

CHAPTER 7
HOUSING ELEMENT

INTRODUCTION

Wisconsin's planning law requires that a local plan include a housing element. The planning process necessitates the local government analyze the impact of the policies and regulations of the local government on the development of various types of housing. The analysis is intended to take into account the current and projected housing needs of the community. The analysis should result in policies, which provide opportunities for development for the types and amounts of housing expected to be needed over a twenty-year planning period. The housing element is to discuss the objectives, policies, goals, maps and programs the local unit of government has available to provide an adequate housing supply which meets the existing and forecasted housing demand in the local governmental unit. The Town shall assess the age, structural type, value and occupancy characteristics of the existing housing stock and identify specific policies and programs that promote the development of housing for residents of the local governmental unit and provide a range of housing choices which meet the needs of the persons of all income levels, age groups and persons with special needs. Policies and programs should be analyzed which promote the availability of land for development or redevelopment of a range of housing and how to maintain or rehabilitate the Town's existing housing stock.

SMART GROWTH REQUIREMENTS

Section 66.1001(1)(b) of the *Wisconsin Statutes* states that the housing element of the Comprehensive Plan must identify specific policies and programs that do three things:

1. Promote the development of housing for residents of the local government unit and provide a range of housing choices that meet the needs of persons of all income levels, all age groups and persons with special needs.
2. Promote the availability of land for the development or redevelopment of low income and moderate income housing.
3. Maintain or rehabilitate the local governmental units existing housing stock.

In addition, the following comprehensive planning goals related to the housing element are set forth in Section 16.965 of the *Statutes* and must be addressed as part of the planning process:

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
- Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.

This chapter provides an inventory of existing housing stock, including age, structural condition, value, and occupancy characteristics. This information, along with housing demand inventory data such as household, income, and demographic information presented in Chapter II of this report, is used to analyze future housing needs for residents of the Town.

The chapter also includes a brief discussion and description of government programs which facilitate the provision of housing, including affordable housing

Also discussed are the current community policies and ordinances affecting housing, including policies established for the percentage distribution of single-family, two-family, and multi-family units.

This chapter sets forth housing goals and objectives through the plan design year of 2035. Recommended policies are defined as steps or actions to achieve housing goals and objectives.

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 percent 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.

A Town representative is working with the Land Use, Transportation and Housing Subcommittee on the update of the Waukesha County Development Plan who has identified a number of strengths, weaknesses and concerns about the current status of housing types and availability in Waukesha County. The Town's Focus Group has reviewed these issues and generally agrees with them, although they feel that a number of them don't apply to the Town of Mukwonago particularly those pertaining to increased densities because of the lack of public services such as municipal water/sewer and public transit.

TOWN OF MUKWONAGO HOUSING STRENGTHS, CONCERNS AND WEAKNESSES

Housing Strengths

- Sufficient housing supply for mid to high market single-family residential.
- High housing quality.
- Diverse housing age and style.
- Safe neighborhoods.
- Approximately 15 percent of the existing Town's residences qualify as affordable housing at a value of less than \$208,700.
- Public willingness to have cluster design subdivisions.

Housing Concerns and Weaknesses

- High cost of land.
- A need for increased density.
- Densities driven more toward single-family (suburban) densities.
- No preservation policy for Historic Homes.
- Tax base expectation for new development.
- Municipalities pushing for higher value development for tax base purposes.
- A lack of diverse housing stock in neighborhoods (i.e. two-family or more with single-family homes).
- A need for more energy efficient construction/green building.
- Lack of senior housing (condo and side by sides).
- Community septic system ownership and responsibility.
- Management of Common Open Space.

PART 1: INVENTORY

Housing supply

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

- Total housing units.
- Vacancy rate.
- Value of owner-occupied housing units.
- Monthly cost of housing units by tenure.
- 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 Town is one of the key inventory items needed to forecast the number of additional housing units the Town will require in 2035. Of the 2241 total living units in the Town, 2075 were owner occupied or 92.59 percent and 109 units or 4.86 percent were renter occupied according to the 2000 census. The number of vacancies in 2000 was 57 units, or 2.54 percent The Town has more owner occupied units than any of the other communities in the southwestern portion of Waukesha County. The percentage of owner occupied housing units in the County ranged from 48.51 percent in the Village of Butler to 95.09 percent in the Town of Vernon. The percentage of renter occupied units ranged from 2.36 percent in the Village of Lac La Belle to 49.15 percent in the Village of Butler. Over 35 percent of the entire renter occupied housing units within the County were located within the City of Waukesha in 2000.

