

Housing Affordability Report

**Prepared by the Community Development Department
January 26, 2024**

This Report is prepared to comply with Wis. Stats. Section 66.10013 entitled "Housing Affordability Report":

- (1) In this section, "municipality" means a city or village with a population of 10,000 or more.
- (2) Not later than January 1, 2020, a municipality shall prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan under s. 66.1001. The municipality shall update the report annually, not later than January 31. The report shall contain all of the following:
 - (a) The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.
 - (b) The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.
 - (c) A list and map of undeveloped parcels in the municipality that are zoned for residential development.
 - (d) A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.
 - (e) An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:
 1. Meet existing and forecasted housing demand.
 2. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.
- (3) A municipality shall post the report under sub. (2) on the municipality's Internet site on a web page dedicated solely to the report and titled "Housing Affordability Analysis."

2023 Residential Development

In 2023, the Village has reviewed and approved/platted the following new residential developments by the following types of platting options.

Subdivision Plats	• none
Certified Survey Maps	• none
Condominium Plats	• none

There were no new single family subdivisions platted and no new residential lots created 2023.

In 2023, the Village continue to work with developers on the following proposed residential projects:

- The Summit at Bain Station Subdivision: 9-2 unit twin houses is proposed to be platted in 2024
- Highland Estates Subdivision Phase 1: 70 single family lots and 12 duplex lots is proposed to be platted in 2024.
- Cedar Ridge Subdivision Phase 1: 36 single family lots is proposed to platted in 2024.

2023 Residential Permits

In 2023, the Village issued residential permits for 37 new housing units and issued permits to raze 8 housing units for a net gain of 29 housing units. The housing units included 23 single family detached homes, 6 new manufactured/mobile homes; 4 new two-family buildings (attached two-unit condominium units).



Existing Vacant Residential Lots

The following is the required list and map of lots in Pleasant Prairie that are not developed and are in a residential zoning district. The list provides the Tax Parcel Number, Lot Area and Zoning District designations. **Exhibit A** provides a copy of the Village basic Residential Zoning District regulations, which specify the allowed uses, design standards and building setback requirements, a copy of the C-1, Lowland Resource Conservancy District, the C-2, Upland Resource Conservancy District, the FPO, Floodplain Overlay District, UHO, Urban Land Holding Overlay District and LUSA, Limited Urban Service Area Overlay District. Any lot within a PUD, Planned Unit Development Overlay District designation may have other zoning requirements which shall be verified. The entire Village Ordinance can be found on the Village’s website www.pleasantprairiewi.gov.

In addition to the Village Zoning Ordinance, several developers and/or property owners have recorded deed restrictions and covenants that may be more restrictive than the Village zoning requirements and there may be easements on the properties that further restrict the development or use of the parcels. Any restrictions or easements affecting properties are recorded at the Kenosha County Register of Deeds and would need to be independently verified as well.

Each lot shall be reviewed independently for the availability of public sewer and water and other utilities or if an on-site sanitary permit and/or well is allowed or will be required. The Village has not verified whether these lots have suitable soils for construction. Each lot shall be evaluated to determine if a wetland delineation is required or if there is 100-year floodplain on the property that would limit the development of the property.

Lots adjacent to Lake Michigan shall be reviewed independently to verify that there is adequate land area to build and that adequate shore protection is provided. It is also important to note that while these lots listed are vacant and zoned residential, the property owners may not be interested in selling the lot for development. Furthermore, the lots may be utilized as part of their current yard area and may have accessory buildings or structures on them as well.



Vacant Residential Lot

EXISTING VACANT RESIDENTIAL LOTS

Tax Parcel Number	Lot Area	Zoning
91-4-122-023-0370	40,835	R-5
91-4-122-023-0374	33,555	R-5
91-4-122-023-0568	65,479	R-6
91-4-122-024-0084	10,155	R-6
91-4-122-054-0032	18,404	R-4
91-4-122-054-0038	31,816	R-4
91-4-122-054-0056	31,379	R-4
91-4-122-054-0073	15,465	R-4
91-4-122-054-0401	14,619	R-5
91-4-122-071-0655	18,295	R-5
91-4-122-071-0660	16,117	R-5
91-4-122-071-0665	16,117	R-5
91-4-122-071-0670	23,522	R-5
91-4-122-074-0176	43,553	R-5
91-4-122-074-0305	13,128	R-5
91-4-122-074-0410	64,119	R-5
91-4-122-083-0225	49,312	R-5
91-4-122-083-0300	19,619	R-5
91-4-122-083-0650	18,004	R-4
91-4-122-084-0601	10,035	R-4, PUD
91-4-122-084-0602	10,004	R-4, PUD
91-4-122-084-0631	13,578	R-4, PUD
91-4-122-084-0642	10,595	R-4, PUD
91-4-122-084-0702	13,229	R-4.5
91-4-122-084-0704	13,229	R-4.5
91-4-122-084-0705	13,228	R-4.5
91-4-122-084-0706	15,833	R-4.5
91-4-122-084-0708	22,201	R-4.5
91-4-122-084-0715	17,912	R-4.5
91-4-122-084-0718	13,521	R-4.5
91-4-122-084-0719	15,383	R-4.5
91-4-122-112-0114	7,290	R-6
91-4-122-112-0245	34,264	R-4

Tax Parcel Number	Lot Area	Zoning
91-4-122-112-0338	12,353	R-5
91-4-122-112-0339	12,421	R-5
91-4-122-112-0340	14,720	R-5
91-4-122-113-0029	11,501	R-6
91-4-122-113-0063	14,937	R-6
91-4-122-113-0312	12,906	R-4
91-4-122-113-0324	6,027	R-4
91-4-122-113-0370	17,350	R-4
91-4-122-113-0376	16,905	R-4
91-4-122-113-1004	33,202	R-5, R-6
91-4-122-114-0020	14,160	R-5
91-4-122-114-0102	13,960	R-5
91-4-122-114-0216	24,336	R-4
91-4-122-132-0150	13,972	R-5
91-4-122-132-0171	18,917	R-5
91-4-122-133-0108	20,514	R-4, UHO
91-4-122-133-0515	29,920	R-4
91-4-122-134-0057	1,288	R-6
91-4-122-134-0230	15,951	R-6
91-4-122-134-0435	16,850	R-6
91-4-122-134-0490	7,615	R-6
91-4-122-134-0492	7,885	R-6
91-4-122-134-0685	10,256	R-6
92-4-122-142-0073	14,632	R-5
92-4-122-142-0346	14,039	R-5
92-4-122-143-0120	211,072	R-4, UHO
92-4-122-143-0314	20,031	R-4.5
92-4-122-152-0100	78,844	R-4, FPO
92-4-122-153-0805	18,958	R-4.5
92-4-122-153-0806	17,321	R-4.5
92-4-122-153-0807	17,280	R-4.5
92-4-122-153-0830	17,301	R-4.5
92-4-122-153-0831	15,972	R-4.5

Tax Parcel Number	Lot Area	Zoning
92-4-122-153-0832	15,982	R-4.5
92-4-122-153-0836	16,860	R-4.5
92-4-122-153-0837	13,458	R-4.5
92-4-122-153-0839	16,769	R-4.5
92-4-122-162-0250	17,860	R-3
92-4-122-182-0173	34,074	R-3, FPO
92-4-122-231-0410	32,567	R-3
92-4-122-231-0430	26,195	R-3
92-4-122-231-0431	29,015	R-3
92-4-122-231-0473	32,720	R-3
92-4-122-231-0582	26,533	R-3
92-4-122-231-0593	22,174	R-3
92-4-122-231-0595	32,202	R-3
92-4-122-233-0205	17,380	R-4
92-4-122-243-0060	25,106	R-4
92-4-122-243-0120	26,180	R-4
92-4-122-243-0195	21,000	R-4
92-4-122-243-0733	12,486	R-4.5
92-4-122-244-0132	27,835	R-4
92-4-122-244-0133	49,658	R-4
92-4-122-244-0275	17,424	R-4
92-4-122-244-0363	36,231	R-4
92-4-122-244-0511	27,443	R-4
92-4-122-252-0702	30,082	R-4
92-4-122-254-0220	39,000	R-5
92-4-122-262-0354	13,757	R-4
92-4-122-262-0440	11,227	R-4
92-4-122-262-0525	27,043	R-4, C-1
92-4-122-262-0560	19,978	R-4, C-1
92-4-122-262-0585	16,603	R-4, C-1
92-4-122-264-0343	23,980	R-4
92-4-122-272-0267	33,852	R-4
92-4-122-272-0295	64,236	R-4

In addition to Zoning District requirements, each lot shall be reviewed independently for any deed restrictions or easements; availability of public sewer, water and other utilities; public roadway; suitability of soils for construction; and wetland or 100-year floodplain. Lots adjacent to Lake Michigan shall be evaluated to determine if there is adequate land area and that shore protection is provided. Although these lots are vacant and zoned residential, the property owners may not be interested in selling the lot for development.

EXISTING VACANT RESIDENTIAL LOTS

Tax Parcel Number	Lot Area	Zoning
92-4-122-273-0085	23,522	R-4, UHO
92-4-122-274-0240	65,725	R-4, FPO
92-4-122-274-0340	26,469	R-4, FPO
92-4-122-274-0385	31,163	R-4
92-4-122-274-0390	27,951	R-4, FPO
92-4-122-342-0045	56,130	R-4, UHO
92-4-122-342-0094	23,891	R-4, UHO
92-4-122-343-0480	5,652	R-5, PUD
92-4-122-343-0490	6,034	R-5, PUD
92-4-122-343-0830	5,016	R-5, PUD
92-4-122-343-1971	29,098	R-5
92-4-122-361-0335	32,983	R-4
92-4-122-361-0502	37,949	R-3, R-4
92-4-122-361-0514	37,892	C-1, R-3
93-4-123-172-0021	30,764	R-5, FPO
93-4-123-172-0080	9,156	R-5
93-4-123-172-0150	11,016	R-5, FPO
93-4-123-172-0180	18,037	R-5, FPO
93-4-123-172-0345	12,491	R-5
93-4-123-172-0370	10,156	R-5
93-4-123-172-0410	11,822	R-5
93-4-123-172-0425	11,905	R-5
93-4-123-172-0540	11,654	R-5
93-4-123-172-0645	11,992	R-5
93-4-123-172-0690	11,999	R-5
93-4-123-184-0025	17,502	R-5, FPO
93-4-123-184-0140	27,137	R-5, FPO
93-4-123-184-0235	11,195	R-5
93-4-123-184-0440	15,449	R-5
93-4-123-184-0455	13,720	R-5
93-4-123-184-0480	13,247	R-5
93-4-123-184-0882	8,101	R-6
93-4-123-184-1215	8,401	R-6

