in housing developments for senior or disabled persons.
- Study and consider amendments to appropriate Village Ordinances to allow for energy-efficient housing or green housing development techniques.
- Consider preparing a property maintenance code to encourage preventative maintenance of existing housing units and early rehabilitation of deteriorating housing units.
- Consider preparing a building maintenance code to regulate the rehabilitation of older homes, where renovations that meet conventional building codes are not economically feasible and provide requirements for adequate insulation, heating, and plumbing.
- Continue cooperative efforts between the Kenosha County Health Department enforce State public health, Statutes, and Village Ordinances concerning dilapidated, unsafe, or unsanitary housing that pose a human health hazard.
- Consider updating the Zoning Ordinance to further protect primary environmental corridors in accordance with the guidelines set forth in Table 2-1a in Appendix 2-1 and consider applying the same guidelines when reviewing development proposals in Secondary Environmental Corridors and Isolated Natural Resource Areas.
- Incorporate the updated floodplain mapping from the Kenosha County floodplain map modernization program into the Village Ordinance following approval of the maps by the Wisconsin Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA).
- Continue to enforce and support requirements relating to restricting development in floodplains through administration of the Village Floodplain regulations.
- The Village Zoning Ordinance should continue to allow for a full range of housing types and sizes to ensure the provision of housing units that are affordable for households of all income levels in the Village.
- Continue to administer and enforce the Village Zoning Ordinances, Land Development Control Ordinance, Stormwater Management Ordinance and other Village Ordinances and consider amendments to the Village Ordinances as necessary to implement this Plan.
- Continue to enforce and support requirements relating to land suitability and design through the administration of Village Land Division and Development Control Ordinance, the Village Zoning Ordinances and all other appropriate Village codes and ordinances.
- Consider methods to encourage infill of existing vacant or undeveloped areas within urbanized areas.