Table 1

**Total Housing Units by Tenure in the Communities in the
Southwestern Waukesha County 2000**

Community	Owner Occupied Units		Renter Occupied Units		Vacant Units		Total Housing Number
	Number	%	Number	%	Number	%	
Town of Eagle	984	88.01	65	5.81	69	6.17	1,118
Town of Genesee	2,248	90.61	183	7.38	50	2.02	2,481
Town of Mukwonago	2,075	92.59	109	4.86	57	2.54	2,241
Village of Mukwonago	1,516	60.59	876	35.01	110	4.40	2,502
Village of North Prairie	455	83.64	76	13.97	13	2.39	544

Vacancy

Another key housing supply inventory item is the vacancy rate of various housing types. The vacancy rate is the number of vacant and available housing units divided by the total number of housing units within the Town. The vacancy rates for owner-occupied units and rental units are shown on Table 2.

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 three percent to ensure adequate housing choices, which should include a minimum 1.5 percent vacancy rate for owner-occupied housing units and a minimum five percent vacancy rate for rental units to ensure adequate housing choices. Vacant units can fall into several categories including for rent; for sale only; for seasonal, recreational, or occasional use; for migrant workers; and other vacant units.

The overall vacancy rate in the County was 3.62 percent in 2000. Although the overall vacancy rate for the County met HUD guidelines, the rate was less than three percent in the Towns of Vernon, Lisbon, Waukesha, Genesee, Dousman and Mukwonago; Villages of Merton, Big Bend, Wales, Lannon, Eagle, Nashotah, Menomonee Falls, Butler, and North Prarie, and the Cities of Muskego, Brookfield, and New Berlin. The Village of Oconomowoc Lake (15.45 percent) and Village of Chenequa (20.36 percent) each had a particularly high vacancy rate in 2000. Of all vacancies, Oconomowoc Lake had 12.20 percent in the “rented or sold, but not occupied category”. The vacancy rate in Chenequa is largely due to a 17.86 percent vacancy in the “seasonal, recreational, or occasional use” category. The vacancy rate for the Town of Mukwonago was 2.54 percent which is below the HUD guidelines.

The vacancy rate in the Town consisted of five units for rent, thirteen units for sale, nine units rented or so but not occupied, twenty seasonal or recreational and ten for migrant workers according to the 2000 census, The vacancy rates Countywide were 0.8 percent for owner-occupied units and slightly over five percent for rental units in 2000. The owner-occupied unit vacancy rate was substantially lower than the minimum vacancy rate identified by HUD to provide for an adequate choice of owner-occupied units. The rental unit vacancy exceeded HUD guidelines by 0.16 percent. To compare the vacancy rates in southwestern Waukesha County see Table 3

Table 2**Housing Vacancies in Southwestern Waukesha County Communities 2000**

Community	For Rent	For Sale Only	Rented/Sold Not Occupied	Seasonal Recreational or Occasional Use	For Migrant workers	Other Vacancy	Total Vacancies	total Units	Vacancy Rate
Town of Eagle	2	11	5	48	3	0	69	1118	6.17%
Town of Genesee	9	8	5	13	15	0	50	2481	2.02%
Town of Mukwonago	5	13	9	20	10	0	57	2241	2.54%
Village of Mukwonago	58	19	8	11	14	0	110	2502	4.4%
Village of North Prairie	4	4	3	2	0	0	13	544	2.39%

Value of Owner-Occupied Housing Units

Table 3 sets forth the value of specified owner-occupied housing units in Waukesha County in 2000. These values can be used to determine if there are adequate home ownership opportunities for residents of all income levels in the Town. In the Town of Mukwonago homes that had values between \$100,000 and \$149,999 comprised 19.87 percent of all owner-occupied housing units and 35.45 percent had values between \$150,000 and \$199,999. Owner-occupied homes that had values between \$200,000 and \$299,999 comprised 34.24 percent of housing units and 7.37 percent of the owner occupied units had values of \$300,000 or more. Homes that had values below \$99,999 comprised 3.09 percent of housing units. The median value for owner-occupied housing units in the Town in 2000 was \$186,800. The median value of \$170,400 in the County was second highest among counties in the region. The median value of owner-occupied housing units was \$124,441 in the region, \$112,200 in the State, and \$119,600 in the Nation.

More recent data regarding the value of owner-occupied housing units, available from the Wisconsin Realtors Association and Multiple Listing Service, is presented in Table 4. These sources provide information regarding the actual selling prices of existing housing in the Region. The selling price data generally pertains to single-family homes, but also includes housing units in two-, three-, and four-unit residential structures. The data shows there was a significant increase in median selling prices in the County (31.34 percent) and for the Region (34.27 percent) between 2001 and 2006. (See Table 4)