Tax Parcel Number	Lot Area	Zoning
93-4-123-184-1435	8,996	R-6
93-4-123-191-0060	8,296	R-6
93-4-123-191-0105	8,400	R-6, C-1
93-4-123-191-0110	8,400	R-6, C-1
93-4-123-191-0115	8,400	R-6, C-1
93-4-123-191-0120	8,400	R-6, C-1
93-4-123-191-0410	10,796	R-6
93-4-123-191-0415	10,803	R-6
93-4-123-191-0435	10,799	R-6
93-4-123-191-0470	16,757	R-6
93-4-123-191-0485	12,929	R-6
93-4-123-191-0490	12,947	R-6
93-4-123-191-0500	12,933	R-6
93-4-123-191-0580	57,550	R-3, C-1
93-4-123-191-0660	83,973	R-3
93-4-123-191-0670	85,207	R-3
93-4-123-191-0722	23,407	R-3
93-4-123-191-1160	19,252	R-5, C-1, LUSA
93-4-123-191-1170	19,416	R-5, C-1, LUSA
93-4-123-191-1300	10,708	R-5, C-1, FPO, LUSA
93-4-123-191-1305	10,817	R-5, C-1, LUSA
93-4-123-191-1340	19,287	R-5, C-1, FPO, LUSA
93-4-123-191-1374	22,746	R-5, C-1, FPO, LUSA
93-4-123-191-1390	22,104	R-5, C-1, FPO, LUSA
93-4-123-191-1400	11,204	R-5, LUSA
93-4-123-191-1405	11,097	R-5, LUSA
93-4-123-191-1425	10,079	R-5, LUSA
93-4-123-191-1430	14,537	R-5, LUSA
93-4-123-191-1480	14,084	R-5, FPO, LUSA
93-4-123-192-0006	20,038	R-4, AGO
93-4-123-194-0060	14,585	R-5, C-1, FPO, LUSA
93-4-123-194-0085	14,576	R-5, C-1, LUSA
93-4-123-194-0438	82,412	R-3

Tax Parcel Number	Lot Area	Zoning
93-4-123-194-0442	81,177	R-3
93-4-123-194-0560	38,986	R-3
93-4-123-194-0845	11,400	R-5, C-1, UHO
93-4-123-194-0950	13,064	R-5
93-4-123-194-1020	11,998	R-5
93-4-123-194-1055	12,632	R-5, UHO
93-4-123-194-1085	11,700	R-5, UHO
93-4-123-194-1090	11,700	R-5, UHO
93-4-123-194-1220	13,504	R-5, UHO
93-4-123-194-1233	26,136	R-5, UHO
93-4-123-194-1380	11,400	R-5, UHO
93-4-123-194-1385	11,400	R-5, UHO
93-4-123-194-1390	10,454	R-5, UHO
93-4-123-194-1400	18,731	R-5, UHO
93-4-123-194-1435	22,216	R-5, UHO
93-4-123-202-0130	15,414	R-5, FPO, LUSA
93-4-123-202-0155	11,779	R-5, FPO, LUSA
93-4-123-202-0160	10,756	R-5, C-1, LUSA
93-4-123-203-0030	9,216	R-5, FPO, LUSA
93-4-123-203-0035	10,180	R-5, FPO, LUSA
93-4-123-203-0040	11,770	R-5, FPO, LUSA
93-4-123-203-0045	13,182	R-5, FPO, LUSA
93-4-123-203-0060	13,075	R-5, FPO, LUSA
93-4-123-203-0065	12,674	R-5, FPO, LUSA
93-4-123-203-0070	12,366	R-5, FPO, LUSA
93-4-123-203-0165	10,959	R-5, LUSA
93-4-123-203-0170	11,120	R-5, C-1, LUSA
93-4-123-203-0195	11,416	R-5, C-1, LUSA
93-4-123-203-0200	11,378	R-5, C-1, LUSA
93-4-123-203-0305	22,828	R-5, C-1, FPO, LUSA
93-4-123-292-0155	12,088	R-5, LUSA
93-4-123-292-0295	11,326	R-5, FPO, LUSA
93-4-123-292-0300	8,968	R-5, FPO, LUSA

In addition to Zoning District requirements, each lot shall be reviewed independently for any deed restrictions or easements; availability of public sewer, water and other utilities; public roadway; suitability of soils for construction; and wetland or 100-year floodplain. Lots adjacent to Lake Michigan shall be evaluated to determine if there is adequate land area and that shore protection is provided.

Although these lots are vacant and zoned residential, the property owners may not be interested in selling the lot for development.

EXISTING VACANT RESIDENTIAL LOTS

Tax Parcel Number	Lot Area	Zoning
93-4-123-292-0305	9,090	R-5, FPO, LUSA
93-4-123-292-0330	11,603	R-5, FPO, LUSA
93-4-123-292-0360	6,510	R-5, FPO, LUSA
93-4-123-292-0365	7,202	R-5, FPO, LUSA
93-4-123-292-0370	7,825	R-5, FPO, LUSA
93-4-123-292-0420	19,723	R-5, C-1, LUSA
93-4-123-292-0485	14,150	R-5, C-1, LUSA
93-4-123-292-0490	23,838	R-5, C-1, LUSA
93-4-123-293-0030	13,019	R-5, LUSA
93-4-123-293-0205	17,373	R-5, FPO, LUSA
93-4-123-293-0215	16,940	R-5, FPO, LUSA
93-4-123-293-0245	11,100	R-5, FPO, LUSA
93-4-123-293-0250	7,498	R-5, FPO, LUSA
93-4-123-293-0255	8,664	R-5, FPO, LUSA
93-4-123-293-0315	9,450	R-5, FPO, LUSA
93-4-123-293-0320	9,369	R-5, FPO, LUSA
93-4-123-293-0325	5,943	R-5, FPO, LUSA
93-4-123-293-0390	13,264	R-5, FPO, LUSA
93-4-123-293-0400	13,504	R-5, FPO, LUSA
93-4-123-293-0470	10,304	C-1, R-5, LUSA
93-4-123-293-0615	13,037	R-5, LUSA
93-4-123-293-0640	11,660	R-5, C-1, LUSA
93-4-123-293-0645	10,720	R-5, C-1, LUSA
93-4-123-293-0650	10,268	R-5, C-1, LUSA
93-4-123-293-0795	17,860	R-5, C-1, LUSA
93-4-123-293-0820	14,693	R-5, LUSA
93-4-123-293-0860	11,364	R-5, LUSA
93-4-123-293-0895	14,316	R-5, LUSA
93-4-123-293-0975	12,754	R-5, LUSA
93-4-123-293-1010	13,054	R-5, LUSA
93-4-123-301-0300	10,901	R-5, LUSA
93-4-123-301-0305	11,110	R-5, LUSA
93-4-123-301-0335	13,283	R-5, LUSA

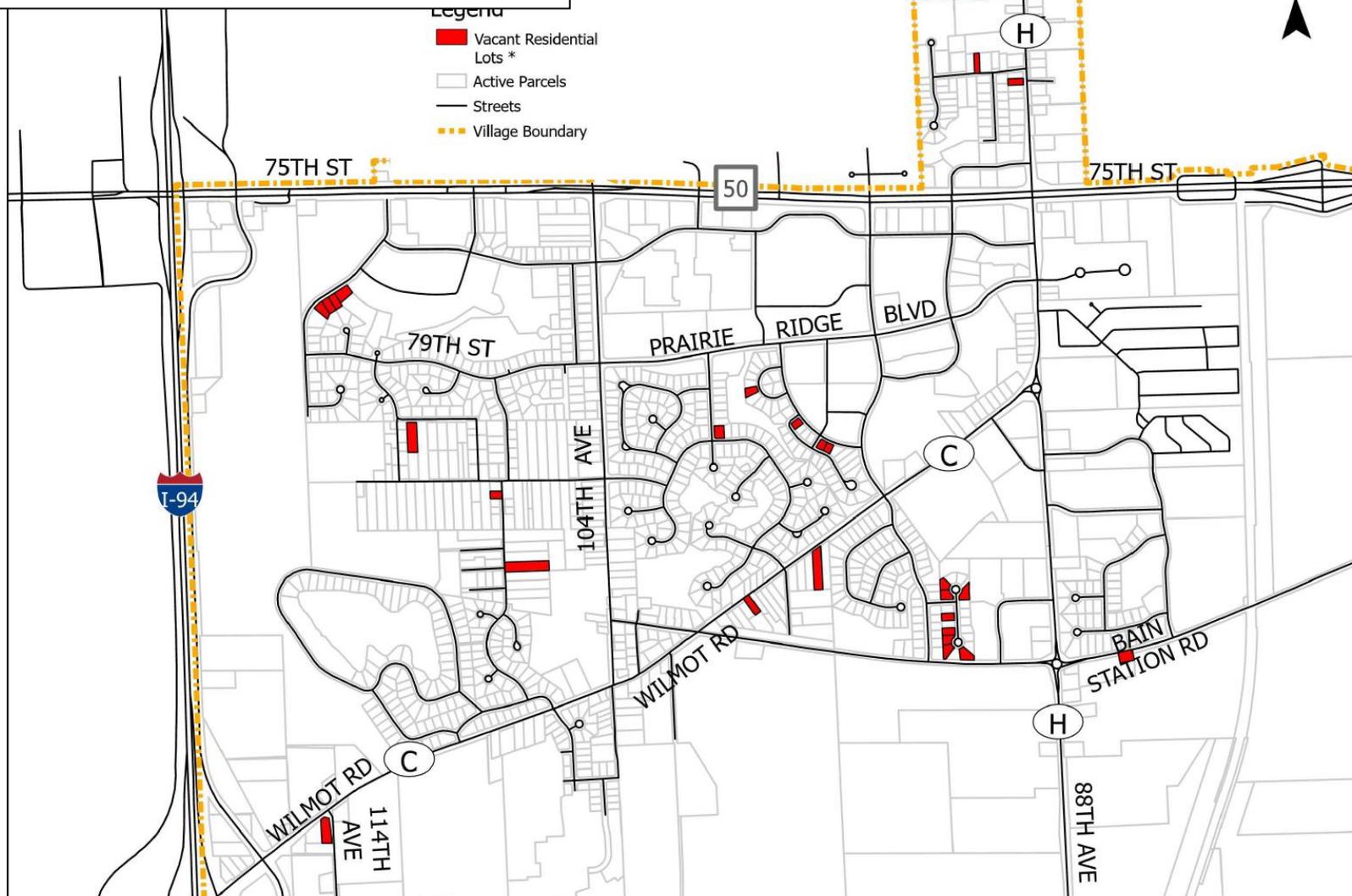
Tax Parcel Number	Lot Area	Zoning
93-4-123-301-0375	11,128	R-5, LUSA
93-4-123-301-0515	12,535	R-5, C-1, LUSA
93-4-123-301-0525	11,973	R-5, LUSA
93-4-123-302-0242	30,074	R-4
93-4-123-303-0247	26,334	R-4.5
93-4-123-303-0318	21,436	R-4.5
93-4-123-304-0085	13,125	R-5, C-1, FPO, LUSA
93-4-123-304-0175	13,124	R-5, LUSA
93-4-123-304-0235	12,756	R-5, LUSA
93-4-123-304-0240	12,747	R-5, C-1, LUSA
93-4-123-304-0360	13,128	R-5, LUSA
93-4-123-304-0617	12,756	R-5, LUSA
93-4-123-304-0670	10,302	R-6
93-4-123-304-0675	10,272	R-6
93-4-123-304-1210	9,892	R-6
93-4-123-304-1405	9,878	R-6
93-4-123-304-1435	12,540	R-6
93-4-123-304-1586	13,549	R-6
93-4-123-304-1754	21,552	R-6, FPO
93-4-123-322-0020	7,996	R-5, FPO, LUSA
93-4-123-322-0025	10,908	R-5, FPO, LUSA
93-4-123-322-0030	14,664	R-5, FPO, LUSA
93-4-123-322-0045	21,877	R-5, FPO, LUSA
93-4-123-322-0050	16,675	R-5, FPO, LUSA
93-4-123-322-0075	26,464	R-5, FPO, LUSA
93-4-123-322-0080	10,826	R-5, FPO, LUSA
93-4-123-322-0085	10,064	R-5, FPO, LUSA
93-4-123-322-0090	21,258	R-5, FPO, LUSA
93-4-123-322-0160	69,537	R-5, C-1, FPO, LUSA
93-4-123-322-0165	38,645	R-5, C-1, FPO, LUSA
93-4-123-322-0196	77,267	R-5, C-1, LUSA
93-4-123-322-0265	38,657	R-5, C-1, LUSA
93-4-123-322-0490	9,097	R-5, LUSA