Table 3
STRUCTURAL VALUE FOR SPECIFIED OWNER-OCCUPIED HOUSING UNITS IN WAUKESHA COUNTY COMMUNITIES: 2000^a

Community	Less than \$50,000		\$50,000 - \$99,999		\$100,000 - \$150,000		\$150,000 - \$199,000		\$200,000 - \$249,000		\$250,000 - \$299,999		\$300,000 - \$399,000		\$400,000 or more		Total	Median
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
Town of Brookfield	9	0.57%	39	2.45%	393	24.70%	570	35.83%	275	17.28%	175	11.00%	110	6.91%	20	1.26%	1,591	\$177,100
Town of Delafield	8	0.38%	26	1.22%	158	7.42%	320	15.02%	304	14.27%	351	16.48%	317	14.88%	646	30.33%	2,130	\$285,500
Town of Eagle	15	1.78%	47	5.57%	133	15.76%	255	30.21%	180	21.33%	130	15.40%	41	4.86%	43	5.09%	844	\$195,400
Town of Genesee	0	0.00%	92	4.53%	259	12.75%	645	31.76%	496	24.42%	306	15.07%	176	8.67%	57	2.81%	2,031	\$202,000
Town of Lisbon	0	0.00%	25	0.94%	545	20.55%	1,163	43.85%	393	14.82%	368	13.88%	139	5.24%	19	0.72%	2,652	\$180,700
Town of Merton	14	0.61%	53	2.31%	182	7.95%	529	23.10%	436	19.04%	358	15.63%	346	15.11%	372	16.24%	2,290	\$242,100
Town of Mukwonago	20	1.06%	38	2.01%	375	19.87%	669	35.45%	436	23.11%	210	11.13%	112	5.94%	27	1.43%	1,887	\$186,800
Town of Oconomowoc	17	0.80%	84	3.96%	433	20.40%	554	26.10%	322	15.17%	170	8.01%	272	12.81%	271	12.76%	2,123	\$197,500
Town of Ottawa	0	0.00%	24	2.22%	200	18.52%	337	31.20%	292	27.04%	138	12.78%	73	6.76%	16	1.48%	1,080	\$197,400
Town of Summit	23	1.63%	47	3.33%	305	21.63%	224	15.89%	194	13.76%	178	12.62%	215	15.25%	224	15.89%	1,410	\$227,300
Town of Vernon	2	0.10%	58	2.76%	405	19.29%	930	44.31%	457	21.77%	177	8.43%	58	2.76%	12	0.57%	2,099	\$178,700
Town of Waukesha	12	0.47%	50	1.94%	534	20.74%	1,001	38.87%	465	18.06%	294	11.42%	145	5.63%	74	2.87%	2,575	\$184,200
Village of Big Bend	3	0.87%	42	12.17%	173	50.14%	111	32.17%	10	2.90%	2	0.58%	2	0.58%	2	0.58%	345	\$137,900
Village of Butler	0	0.00%	108	26.67%	257	63.46%	28	6.91%	12	2.96%	0	0.00%	0	0.00%	0	0.00%	405	\$115,100
Village of Chenequa	0	0.00%	2	1.16%	6	3.49%	2	1.16%	8	4.65%	2	1.16%	12	6.98%	140	81.40%	172	\$810,000
Village of Dousman	0	0.00%	35	11.59%	181	59.93%	81	26.82%	2	0.66%	2	0.66%	0	0.00%	1	0.33%	302	\$137,000
Village of Eagle	0	0.00%	37	6.88%	321	59.67%	171	31.78%	9	1.67%	0	0.00%	0	0.00%	0	0.00%	538	\$139,400
Village of Elm Grove	9	0.48%	5	0.27%	100	5.33%	325	17.31%	383	20.40%	420	22.38%	409	21.79%	226	12.04%	1,877	\$263,900
Village of Hartland	10	0.62%	73	4.51%	570	35.21%	555	34.28%	216	13.34%	87	5.37%	35	2.16%	73	4.51%	1,619	\$161,100
Village of Lac La Belle	0	0.00%	0	0.00%	4	3.54%	7	6.19%	5	4.42%	2	1.77%	16	14.16%	79	69.91%	113	\$483,300
Village of Lannon	2	1.03%	26	13.33%	94	48.21%	63	32.31%	2	1.03%	2	1.03%	2	1.03%	4	2.05%	195	\$133,400
Village of Menomonee Falls	36	0.39%	407	4.41%	4,067	44.05%	2,688	29.11%	950	10.29%	614	6.65%	365	3.95%	106	1.15%	9,233	\$151,600
Village of Merton	4	0.73%	26	4.73%	100	18.18%	144	26.18%	111	20.18%	86	15.64%	68	12.36%	11	2.00%	550	\$200,500
Village of Mukwonago	9	0.62%	136	9.37%	722	49.72%	462	31.82%	54	3.72%	54	3.72%	15	1.03%	0	0.00%	1,452	\$143,000
Village of Nashotah	0	0.00%	4	1.15%	44	12.61%	63	18.05%	75	21.49%	78	22.35%	71	20.34%	14	4.01%	349	\$242,300
Village of North Prairie	0	0.00%	41	9.36%	179	40.87%	144	32.88%	56	12.79%	6	1.37%	0	0.00%	12	2.74%	438	\$149,700
Village of Oconomowoc Lake	0	0.00%	2	1.17%	12	7.02%	15	8.77%	2	1.17%	7	4.09%	19	11.11%	114	66.67%	171	\$713,500
Village of Pewaukee	0	0.00%	143	8.49%	619	36.74%	453	26.88%	318	18.87%	42	2.49%	103	6.11%	7	0.42%	1,685	\$160,700
Village of Sussex	8	0.40%	57	2.85%	568	28.36%	836	41.74%	411	20.52%	106	5.29%	17	0.85%	0	0.00%	2,003	\$171,200
Village of Wales	0	0.00%	45	6.34%	93	13.10%	363	51.13%	121	17.04%	39	5.49%	45	6.34%	4	0.56%	710	\$183,700
City of Brookfield	36	0.30%	184	1.53%	2,244	18.72%	4,464	37.24%	1,771	14.77%	1,224	10.21%	1,150	9.59%	915	7.63%	11,988	\$189,100
City of Delafield	9	0.64%	19	1.36%	304	21.73%	227	16.23%	213	15.23%	230	16.44%	215	15.37%	182	13.01%	1,399	\$233,000
City of Muskego	26	0.44%	278	4.74%	1,699	28.96%	2,179	37.15%	935	15.94%	491	8.37%	205	3.49%	53	0.90%	5,866	\$166,700
City of New Berlin	13	0.12%	370	3.39%	3,567	32.66%	4,467	40.91%	1,180	10.81%	718	6.58%	500	4.58%	105	0.96%	10,920	\$162,100
City of Oconomowoc	7	0.24%	262	9.00%	1,246	42.82%	786	27.01%	248	8.52%	220	7.56%	89	3.06%	52	1.79%	2,910	\$147,900
City of Pewaukee	24	0.72%	113	3.40%	527	15.85%	1,216	36.58%	633	19.04%	401	12.06%	270	8.12%	140	4.21%	3,324	\$190,600
City of Waukesha	82	0.64%	1,662	12.97%	5,805	45.31%	3,656	28.54%	1,064	8.31%	362	2.83%	135	1.05%	45	0.35%	12,811	\$139,900
Waukesha County	201	0.45%	1,772	3.95%	12,032	12.79%	13,708	14.57%	6,995	7.43%	4,404	4.68%	3,183	3.38%	2,574	2.74%	44,869	\$170,400