Tax Parcel Number	Lot Area	Zoning
93-4-123-322-0510	9,001	R-5, LUSA
93-4-123-322-0520	9,000	R-5, LUSA
93-4-123-322-0565	9,002	R-5, LUSA
93-4-123-323-0250	39,018	R-5, C-1, LUSA
93-4-123-323-0255	39,010	R-5, C-1, LUSA
93-4-123-323-0265	39,029	R-5, LUSA
93-4-123-323-0275	39,018	R-5, LUSA
93-4-123-323-0335	21,362	R-5, LUSA

In addition to Zoning District requirements, each lot shall be reviewed independently for any deed restrictions or easements; availability of public sewer, water and other utilities; public roadway; suitability of soils for construction; and wetland or 100-year floodplain. Lots adjacent to Lake Michigan shall be evaluated to determine if there is adequate land area and that shore protection is provided.

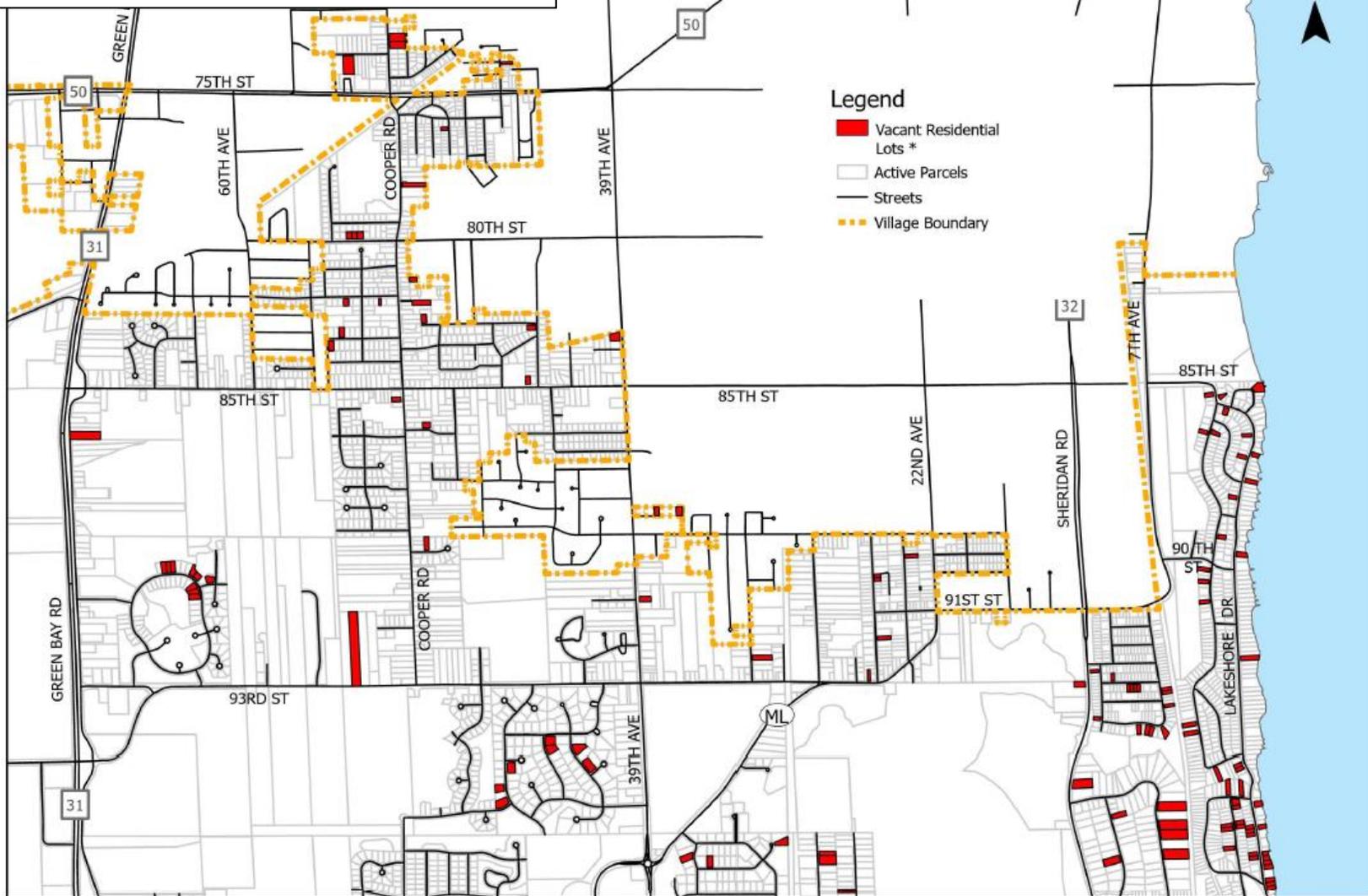
Although these lots are vacant and zoned residential, the property owners may not be interested in selling the lot for development.

Existing Vacant Residential Lots* (Northwest portion of Pleasant Prairie)



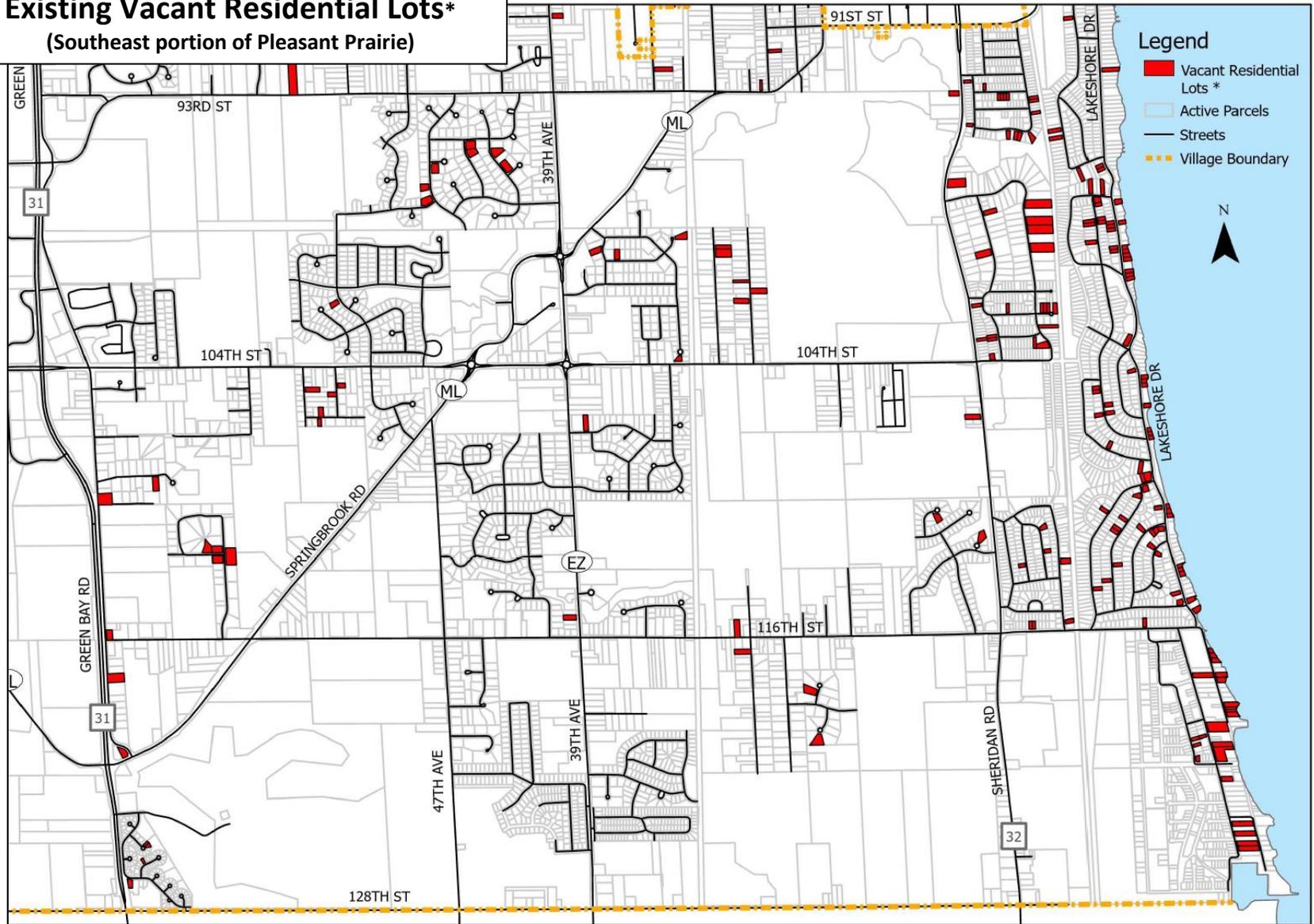
*In addition to Zoning District requirements, each lot shall be reviewed independently for any deed restrictions or easements; availability of public sewer, water and other utilities; public roadway; suitability of soils for construction; and wetland or 100-year floodplain. Lots adjacent to Lake Michigan shall be evaluated to determine if there is adequate land area and that shore protection is provided. Although these lots are vacant and zoned residential, the property owners may not be interested in selling the lot for development.

Existing Vacant Residential Lots* (Northeast portion of Pleasant Prairie)



*In addition to Zoning District requirements, each lot shall be reviewed independently for any deed restrictions or easements; availability of public sewer, water and other utilities; public roadway; suitability of soils for construction; and wetland or 100-year floodplain. Lots adjacent to Lake Michigan shall be evaluated to determine if there is adequate land area and that shore protection is provided. Although these lots are vacant and zoned residential, the property owners may not be interested in selling the lot for development.