^aThe 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 (Summary File 3). Source: U.S. Bureau of the Census and SEWRPC.

Table 4

Q3 MEDIAN SELLING PRICE OF HOUSING IN WAUKESHA COUNTY AND THE SOUTHEASTERN WISCONSIN REGION: 2001-2006

Year	Waukesha County Q3		Southeastern Wisconsin Region	
	Median Selling Price	Percent Change since 2001	Median Selling Price	Percent Change since 2001
2001	\$192,700	-	\$153,700	-
2002	\$205,300	6.54	\$143,570	5.80
2003	\$222,500	15.46	\$154,500	13.85
2004	\$245,200	27.24	\$168,000	23.80
2005	\$258,800	34.30	\$182,200	34.27
2006	\$253,100	31.34	\$182,200	34.27

NOTE: The residential selling price data presented in this table were released in third quarter Wisconsin Realtors Association (WRA) press releases for the corresponding year. The data was prepared by David E. Clark, Economist C3 Statistical Solutions Inc. for the WRA. The median price is an estimate of prices sold within the MLS. The data is a summary of sales prices of existing homes including condominiums received from MLS.

County figures are provided by the MLS (s) in that county and include only MLS sales of existing homes and condominiums and thus are not reflective of all sales (such as FSBO) within a county. MLS data may also not include sales submitted to the MLS after their report is submitted to the WRA. Contact the local MLS for specific sales total data.

Source: Wisconsin Realtors Association

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 Town. HUD defines affordability as access to decent and safe housing that costs no more than 30 percent of a household's gross monthly income. Over 75 percent of all owner occupied housing units in Waukesha County had a mortgage loan in 2000. An additional 27 percent had a second mortgage or home equity loan. These were the highest percentages within the Region and bordering counties. The lowest percentages of owner occupied housing units with a mortgage were in Dodge and Milwaukee counties. Table 5 sets forth monthly housing costs¹ for specified owner-occupied housing units with a mortgage in the County in 2000. The median monthly housing cost for homeowners with a mortgage in the County was \$1,366 in 2000.

- 39.56 percent of homeowners in the County with a mortgage spent between \$1,000 and \$1,499 on monthly housing costs
- 23.86 percent spent between \$1,500 and \$2,000 and 14.92 percent spent over \$2,000
- 15.65 percent of homeowners spent between \$700 and \$999 and about 6 percent spent under \$700

The median monthly cost of \$1,366 in the County was the second highest among counties in the Region. The median monthly cost for homeowners with a mortgage was \$1,123 in the Region, \$1,024 in the State, and \$1,088 in the Nation.