Existing Vacant Residential Lots* (Southeast portion of Pleasant Prairie)



*In addition to Zoning District requirements, each lot shall be reviewed independently for any deed restrictions or easements; availability of public sewer, water and other utilities; public roadway; suitability of soils for construction; and wetland or 100-year floodplain. Lots adjacent to Lake Michigan shall be evaluated to determine if there is adequate land area and that shore protection is provided.

Although these lots are vacant and zoned residential, the property owners may not be interested in selling the lot for development.

Future Residential Development Areas

Pursuant to the Village of Pleasant Prairie Comprehensive Land Use Plan, there are several areas in the Village intended for future residential development. The Comprehensive Plan sets forth neighborhood areas and residential densities for each neighborhood. This allows for neighborhoods to developed with various types and sizes of housing units.

The list below indicates parcels which are, in whole or in part, intended for future residential development including lands that could be redeveloped as residential pursuant to the Comprehensive Plan. Although this list indicates parcels for future residential development, all new residential development and lots created in the Village are required to be serviced by municipal sanitary sewer and municipal water. Although these parcels are located within the sanitary sewer service area, the actual utility infrastructure may not be available for all areas at this time. Prior to development, utilities are required to be extended by the Developer, at the Developer's cost, as part of the Village Ordinance requirements.

All land development shall comply with the Village Comprehensive Plan and subdivided pursuant to the Land Division and Development Control Ordinance with public improvements being installed, by the Developer at the Developers cost, pursuant to the Village Design Standards and Construction Specifications. Lots created shall meet the minimum lot area and frontage requirements and other minimum building design standards as specified in the Village Zoning Ordinance.

The following list of parcels in the Village as identified for future possible residential development or redevelopment shall be evaluated to determine how public infrastructure and utility services could be provided, and how environmental features such as wetlands, 100-year floodplain, environmental corridors and navigable waterways may limit the development area and its development potential.

91-4-122-023-0570	91-4-122-071-0285	91-4-122-071-0330	91-4-122-074-0510	91-4-122-103-0240	91-4-122-112-0098
91-4-122-023-0623	91-4-122-071-0290	91-4-122-071-0335	91-4-122-074-0525	91-4-122-103-0250	91-4-122-112-0140
91-4-122-043-0048	91-4-122-071-0295	91-4-122-071-0340	91-4-122-074-0527	91-4-122-103-0255	91-4-122-112-0146
91-4-122-043-0052	91-4-122-071-0300	91-4-122-071-0345	91-4-122-093-1044	91-4-122-104-0080	91-4-122-113-0004
91-4-122-043-0220	91-4-122-071-0305	91-4-122-071-0350	91-4-122-093-1045	91-4-122-104-0087	91-4-122-113-0005
91-4-122-054-0024	91-4-122-071-0310	91-4-122-071-0355	91-4-122-102-0401	91-4-122-104-0087	91-4-122-113-0031
91-4-122-054-0060	91-4-122-071-0315	91-4-122-071-0202	91-4-122-102-0406	91-4-122-104-0111	91-4-122-113-0043
91-4-122-054-0071	91-4-122-071-0320	91-4-122-073-0010	91-4-122-103-0220	91-4-122-104-0115	91-4-122-113-0046
91-4-122-054-0102	91-4-122-071-0325	91-4-122-074-0026	91-4-122-103-0230	91-4-122-112-0096	91-4-122-113-0047



Future Residential Development Area

91-4-122-113-0055	92-4-122-142-0024	92-4-122-151-0150	92-4-122-221-0153	92-4-122-252-0130	92-4-122-271-0165
91-4-122-113-0056	92-4-122-142-0036	92-4-122-151-0200	92-4-122-221-0154	92-4-122-252-0135	92-4-122-271-0426
91-4-122-113-0344	92-4-122-142-0082	92-4-122-152-0007	92-4-122-222-0155	92-4-122-252-0140	92-4-122-272-0023
91-4-122-113-0374	92-4-122-142-0084	92-4-122-152-0180	92-4-122-222-0210	92-4-122-252-0405	92-4-122-272-0026
91-4-122-113-0646	92-4-122-142-0090	92-4-122-154-0051	92-4-122-223-0002	92-4-122-252-0480	92-4-122-272-0105
91-4-122-113-1003	92-4-122-142-0096	92-4-122-154-0061	92-4-122-223-0005	92-4-122-252-0490	92-4-122-273-0005
91-4-122-133-0118	92-4-122-142-0131	92-4-122-154-0070	92-4-122-224-0008	92-4-122-253-0216	92-4-122-273-0010
91-4-122-133-0120	92-4-122-142-0135	92-4-122-154-0117	92-4-122-224-0254	92-4-122-253-0250	92-4-122-273-0040
91-4-122-133-0145	92-4-122-142-0144	92-4-122-154-0121	92-4-122-232-0251	92-4-122-253-0602	92-4-122-273-0073
91-4-122-133-0201	92-4-122-142-0155	92-4-122-154-0130	92-4-122-232-1306	92-4-122-254-0013	92-4-122-273-0075
91-4-122-133-0231	92-4-122-142-0153	92-4-122-162-0212	92-4-122-233-0400	92-4-122-254-0099	92-4-122-274-0105
91-4-122-133-0255	92-4-122-143-0130	92-4-122-171-0051	92-4-122-241-0100	92-4-122-254-0100	92-4-122-274-0105
91-4-122-133-0270	92-4-122-143-0136	92-4-122-171-0121	92-4-122-241-0101	92-4-122-254-0200	92-4-122-274-0153
91-4-122-133-0470	92-4-122-143-0149	92-4-122-171-0151	92-4-122-241-0200	92-4-122-254-0300	92-4-122-274-0450
91-4-122-133-0480	92-4-122-143-0204	92-4-122-171-0200	92-4-122-243-0501	92-4-122-254-0400	92-4-122-311-0010
91-4-122-133-0560	92-4-122-143-0210	92-4-122-172-0130	92-4-122-251-0010	92-4-122-254-0555	92-4-122-311-0040
91-4-122-134-0222	92-4-122-143-0234	92-4-122-172-0160	92-4-122-251-0050	92-4-122-261-0220	92-4-122-311-0100
91-4-122-134-0227	92-4-122-143-0238	92-4-122-172-0301	92-4-122-251-0200	92-4-122-262-0183	92-4-122-311-0150
91-4-122-134-0242	92-4-122-143-0240	92-4-122-172-0392	92-4-122-251-0300	92-4-122-262-0342	92-4-122-314-0301
91-4-122-134-0645	92-4-122-143-0250	92-4-122-174-0101	92-4-122-252-0023	92-4-122-262-0700	92-4-122-314-0325
91-4-122-134-0822	92-4-122-143-0260	92-4-122-181-0271	92-4-122-252-0024	92-4-122-263-0010	92-4-122-314-0350
91-4-122-134-0825	92-4-122-143-0260	92-4-122-181-0275	92-4-122-252-0027	92-4-122-263-0040	92-4-122-322-0400
91-4-122-134-0830	92-4-122-143-0270	92-4-122-181-0541	92-4-122-252-0029	92-4-122-263-0103	92-4-122-323-0100
91-4-122-134-0874	92-4-122-143-0280	92-4-122-182-0030	92-4-122-252-0030	92-4-122-263-0211	92-4-122-323-0201
91-4-122-134-0911	92-4-122-144-0041	92-4-122-182-0045	92-4-122-252-0054	92-4-122-263-0300	92-4-122-323-0220
91-4-122-134-0955	92-4-122-144-0060	92-4-122-182-0070	92-4-122-252-0055	92-4-122-263-0465	92-4-122-324-0200
92-4-122-141-0004	92-4-122-144-0080	92-4-122-182-0080	92-4-122-252-0056	92-4-122-263-0466	92-4-122-324-0300
92-4-122-141-0005	92-4-122-144-0085	92-4-122-182-0090	92-4-122-252-0073	92-4-122-263-0475	92-4-122-324-0351
92-4-122-141-0014	92-4-122-144-0090	92-4-122-182-0101	92-4-122-252-0075	92-4-122-264-0201	92-4-122-324-0360
92-4-122-141-0039	92-4-122-144-0095	92-4-122-182-0110	92-4-122-252-0079	92-4-122-264-0202	92-4-122-324-0400
92-4-122-141-0041	92-4-122-151-0011	92-4-122-182-0130	92-4-122-252-0080	92-4-122-264-0204	92-4-122-332-0102
92-4-122-141-0166	92-4-122-151-0020	92-4-122-202-0107	92-4-122-252-0085	92-4-122-264-0356	92-4-122-333-0156
92-4-122-142-0018	92-4-122-151-0030	92-4-122-221-0005	92-4-122-252-0090	92-4-122-271-0016	92-4-122-333-0160
92-4-122-142-0020	92-4-122-151-0051	92-4-122-221-0050	92-4-122-252-0105	92-4-122-271-0090	92-4-122-333-0165
92-4-122-142-0022	92-4-122-151-0100	92-4-122-221-0100	92-4-122-252-0125	92-4-122-271-0160	92-4-122-333-0170

92-4-122-333-0175	92-4-122-343-0205	92-4-122-354-0400	92-4-122-354-0535	92-4-122-363-0700	93-4-123-302-0101
92-4-122-334-0150	92-4-122-343-0217	92-4-122-354-0405	92-4-122-354-0540	92-4-122-363-0760	93-4-123-302-0300
92-4-122-334-0200	92-4-122-343-0250	92-4-122-354-0410	92-4-122-354-0545	92-4-122-363-0790	93-4-123-302-0560
92-4-122-334-0301	92-4-122-343-1400	92-4-122-354-0415	92-4-122-354-0550	92-4-122-364-0107	93-4-123-303-0020
92-4-122-341-0035	92-4-122-344-1700	92-4-122-354-0430	92-4-122-354-0555	92-4-122-364-0120	93-4-123-303-0030
92-4-122-341-0040	92-4-122-351-0300	92-4-122-354-0435	92-4-122-354-0800	92-4-122-364-0208	93-4-123-303-0041
92-4-122-341-0051	92-4-122-351-0310	92-4-122-354-0440	92-4-122-361-0012	92-4-122-364-0300	93-4-123-303-0080
92-4-122-341-0052	92-4-122-351-0350	92-4-122-354-0445	92-4-122-361-0101	93-4-123-183-0420	93-4-123-303-0090
92-4-122-341-0060	92-4-122-351-0375	92-4-122-354-0450	92-4-122-362-0028	93-4-123-184-1360	93-4-123-303-0115
92-4-122-341-0065	92-4-122-351-0380	92-4-122-354-0455	92-4-122-362-0035	93-4-123-184-1365	93-4-123-303-0120
92-4-122-341-0075	92-4-122-351-0401	92-4-122-354-0460	92-4-122-362-0040	93-4-123-184-1370	93-4-123-303-0125
92-4-122-341-0200	92-4-122-352-0050	92-4-122-354-0465	92-4-122-362-0045	93-4-123-184-1375	93-4-123-303-0150
92-4-122-342-0005	92-4-122-352-0100	92-4-122-354-0470	92-4-122-362-0050	93-4-123-184-1380	93-4-123-312-0011
92-4-122-342-0010	92-4-122-352-0164	92-4-122-354-0475	92-4-122-362-0060	93-4-123-184-1385	93-4-123-312-0200
92-4-122-342-0015	92-4-122-353-0100	92-4-122-354-0480	92-4-122-362-0065	93-4-123-184-1390	93-4-123-312-0265
92-4-122-342-0020	92-4-122-354-0355	92-4-122-354-0485	92-4-122-362-0080	93-4-123-184-1395	93-4-123-312-0266
92-4-122-342-0025	92-4-122-354-0360	92-4-122-354-0490	92-4-122-362-0090	93-4-123-184-1400	93-4-123-312-0300
92-4-122-342-0120	92-4-122-354-0365	92-4-122-354-0495	92-4-122-362-0150	93-4-123-184-1405	93-4-123-313-0100
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92-4-122-343-0120	92-4-122-354-0378	92-4-122-354-0510	92-4-122-362-0185	93-4-123-184-1420	93-4-123-314-0100
92-4-122-343-0125	92-4-122-354-0380	92-4-122-354-0515	92-4-122-362-0187	93-4-123-184-1425	
92-4-122-343-0146	92-4-122-354-0385	92-4-122-354-0520	92-4-122-362-0190	93-4-123-192-0103	
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92-4-122-343-0202	92-4-122-354-0395	92-4-122-354-0530	92-4-122-362-0250	93-4-123-192-0140	

Population and Household Projections

The Village has evaluated several data sources to provide the following information related to the existing housing in the Village and housing and population projections. Sources include the Village’s Comprehensive Plan, Village Assessor data, Building Permit data, Wisconsin Department of Administration (DOA) data, U.S. Census data and Esri data.

The chart below illustrates the population and household projections for the Village. The housing and population projections and analysis in the Village Comprehensive Plan was completed prior to the Great Recession and over the last 10 years the Wisconsin Department of Administration (DOA) has updated its projections as shown in the chart.

Based on the current DOA projections, the Village population was projected to be 22,024 as of January 1, 2023.

The Village Assessment records indicate that as of January 1, 2024, the Village had 9,496 housing units (this includes units that were permitted and under construction prior to January 1, 2024.) In 2023, the Village issued permits for 37 new housing units and has issued permits to raze 8 housing units.

POPULATION AND HOUSEHOLD PROJECTIONS

YEAR	Projections per Village Comprehensive Plan		Projections per DOA Estimate			# of Households to be added every 5 years to meet projections
	Population*	# of Households*	Population**	# of Households**	Persons/ Household**	
2000	16,136	5,819				
2005	18,701	6,842				
2010	20,628	7,697	19,719	7,272	2.68	
2015	22,721	8,612	20,506	7,940	2.58	
2020	24,870	9,552	21,250	8,340	2.61	
2025	26,952	10,431	24,286	9,734	2.49	1,394
2030	28,911	11,285	26,034	10,561	2.47	827
2035	31,205	11,889	27,366	11,222	2.44	1,488
2040	--	--	28,346	11,735	2.42	1,174

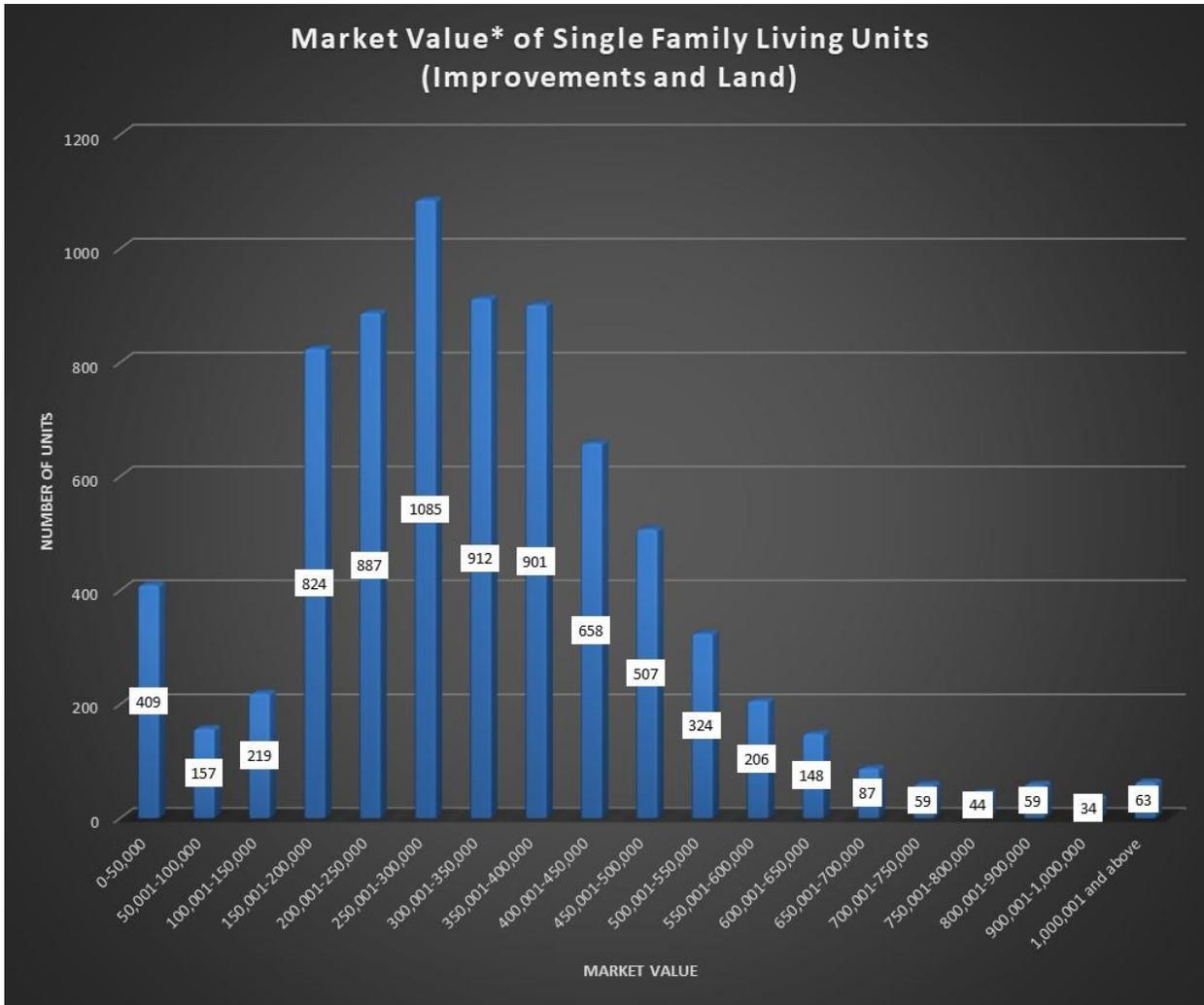
* Population and Household numbers projected from Village 2035 Comprehensive Plan
 Year 2000 from the US Census
 Year 2005-2040 Estimates from DOA

** Population and Household numbers
 Year 2000, 2010 and 2020 from US Census
 Year 2025-2040 Estimates from current DOA projections (vintage 2013)

The number of housing units in the Village is 238 housing units less than the current DOA projections for 2025 housing units (as adjusted in 2013). However, the number of housing units in the Village is 935 housing units less than the projected 2025 housing units as originally projected in Comprehensive Plan prior to the 2008 Great Recession.

Existing Housing Analysis

Based on Village Assessment data and Building Permit data as of January 1, 2024 there were 7,583 housing units in the Village (single family homes, manufactured homes, and single condominium units completed are included in these housing units. In addition, housing units partially constructed and living units under construction were not included).



The average market value of the single family living unit in the Village is \$331,750.*

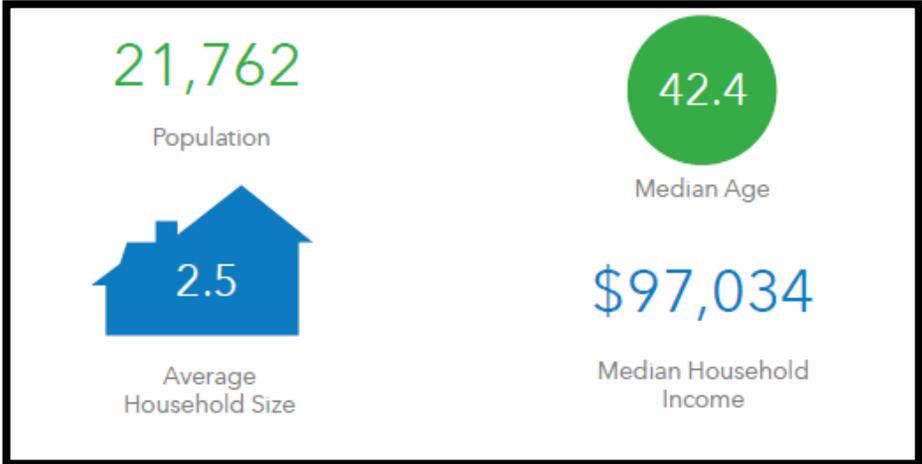
*The market value includes all improvements on the property including the living unit and any accessory dwellings on the property and the land from the Village Assessment data.

Note: This information does not include apartment buildings and residential units on lots where other commercial development is located on the property or properties with more than one living unit (typically rental units) or the residential units that are currently under construction, which accounted for an additional 1,913 living units in the Village as of January 1, 2024.

Pursuant to the 2024 Esri forecast data for the Village, the population is 21,762 with a median household income of \$97,034. The median value of owner-occupied housing units in the Village is \$339,331.

To afford the median value of an owner-occupied housing unit of \$339,331, a household would need to have an annual household income of \$101,799 (30% of household income).

This is \$4,765 more than the Village median household income of \$97,034.



Source: Esri Key Fact for the Village of Pleasant Prairie © 2024 Esri.

Average Gross Rent in the Village is \$1,264.

Average Gross Rent in Kenosha County is \$1,059.

Pursuant to the 2017-2021 American Community Survey (ACS) Estimates, the chart to the left indicates renter-occupied housing units gross rents for Pleasant Prairie and for Kenosha County.