¹ 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. Costs do not include maintenance.

The median monthly housing cost for homeowners with a mortgage in the Town was \$1,345 in 2000.

- 45.19 percent of homeowners in the Town with a mortgage spent between \$1,000 and \$1,499 on monthly housing costs
- 27.4 percent spent between \$1,500 and \$2,000 and 7.52 percent spent over \$2,000
- 13.96 percent of homeowners spent between \$700 and \$999 and about 5.95 percent spent under \$700

Table 6 sets forth monthly housing costs for specified owner-occupied housing units without a mortgage in the County in 2000. The median monthly housing cost for homeowners without a mortgage in the County was \$446 in 2000.

- 29.68 percent of homeowners without a mortgage spent between \$300 and \$399 on monthly housing costs
- 31.30 percent spent between \$400 and \$499 and 21.79 percent spent between \$500 and \$699
- 10 percent of homeowners spent over \$700 and 7.23 percent spent under \$300

The median monthly housing cost for homeowners without a mortgage in the Town was \$373 in 2000.

- 43.33 percent of homeowners without a mortgage spent between \$300 and \$399 on monthly housing costs
- 29.26 percent spent between \$400 and \$499 and 8.15 percent spent between \$500 and \$699
- 23.34 percent of homeowners spent over \$700 and 17.41 percent spent under \$300

Table 7 sets forth monthly housing costs for specified owner-occupied housing units without a mortgage for each county in the Region and the State in 2000. The median monthly cost of \$442 in the County was the second highest among Counties in the Region (\$4 behind Ozaukee County). The median monthly housing cost for homeowners without a mortgage was \$388 in the Region, \$333 in the State, and \$295 in the Nation.

Table 8 sets forth monthly housing costs for rental units, or gross rent, in all municipalities in the County in 2000. Contract rent plus the estimated average monthly cost of utilities (electricity, gas, water, and sewer) and fuels 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 rent category of Table 8. The median monthly cost for rental housing in the County is the highest in the Region at \$726 in 2000.

- 38.51 percent of renters in the County spent between \$500 and \$749 on monthly housing costs
- 29.52 percent spent between \$750 and \$999 and 9.5 percent spent between \$300 and \$499
- 11.96 percent spent between \$1,000 and \$1,499 and 4.88 percent spent less than \$300
- 3.05 percent of renters made no cash payments for rental housing costs and 2.58 percent spent more than \$1,500

The median rent in the Town of Mukwonago in 2000 was \$732.

- 48.98 percent of renters in the County spent between \$500 and \$749 on monthly housing costs.

- 42.86 percent spent between \$750 and \$999 and 4.08 percent spent between \$300 and \$499.
- No renters paid more than \$1000 or less than \$300.
- 4.08 percent of renters made no cash payments for rental housing costs

Table 9 sets forth monthly housing costs for rental units for each County in the Region and the State in 2000. The median gross rent of \$726 in the County was the highest among Counties in the Region. Ozaukee County comes in second at \$642. The median monthly gross rent was \$596 in the Region, \$540 in the State, and \$602 in the Nation.

Over 44 percent of renters in Waukesha County paid more than \$750 per month in gross rent and 27 percent of renters paid more than 30 percent of their household income on gross rent payments in 2000.

In addition, over 14 percent of renters paid more than 50 percent of their household income on gross rent in Waukesha County in 2000. This figure was lower in Dodge, Jefferson, Ozaukee, Washington, and Walworth counties and higher in Racine, Kenosha, and Milwaukee counties.