Renter-Occupied Housing Units by Gross Rents

	2017-2021 ACS Estimate			
	Pleasant Prairie		Kenosha County	
Total Units	1,619		21,832	
no cash rents	57	3.5%	882	4.0%
Total Units with cash rents	1,562		20,950	
Less than \$100	0	0.0%	0	0.0%
\$100-\$199	15	1.0%	30	0.1%
\$200-\$299	0	0.0%	329	1.6%
\$300-\$399	5	0.3%	337	1.6%
\$400-\$499	1	0.1%	580	2.8%
\$500-\$599	18	1.2%	565	2.7%
\$600-\$699	101	6.5%	1484	7.1%
\$700-\$799	51	3.3%	1503	7.2%
\$800-\$899	64	4.1%	2578	12.3%
\$900-\$999	126	8.1%	2672	12.8%
\$1000-\$1249	369	23.6%	4949	23.6%
\$1250-\$1499	558	35.7%	3348	16.0%
\$1500-\$1999	218	14.0%	2286	10.9%
\$2000-\$2499	13	0.8%	194	0.9%
\$2500-\$2999	0	0.0%	60	0.3%
\$3000-\$3499	0	0.0%	10	0.0%
Over \$3000	25	1.6%	25	0.1%

Average Gross Rent \$1,264 \$1,059

Source: Esri Data based on US Census Bureau, 2017-2021 American Community Survey (ACS).

Over the past five (5) years (2019-2023), since the Great Recession, the Village has experienced an increase in new housing units constructed and has issued permits for the construction of 459 new housing units. The table to the right indicates the number of housing units, average size, average cost and the average cost per square foot based on information reported at the time of building permits (excluding land costs).

Based on the past five (5) years, the average construction cost of a new single family home was \$170.72 per square foot. The chart below illustrates the estimated construction costs, excluding land costs, of a single family home based on the size of the home proposed to be constructed.

Housing Units Constructed between 2019-2023

Housing Type	Housing Units	Average Size (sf)	Average Cost	Average Cost/sf
Single Family	214	2,557	\$436,508.21	\$170.72
Manufactured Homes	78	1,108	\$82,706.16	\$74.63
Two family	60	2,953	\$465,852.50	\$157.75
Multi-family	459	**	**	**

** not calculated since multi-family buildings include common areas and attached garages

Single Family

Square Footage	Est. Construction Cost*
700	\$119,507.32
800	\$136,579.80
900	\$153,652.27
1000	\$170,724.75
1200	\$204,869.70
1400	\$239,014.65
1600	\$273,159.60
1800	\$307,304.55
2000	\$341,449.50
2500	\$426,811.87
3000	\$512,174.25
3500	\$597,536.62
4000	\$682,898.99

* Based on average cost/sf over past 5 years



Zoning Analysis

Housing type, floor area, lot sizes, densities, and building setbacks are regulated by the Village Zoning Ordinance. The Village has 13 residential zoning districts to accommodate housing in the Village. The table below illustrates the maximum density; and the minimum lot size, lot frontage and floor area requirements for each Residential Zoning District. See **Exhibit A** for a copy of each Residential Zoning District requirements.

Summary of Residential Zoning District Requirements in the Village

Residential Zoning Districts	Minimum Lot Size (square feet)	Minimum Lot Frontage*	Maximum Net Density (dwelling units/net acre)	Units Allowed per Structure	Minimum Floor Area (square feet)
R-1 Rural Residential	217,800	300-150	0.2	1	2,000; 1,500 for first floor
R-2 Urban Single-Family Residential	40,000	150-75	1.1	1	2,000; 1,500 for first floor
R-3 Urban Single-Family Residential	20,000	100-50	2.2	1	1,400; 1,000 for first floor
R-4 Urban Single-Family Residential	15,000	90-45	2.9	1	1,400; 1,000 for first floor
R-4.5 Urban Single-Family Residential	12,500	80-45	3.5	1	1,400; 1,000 for first floor
R-5 Urban Single-Family Residential	10,000	75-40	4.4	1	1,200; 900 for first floor
R-6 Urban Single-Family Residential	6,000	60-30	7.3	1	1,200; 700 for first floor
R-7 Attached Single Family (Twin House) Residential	8,000/lot	70-40/lot	2.7	2 (1 unit/lot)	1,000; 700 for first floor (maximum 2,500 sf) per unit
R-8 Urban Two-Family Residential	20,000	100-50	4.4	2	2,000 per building or 1,000 per unit; 1,500 for first floor per structure
R-9 Multiple-Family Residential	43,560	200-100	4	4	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	200-100	5.3	8	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	200-100	9.6 21**	24 36***	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	70-45	--	1	600

* The minimum lot frontage can be reduced (as noted by the second number) if on a road curve or cul-de-sac.

** The number of units for a Community Living Arrangement with approval of a Conditional Use Permit.

*** The number of units allowed with approval of a Conditional Use Permit.

In addition to the Residential Zoning Districts, the Village Zoning Ordinance allows for housing development through more flexible zoning regulations including Planned Unit Developments and Planned Development Zoning Districts.

Planned Unit Development (PUD) Overlay Zoning District. 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. PUDs would allow for conservation or cluster-type subdivisions to be established in the Village.

Planned Development (PD) Zoning District. The intent of the PD Zoning District is to develop a detailed set of zoning regulations specified to the proposed uses. PDs are unique, site specific and are time intensive to prepare and are generally reserved for uses and developments that cannot be accommodated under traditional zoning district conditions. PDs can be used to accommodate mixed or multiple use development as well as Traditional Neighborhood Developments pursuant to Section 66.1027 of the Wisconsin Statutes. Due to their unique nature, extensive input from the community, planning staff, Plan Commission and Village Board is required.

These Districts are very effective tools that allow for mixed use and unique residential developments to be constructed. The Village has adopted 28 residential PUD's since its incorporation in 1989.



Cottages at Village Green



The Vista at Creekside

Areas zoned within a single-family residential district allow only one detached single-family home per lot. These homes are primarily owner-occupied, but may be rental units.

In 2020, the Village created a new residential district (R-7 Attached Single Family (Twin House) Residential District) to allow for attached single family homes or a twin home with a shared common firewall with each unit on its own lot. It is anticipated that a new residential development creating 18 lots for this new attached housing development will be platted in early 2024.

Areas zoned for two-family residential uses allow for duplexes (2 units on one property) that may be owner-occupied or rental units, or may 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.



Single family condominium units under construction in The Cottages at Village Green Heights.

Over the past 25 years all new single family homes constructed within residential districts in the Village are located within the R-3, R-4, R-4.5 districts requiring a minimum home area of 1,400 square feet and the R-5 and R-6 districts requiring a minimum home area of 1,200 square feet.

The current single family detached zoning regulations do not place maximum housing sizes as it relates to square footage. The maximum size of a home is limited by other factors including the maximum height of 35 feet and required minimum building setbacks as specified in each zoning district. [These are minimum requirements pursuant to the Village Zoning Ordinance; however, it is important to note that some developers have placed greater setback and building restrictions than required by the Village Zoning Ordinance in their recorded declarations.]



Platted Prairie Ridge Single Family Subdivision.

As discussed previously, at the desire of the new homeowners, new single family homes being constructed in the past five years averaged 2,557 square feet in size which is nearly twice the minimum size required by the Village Zoning Ordinance, thus resulting in higher housing construction costs.

Pursuant to an October 2019 Report from the Wisconsin Realtor Association entitled: **"Falling Behind: Addressing Wisconsin's Workforce Housing Shortages to Strengthen Families, Communities and our Economy"** as prepared by Kurt Paulsen with the University of Wisconsin-Madison, he identified a significant workforce housing shortage in Wisconsin.

Pursuant to the Report, Workforce Housing is the supply of housing in a community (variety of types, sizes, locations, prices) that meets the need of the workforce in a community. Housing that is affordable to the workforce is:

- For renters up to 60% of Area Median Income (AMI)
- For owners up to 120% of the Area Median Income (AMI).

The **Report** indicated the following causes, results and goals related to the workforce housing shortage in Wisconsin:

Village AMI per household is \$97,034*

Renters: 60% of AMI=\$58,220
(about \$27.99/hour per household with \$1,455 monthly housing expense**)

Owners: 120% of AMI=\$116,441
(about \$55.98/hour per household with \$2,911 monthly housing expenses**)

*Source Esri data
**30% of household income

CAUSES

- Wisconsin has not built enough homes to keep up with population and income growth.
- Construction costs are rising faster than inflation and incomes and construction firms are reporting a labor shortage in the construction trades.
- Outdated land use regulations drive up the cost of housing.

RESULTS

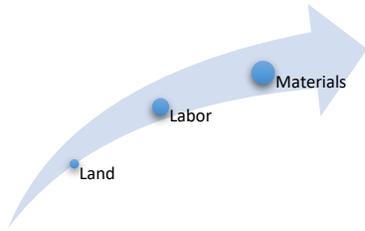
- Housing costs are rising (both ownership and rental) and rents have grown faster than incomes.
- Declining home ownership in Wisconsin, especially among younger households and African-American and Hispanic families.
- Declining affordability.

GOALS

- Build more housing.
- Increase housing choices with a more diverse housing stock.
- Rebuilding and strengthen home ownership.
- Reinvest in older housing stock and older neighborhoods.
- Encourage use of the PUD Zoning Overlay District where appropriate.
- Make housing a priority.

Housing Costs and Village Housing Initiatives

Pursuant to the aforementioned Housing Analysis, the Village meets its housing unit projections and the Village has and is proposed to provide a variety of housing options and a variety of price points with the average rent within the median workforce housing affordability standards. Owner occupied housing options are available in the Village; however, these housing units may not be available for sale by the owners. Important to note there is a larger development proposed, Highland Estates, that will provide many smaller lots and new housing opportunities.



The Village agrees that housing costs are rising and the evaluation of housing options provided in the Village shall be reviewed for all populations in the Village—from people entering the workforce to the ageing population of the Village and everyone in between. However, the Village can only control a very small portion of these costs. The Village cannot control the cost of building construction materials, cost of labor or land sale prices. In addition, the Village cannot control people’s spending and saving habits, wages being paid by employers or banking lending practices to name a few.

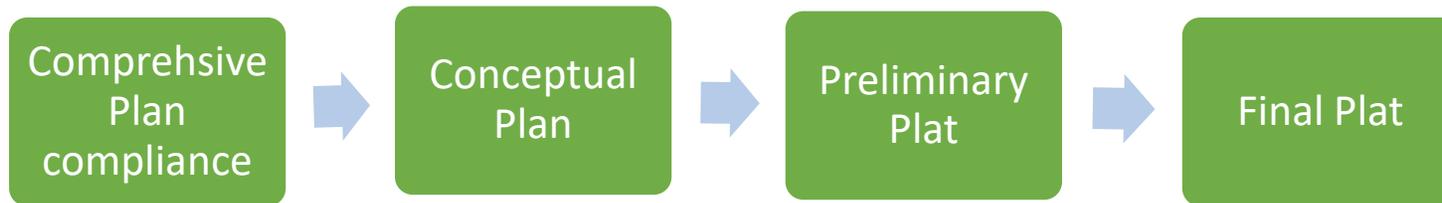
The Village continues to examine ways to provide a variety of quality, sustainable and affordable housing options and housing projects including:

- In 2019, the Village approved three housing projects including the Vista at Creekside that included 140 apartment units with WEDHA Workforce Housing Tax Credits; and two condominium projects, the Cottages at Village Green (Phase 2) which provided 29-1 unit and 6-2 unit condominium buildings and Green Bay Trail that created 20-2 unit condominium buildings.
- In 2020 two single family subdivisions, Creekside Terrace and Ashbury East, were platted that created 61 lots with minimum lot size of 12,500 square feet.
- In 2021, the Village approved the Seasons at Riverview, a 300-unit apartment project that completed construction in 2023.
- In 2023, the Village Board approved a Master Development Plan and three (3) Planned Unit Development Ordinances for the Highland Estates residential development on approximately 275 acres of land. The Highland Estates Master Development Plan provides a safe and efficient transportation system for pedestrian and vehicle traffic; provides attractive land for recreational opportunities and open spaces as integral parts of the Neighborhoods and supports the Village’s Comprehensive Plan Housing Goal to provide a diverse housing supply to meet the Village’s future population needs by providing a variety of single family lots, two family lots and two unit condominiums that will generate new tax revenue that will support existing and future critical community services. Highland Estates is proposed to create a diverse housing community that increases access to home ownership through an assorted product mix of “for-sale” residential lots and units including 452 single family lots ranging in size from 6,900 square feet to 30,321 square feet, 87 two family lots ranging in size from 8,624 square feet to 21,178 square feet and 80-2 unit condominium units on 17.56 acres of land. In addition to the proposed residential units an additional 8 acres of public parkland will be dedicated by the Developer adjacent to the existing 30 acre Village Green Park and over 60 acres will be located within Outlots owned and maintained by the Highland Estates Homeowners Association for stormwater management and wetland preservation.