Table 5

**MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITH A MORTGAGE IN
WAUKESHA COUNTY COMMUNITIES: 2000^a**

Community	Less than \$700		\$700-\$999		\$1000 - \$1499		\$1500 - \$1,999		\$2000 - \$2,499		\$2500 or more		Median Cost
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Town of Brookfield	53	4.29	170	13.77	552	44.70	230	18.62	182	14.74	48	3.89	\$1,360
Town of Delafield	67	3.76	108	6.06	391	21.95	406	22.80	302	16.96	507	28.47	\$1,855
Town of Eagle	47	5.87	162	20.22	260	32.46	195	24.34	84	10.49	53	6.62	\$1,285
Town of Genesee	86	4.66	235	12.72	764	41.36	538	29.13	137	7.42	87	4.71	\$1,404
Town of Lisbon	171	7.52	280	12.31	945	41.54	609	26.77	235	10.33	35	1.54	\$1,388
Town of Merton	86	4.59	171	9.12	544	29.03	650	34.69	226	12.06	197	10.51	\$1,591
Town of Mukwonago	104	5.95	244	13.96	790	45.19	479	27.40	79	4.52	52	2.97	\$1,345
Town of Oconomowoc	126	7.14	241	13.65	662	37.51	378	21.42	205	11.61	153	8.67	\$1,383
Town of Ottawa	56	5.73	167	17.09	400	40.94	225	23.03	94	9.62	35	3.58	\$1,308
Town of Summit	43	3.57	198	16.45	359	29.82	306	25.42	134	11.13	164	13.62	\$1,478
Town of Vernon	121	6.69	230	12.71	919	50.80	398	22.00	88	4.86	53	2.93	\$1,280
Town of Waukesha	164	7.81	374	17.81	707	33.67	590	28.10	200	9.52	65	3.10	\$1,361
Village of Big Bend	45	17.79	53	20.95	119	47.04	32	12.65	2	0.79	2	0.79	\$1,094
Village of Butler	57	18.39	87	28.06	115	37.10	43	13.87	4	1.29	4	1.29	\$1,036
Village of Chenequa	0	0.00	0	0.00	6	5.71	16	15.24	15	14.29	68	64.76	\$3,563
Village of Dousman	35	12.64	60	21.66	145	52.35	29	10.47	7	2.53	1	0.36	\$1,127
Village of Eagle	39	8.28	124	26.33	246	52.23	59	12.53	3	0.64	0	0.00	\$1,150
Village of Elm Grove	30	2.23	63	4.69	311	23.14	316	23.51	323	24.03	301	22.40	\$2,017
Village of Hartland	84	5.74	229	15.65	680	46.48	284	19.41	109	7.45	77	5.26	\$1,316
Village of Lac La Belle	3	3.45	2	2.30	9	10.34	10	11.49	17	19.54	46	52.87	\$2,792
Village of Lannon	23	10.13	52	22.91	94	41.41	53	23.35	5	2.20	0	0.00	\$1,147
Village of Menomonee Falls	343	4.97	1112	16.10	2941	42.59	1605	23.24	581	8.41	323	4.68	\$1,335
Village of Merton	22	4.40	77	15.40	162	32.40	174	34.80	49	9.80	16	3.20	\$1,461
Village of Mukwonago	86	7.11	189	15.62	774	63.97	145	11.98	16	1.32	0	0.00	\$1,201
Village of Nashotah	17	4.80	33	9.32	99	27.97	108	30.51	54	15.25	43	12.15	\$1,696
Village of North Prairie	34	9.09	101	27.01	143	38.24	72	19.25	16	4.28	8	2.14	\$1,188
Village of Oconomowoc Lake	2	1.72	11	9.48	8	6.90	17	14.66	13	11.21	65	56.03	\$2,662
Village of Pewaukee	130	6.90	553	29.37	649	34.47	394	20.92	86	4.57	71	3.77	\$1,287
Village of Sussex	136	7.56	275	15.29	709	39.43	577	32.09	76	4.23	25	1.39	\$1,386
Village of Wales	38	5.92	104	16.20	298	46.42	119	18.54	48	7.48	35	5.45	\$1,303
City of Brookfield	447	5.23	872	10.20	2911	34.05	2087	24.42	1206	14.11	1025	11.99	\$1,520
City of Delafield	51	4.10	123	9.90	432	34.75	345	27.76	145	11.67	147	11.83	\$1,554
City of Muskego	211	4.26	787	15.89	2208	44.59	1257	25.38	318	6.42	171	3.45	\$1,341
City of New Berlin	458	5.54	1175	14.21	3380	40.88	2150	26.00	750	9.07	355	4.29	\$1,385
City of Oconomowoc	216	9.40	421	18.31	981	42.67	486	21.14	110	4.78	85	3.70	\$1,211
City of Pewaukee	143	4.81	456	15.35	1079	36.33	708	23.84	407	13.70	177	5.96	\$1,434
City of Waukesha	865	7.71	2546	22.69	4766	42.48	2337	20.83	544	4.85	162	1.44	\$1,223
Waukesha County	4639	6.01	12085	15.65	30558	39.56	18427	23.86	6870	8.89	4656	6.03	\$1,366

^aData 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 (Summary File 3). 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.

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

Table 6

**MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITHOUT A MORTGAGE IN
WAUKESHA COUNTY COMMUNITIES: 2000^a**

Community	Less than \$300		\$300 - \$399		\$400 - 499		\$500 - \$699		Over \$700		Total		Median Cost
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Town of Brookfield	22	5.10	123	28.54	137	31.79	122	28.31	27	6.26	431	100.00	\$451
Town of Delafield	30	6.02	93	18.67	126	25.30	127	25.50	122	24.50	498	100.00	\$500
Town of Eagle	24	17.39	52	37.68	38	27.54	22	15.94	2	1.45	138	100.00	\$385
Town of Genesee	54	15.56	186	53.60	72	20.75	23	6.63	12	3.46	347	100.00	\$371
Town of Lisbon	28	5.49	186	36.47	160	31.37	115	22.55	21	4.12	510	100.00	\$426
Town of Merton	40	7.52	173	32.52	121	22.74	79	14.85	119	22.37	532	100.00	\$444
Town of Mukwonago	47	17.41	117	43.33	79	29.26	22	8.15	5	1.85	270	100.00	\$373
Town of Oconomowoc	84	16.90	134	26.96	79	15.90	84	16.90	116	23.34	497	100.00	\$439
Town of Ottawa	50	21.65	91	39.39	75	32.47	6	2.60	9	3.90	231	100.00	\$373
Town of Summit	41	13.95	77	26.19	55	18.71	48	16.33	73	24.83	294	100.00	\$453
Town of Vernon	45	10.71	248	59.05	89	21.19	33	7.86	5	1.19	420	100.00	\$370
Town of Waukesha	85	13.75	277	44.82	131	21.20	92	14.89	33	5.34	618	100.00	\$381
Village of Big Bend	15	14.02	58	54.21	28	26.17	6	5.61	0	0.00	107	100.00	\$371
Village of Butler	16	11.59	79	57.25	31	22.46	12	8.70	0	0.00	138	100.00	\$365
Village of Chenequa	0	0.00	4	5.26	0	0.00	5	6.58	67	88.16	76	100.00	\$4,002
Village of Dousman	11	26.19	18	42.86	11	26.19	2	4.76	0	0.00	42	100.00	\$345
Village of Eagle	26	31.71	54	65.85	2	2.44	0	0.00	0	0.00	82	100.00	\$328
Village of Elm Grove	9	1.29	18	2.57	107	15.29	250	35.71	316	45.14	700	100.00	\$669
Village of Hartland	17	5.86	145	50.00	76	26.21	36	12.41	16	5.52	290	100.00	\$391
Village of Lac La Belle	0	0.00	0	0.00	2	7.14	2	7.14	24	85.71	28	100.00	\$860
Village of Lannon	6	9.84	20	32.79	18	29.51	14	22.95	3	4.92	61	100.00	\$425
Village of Menomonee Falls	123	4.52	921	33.86	1,057	38.86	523	19.23	96	3.53	2,720	100.00	\$430
Village of Merton	25	35.71	19	27.14	10	14.29	14	20.00	2	2.86	70	100.00	\$338
Village of Mukwonago	61	20.54	111	37.37	51	17.17	66	22.22	8	2.69	297	100.00	\$384
Village of Nashotah	2	5.56	4	11.11	10	27.78	16	44.44	4	11.11	36	100.00	\$533
Village of North Prairie	28	32.94	31	36.47	23	27.06	3	3.53	0	0.00	85	100.00	\$366
Village of Oconomowoc Lake	0	0.00	2	2.94	11	16.18	4	5.88	51	75.00	68	100.00	\$4,002
Village of Pewaukee	15	5.32	107	37.94	78	27.66	73	25.89	9	3.19	282	100.00	\$424
Village of Sussex	25	6.78	141	38.21	133	36.04	52	14.09	18	4.88	369	100.00	\$414
Village of Wales	9	10.00	37	41.11	35	38.89	9	10.00	0	0.00	90	100.00	\$393
City of Brookfield	101	2.71	836	22.41	1,279	34.28	968	25.94	547	14.66	3,731	100.00	\$473
City of Delafield	17	5.20	75	22.94	106	32.42	86	26.30	43	13.15	327	100.00	\$467
City of Muskego	34	2.83	310	25.79	457	38.02	320	26.62	81	6.74	1,202	100.00	\$456
City of New Berlin	110	3.41	568	17.61	1,349	41.82	936	29.01	263	8.15	3,226	100.00	\$469
City of Oconomowoc	94	12.93	196	26.96	241	33.15	122	16.78	74	10.18	727	100.00	\$430
City of Pewaukee	90	12.10	227	30.51	156	20.97	199	26.75	72	9.68	744	100.00	\$435
City of Waukesha	277	10.30	1,081	40.19	758	28.18	515	19.14	59	2.19	2,690	100.00	\$399
Waukesha County	938	4.08	3,526	34.14	2,845	27.55	1,860	18.01	1,158	11.21	10,327	95.00	\$442

^aData 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 (Summary File 3). 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. Source: U.S. Bureau of the Census and SEWRPC.