To achieve the aforementioned goals noted in the aforementioned Report several strategies were recommended. The following list provides those recommended strategies and current Village practices or recommendations to meet the specific strategy:

Strategy #1: Expedite the permitting and development review process.

- The Village provides checklist for submittal requirements for new residential development and on-line fillable form applications.
- The Village has and continues to review permit applications submitted for new residential developments within 10 business days upon receipt of a complete application.
- In 2015, the Village implemented an electronic permit tracking, review and inspection software to allow for multiple reviewers from various Village Departments to review all permits concurrently after they are submitted. The Village has been working on a new SmartGov permitting system that will replace this existing system that will allow building permit applications to be filed online, fees to be paid online and inspections to be requested and scheduled online. This new permitting system will be completed and activated in early 2024.
- The Village has developed a clear development path for housing. It could take six months to two years depending on the extent of the entitlements for the property and the timeliness of the Developer to address the Village comments. Most developments in the Village after evaluation of a compliance with the Village Comprehensive Plan approval of a Conceptual Plan, require approval of a Plat which requires several public hearings, by State Statutes. The Village has developed a checklist for developers that outlines the process.



Strategy #2: Provide Tax Incentives to reduce costs for workforce housing.

- The Village does not typically implement residential tax incentive programs and there are since the Village has a very low mill rate compared to similar sized full-service communities and due to the State imposed levy limits placed on the Village.
- In 2021, the Village Board approved TID #8 a mixed use TID for commercial and multi-family residential development. This allows for the possibility for future mixed use TID's.
- The Village has provided increased density and setback flexibility as part of a PUD as an incentive to developers.
- The Village has provided local support for state and federal tax credit programs.
- The Village could investigate providing density bonuses to developers if they provide a certain percentage of units within an apartment development to be affordable in residential areas near jobs (rent control).

The Village mill rate is only \$4.29 per \$1,000 of assessed value.

Strategy #3: Allow "Missing Middle" housing types and Accessory Dwelling Units.

- As noted previously, the Village provides 13 different zoning designations that allow for various housing sizes and various multi-family unit counts per building.
- In October of 2018, the Village initiated the process to evaluate and develop an ordinance amendment for consideration related to Accessory Dwelling Units within single family homes. An ordinance has been drafted and is being reviewed by staff.
- In September of 2019, the Village initiated the process to evaluate and develop an ordinance amendment for consideration to allow for a zoning district that would allow twin homes, which is two single family attached homes on individually platted lots rather than platted as part of a condominium development. The R-7 District was amended to allow for Twin House development in July of 2020. The Village has been working with a Developer to create an 18 lot Twin House development to be known as the Summit at Bain Station that is anticipated to be platted in the Spring of 2024.
- In July of 2020, the Village adopted a Zoning Ordinance amendment related to clarifying the development review approval process for multi-family developments and Residential Development Plans.



Development Review Approval Process

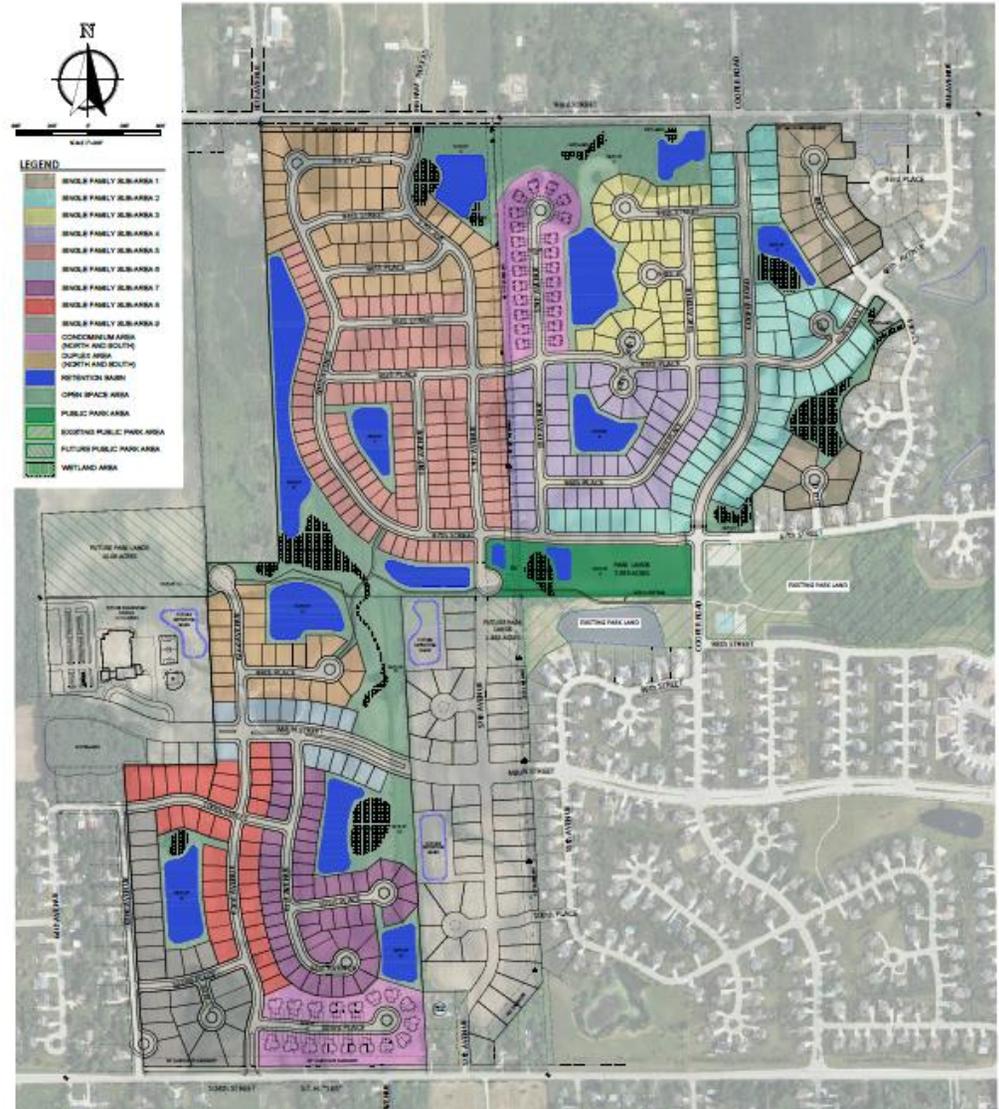


- In August 2023, as noted previously the Village Board approved a Master Development Plan and three (3) Planned Unit Development Ordinances for the Highland Estates residential development on approximately 275 acres of land. The Highland Estates Master Development Plan provides a safe and efficient transportation system for pedestrian and vehicle traffic; provides attractive land for recreational opportunities and open spaces as integral parts of the Neighborhoods and supports the Village's Comprehensive Plan Housing Goal to provide a diverse housing supply to meet the Village's future population needs by providing a variety of single family lots, two family lots and two unit condominiums that will generate new tax revenue that will support existing and future critical community services.

Highland Estates is proposed to create a diverse housing community that increases access to home ownership through an assorted product mix of "for-sale" residential lots and units including 452 single family lots ranging in size from 6,900 square feet to 30,321 square feet, 87 two family lots ranging in size from 8,624 square feet to 21,178 square feet and 80-2 unit condominium units on 17.56 acres or land.

In addition to the proposed residential units an additional 8 acres of public parkland will be dedicated by the Developer adjacent to the existing 30 acre Village Green Park and over 60 acres will be located within Outlots owned and maintained by the Highland Estates Homeowners Association for stormwater management and wetland preservation.

HIGHLAND ESTATES
 MASTER DEVELOPMENT PLAN
 ZL RIVER DEVELOPMENT LLC



Strategy #4: Require multi-family housing by right in at least one zoning district.

- The Village Zoning Ordinance has always allowed for multi-family units in the R-9, R-10 and R-11, Multi-Family Residential Districts as a permitted use pursuant to the regulations set forth in the underlying zoning district.

Strategy #5: Encourage or incentivize workforce housing near jobs and transit.

- The Village could investigate working with other communities in Kenosha County to bring a flexible transit program that could expand a fair and equitable public transit program.
- Kenosha Area Transit provides bus service for areas of the City of Kenosha; however, there appears to be a lack of routes in the Village. Bus service is being provided to LakeView Corporate Park and Prairie Ridge commercial area. Requests for bus service is being evaluated to extend west to Prairie Highlands Corporate Park which, currently employes over 700 people with an additional 700 employees anticipated to be added in 2025 as development continues within this Corporate Park.
- The Village could investigate providing density bonuses to developers provide a percentage of units within an apartment development to be affordable in residential areas near jobs (rent control).
- In 2019, the Village approved a WEDHA Workforce Housing Tax Credit project, The Vista at Creekside with 140 apartments, which were completed in 2020, east of STH 31 and adjacent to LakeView Corporate Park.



The Vista at Creekside

Strategy #6: Establish maximum/minimum-lot sizes in sewer service areas.

- The Village has minimum lot size requirements in the single family residential districts where a variety of lot sizes are allowed, and has reduced lot areas and lot width, with approval of a Plan Unit Development (PUD) Ordinances, to accommodate smaller and more affordable housing opportunities.
- The Village could evaluate a new residential zoning district with a minimum lot size and a maximum house size.

Strategy #7: Create Workforce Housing Tax Increment (TID) Districts.

- The State limits residential uses permitted in a mixed use TID to 35%.
- The Village has used TID's for industrial development (TID #2 as amended and TID #5). TID #2 as amended was retired in 2022. The Village has three other active Developer funded TID's for industrial and commercial development and one active mixed used TID for Commercial and Residential-300 apartment units (TID 6, 7, 8 and 10). The Village has approved a Developer Redevelopment TID (TID #4) for site remediation of contaminated soils from an old dry cleaner facility. Since the remediation was complete, the site was re-developed and in 2019, a new tax credit residential development with 42 senior apartments and 8 family work force housing units were constructed on the site.
- The Village is considering extending the life of TID#5, as amended, for an additional year to set aside up to \$1,000,000 to implement its housing strategies.



Strategy #8: The State of Wisconsin could create and expand current housing programs such as:

- Create a first-time homebuyer saving account.
- Expand WHEDA's housing programs.
- Provide a State tax credit for rehabilitation of older housing in older neighborhoods.
- Provide training and apprenticeship programs for the trades workforce.
- Create a revolving loan fund for non-profit groups and developers creating affordable housing for pre-development financing and land acquisition.



In July of 2023 the State Legislature approved several bills including:

- Assembly Bill 264, now 2023 Wisconsin Act 14: Creates a residential housing infrastructure revolving loan fund program, allowing a residential housing developer to apply to the Wisconsin Housing and Economic Development Authority (WHEDA) for a loan to cover the costs of installing, replacing, upgrading, or improving public infrastructure related to workforce housing or senior housing.
- Assembly Bill 265, now 2023 Wisconsin Act 15: Creates a main street housing rehabilitation revolving loan funding program, allowing an owner of rental housing to apply to WHEDA for a loan to cover the costs of an improvement to workforce housing to maintain it in a decent, safe, and sanitary condition or to restore it to that condition.
- Assembly Bill 266, now 2023 Wisconsin Act 16: Establishes a new procedure for certiorari review of local land use decisions regarding residential development, providing that the new procedure for certiorari review is the only review available for a decision of a political subdivision regarding an application for approval, such as a permit or authorization for building, zoning, driveway, stormwater, or other activity related to residential development.
- Assembly Bill 267, now 2023 Wisconsin Act 17: Makes various modifications to the Workforce Housing Rehabilitation Loan Program administered by WHEDA, including but not limited to:
 - Specifying the home must be a single-family residence that the applicant occupies as the applicant’s primary residence and that was constructed at least 40 years prior to the date of the loan application;
 - Allowing eligible rehabilitation to include the removal of lead paint, asbestos, mold, or other environmental contamination;
 - Allowing eligible rehabilitation to include repairing or replacing flooring or an interior wall or ceiling, or an internal plumbing system; and
 - Requiring WHEDA to establish policies and procedures to administer the loan program and the policies and procedures must, to the extent practicable, address credit underwriting guidelines and loan repayment requirements.
- Assembly Bill 268, now 2023 Wisconsin Act 18: Creates a commercial-to-residential conversion revolving loan fund program under WHEDA, allowing a developer to apply to WHEDA for a loan to cover the costs of converting a vacant commercial building to workforce housing or senior housing; and requires the housing associated with a conversion loan must be new residential housing for rent or for sale and must consist of 16 or more dwelling units.



In addition to the strategies noted above the Village has identified additional strategies to assist with rising housing costs:

Strategy #9 The State of Wisconsin could create and examine ways to limit rising land costs.

- Given the increase of land costs, consider regulations that would limit excessive land speculation costs and commissions.
- Create a revolving loan fund for non-profit groups and developers to create affordable housing for pre-development financing and land acquisition.
- Evaluate the condemnation requirements for the purchase of land in areas designated for redevelopment.

Strategy #10 The Encouragement of Private Sector housing financial initiatives within the Community.

- Support private local initiatives, such as the Steadworth Fund Program, which is being created by a local developer with capital partners, to create affordability in housing by giving creditworthy buyers the ability to obtain financial assistance with house downpayments.
- Support Kenosha Area Business Alliance, the local economic development organization, foundation strategy to develop financial housing initiatives to promote affordable multi-family housing.
- Consider creating or working with a Housing Authority to develop financial incentives, through Tax Incremental Financing, that promote the Village's housing initiatives.

Development Cost Savings

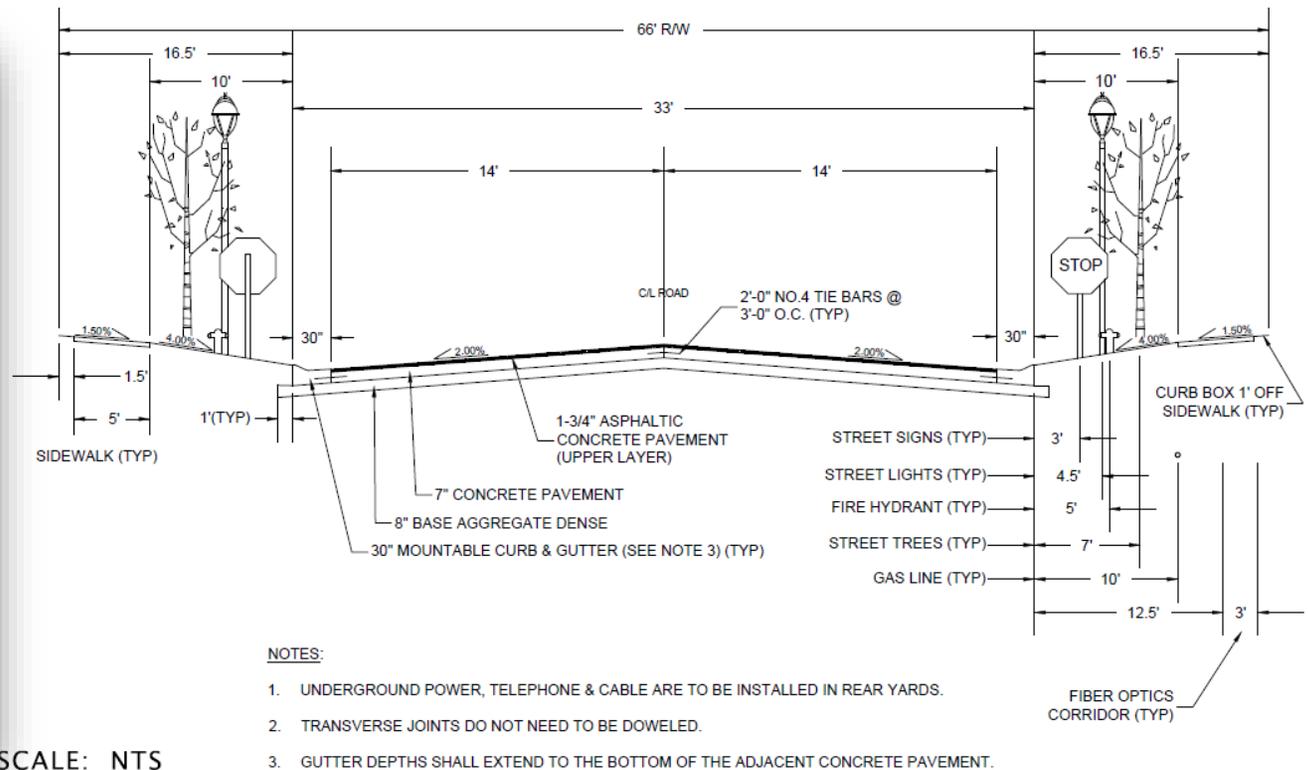
Roadway Requirements.

In 2014, the Village re-evaluated the Village road profile and construction standards, and due to the Village's previous road failures with the existing road cross section, the limited road aid funding from the State, and the poor bearing capacity of the soils, the Village revised its roadway standards. Some of the changes included:

- Reducing the urban road profile for new residential minor streets from 37 feet to 33 feet as measured from the back of curb.
- Providing more walkable subdivisions with the addition of public sidewalks.
- Requiring public roadways to be installed in one construction year rather than three or more years.

The reduction of the roadway construction time frame not only provides better marketability of the lots or units but also provides a cost savings to developers related to utility adjustment and repairs to the binder course prior to installing the final lift of pavement on public roadways.

Village of Pleasant Prairie Standard Residential Minor Street Section



Minimum Lot Size and Maximum Density Requirements.

The Village Zoning Ordinance provides for minimum lot size and frontage requirements, which provides maximum density requirements. Lot areas (lot width) and single family house size impacts the cost of development and home construction.

Prior to the Village’s incorporation in 1989, the Village was a rural township with several established large single family lot developments (1/2 acre to over an acre per lot) and smaller lots (6,000 to 10,000 square feet per lot) located adjacent to Lake Michigan and in proximity to the City of Kenosha. Between 1989 and 2007, new single family subdivision lots averaged 15,000 square feet. Between 2007 and 2016 no new single family subdivisions were platted in the Village.

Since 2017, however, the Village approved three single family subdivisions with minimum lot sizes of 12,500 square feet (Arbor Ridge (2017), Creekside Terrace (2020) and Ashbury East (2020) Subdivisions). No new single family subdivisions were platted between 2021 and 2023. In 2024, the Village anticipates that three new subdivisions will be platted including: The Summit at Bain Station with 18 single family lots as a twin home development; phase 1 of two new subdivisions are proposed to be platted in 2024 including Cedar Ridge with 36 single family lots ranging in size from 13,600 to 19,916 square feet and Highland Estates with 70 single family lots ranging in size from 15,013 to 28,195 square feet and 12 duplex lots ranging in size from 8,627 to 15,160 square feet. In addition, over the past few years the materials for public infrastructure have greatly increased due to chain supply issues.

The Village may also consider creating zoning district(s), which set forth a minimum/maximum dwelling unit with other design requirements to ensure that the home is appropriate size for the lot. As illustrated earlier, new homes in the Village are being constructed by the consumer that are nearly twice the size of the minimum zoning ordinance requirements, which indicates that the property owners are choosing to build above the minimum ordinance requirements. These two items could reduce the development costs and single family home construction costs by

If a new subdivision created single family lots with the lot width reduced from 90 to 80 feet, the public infrastructure costs could be reduced by 11%.*

If a new subdivision limited the maximum size of a single family house to 2,000 square feet this could provide a building construction cost savings of approximately 22%.

Estimated Public Infrastructure Costs* and savings if lot width is reduced

Lot Width	Cost Per Lot	Zoning District Lot Width Requirements		Savings By Reducing Lot Width		
100	\$133,900	R-3	R-8			
95	\$127,205					
90	\$120,510	R-4		90 ft vs 100 ft	\$13,390	10%
85	\$113,815	R-4.5		85 ft vs 90 ft	\$6,695	6%
80	\$107,120			80 ft vs 90 ft	\$13,390	11%
75	\$100,425	R-5		75 ft vs 90 ft	\$20,085	17%
70	\$93,730	R-7		70 ft vs 90 ft	\$26,780	22%
65	\$87,035			65 ft vs 90 ft	\$33,475	28%
60	\$80,340	R-6		60 ft vs 90 ft	\$40,170	33%

* Estimate is for roads and public utilities only. Costs do not include street lighting, signs, private utilities, imported fill, site grading, storm water ponds or any work outside of the road right of way. All costs assume average unit prices, depths, sizes, and spacing. nearly 33%.