Table 7

**MONTHLY OWNER COSTS FOR SPECIFIED HOUSING UNITS WITH A MORTGAGE IN THE
SOUTHEASTERN WISCONSIN REGION: 2000^a**

County	Less than \$700		\$700 to \$999		\$1,000 to \$1,499		\$1,500 to \$1,999		Over \$2000		Total		Median Cost
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Kenosha	2,519	10.5	6,902	28.6	9,650	40.0	3,525	14.6	1,509	6.3	24,105	100.0	1,113
Milwaukee	19,943	17.8	34,771	31.1	38,320	34.2	12,594	11.3	6,281	5.6	111,909	100.0	1,013
Ozaukee	784	5.2	2,245	14.8	5,391	35.6	3,513	23.2	3,196	21.2	15,129	100.0	1,420
Racine	4,752	15.3	9,272	29.9	11,611	37.4	3,822	12.3	1,594	5.1	31,051	100.0	1,054
Walworth	1,643	11.8	3,586	25.8	5,754	41.4	1,865	13.5	1,035	7.5	13,883	100.0	1,125
Washington	1,353	6.6	3,910	19.1	9,448	46.2	4,178	20.4	1,586	7.7	20,470	100.0	1,248
Waukesha	4,048	5.7	10,774	15.2	28,279	39.8	17,394	24.5	10,618	14.8	71,113	100.0	1,366
Region	35,031	12.2	71,433	25.0	108,381	37.6	46,854	16.2	25,819	9.0	287,518	100.0	1,123
Wisconsin	144,525	18.7	225,805	29.3	260,821	33.8	92,913	12.1	46,932	6.1	770,996	100.0	1,024

^aData 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 (Summary File 3). 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.

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

Table 8**MONTHLY GROSS RENT FOR RENTER-OCCUPIED HOUSING UNITS IN WAUKESHA COUNTY COMMUNITIES: 2000^a**

Community	Less than \$300		\$300 to \$499		\$500 to \$749		\$750 to \$999		\$1,000 to \$1,499		\$1,500 or More		No Cash Rent ^b		Total	Median Rent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
Town of Brookfield	20	2.01	24	2.41	84	8.44	436	43.82	370	37.19	40	4.02	21	2.11	995	\$950
Town of Delafield	0	0.00	10	4.50	52	23.42	114	51.35	21	9.46	17	7.66	8	3.60	222	\$839
Town of Eagle	0	0.00	12	22.64	26	49.06	10	18.87	5	9.43	0	0.00	0	0.00	53	\$672
Town of Genesee	0	0.00	11	9.40	44	37.61	30	25.64	11	9.40	0	0.00	21	17.95	117	\$718
Town of Lisbon	0	0.00	29	34.52	20	23.81	3	3.57	11	13.10	0	0.00	21	25.00	84	\$563
Town of Merton	0	0.00	29	14.50	71	35.50	55	27.50	15	7.50	0	0.00	30	15.00	200	\$691
Town of Mukwonago	0	0.00	2	4.08	24	48.98	21	42.86	0	0.00	0	0.00	2	4.08	49	\$732
Town of Oconomowoc	23	5.75	19	4.75	98	24.50	144	36.00	53	13.25	43	10.75	20	5.00	400	\$851
Town of Ottawa	0	0.00	0	0.00	17	15.74	40	37.04	33	30.56	4	3.70	14	12.96	108	\$944
Town of Summit	18	10.11	6	3.37	42	23.60	59	33.15	33	18.54	0	0.00	20	11.24	178	\$822
Town of Vernon	0	0.00	17	19.10	29	32.58	19	21.35	4	4.49	0	0.00	20	22.47	89	\$627
Town of Waukesha	0	0.00	29	49.15	10	16.95	12	20.34	8	13.56	0	0.00	0	0.00	59	\$703
Village of Big Bend	0	0.00	5	5.95	41	48.81	16	19.05	13	15.48	0	0.00	9	10.71	84	\$641
Village of Butler	107	23.26	68	14.78	194	42.17	80	17.39	7	1.52	4	0.87	0	0.00	460	\$590
Village of Chenequa	0	0.00	0	0.00	2	10.53	4	21.05	3	15.79	0	0.00	10	52.63	19	\$825
Village of Dousman	4	1.57	9	3.54	66	25.98	160	62.99	13	5.12	0	0.00	2	0.79	254	\$796
Village of Eagle	4	6.78	17	28.81	33	55.93	2	3.39	1	1.69	0	0.00	2	3.39	59	\$575
Village of Elm Grove	7	2.89	68	28.10	56	23.14	61	25.21	22	9.09	11	4.55	17	7.02	242	\$673
Village of Hartland	72	5.72	110	8.74	549	43.61	418	33.20	105	8.34	0	0.00	5	0.40	1,259	\$692
Village of Lac La Belle	0	0.00	0	0.00	0	0.00	2	50.00	2	50.00	0	0.00	0	0.00	4	\$950
Village of Lannon	7	10.61	18	27.27	18	27.27	15	22.73	0	0.00	0	0.00	8	12.12	66	\$540
Village of Menomonee Falls	103	3.58	251	8.72	1,263	43.90	710	24.68	267	9.28	177	6.15	106	3.68	2,877	\$702
Village of Merton	4	14.29	4	14.29	10	35.71	4	14.29	2	7.14	0	0.00	4	14.29	28	\$700
Village of Mukwonago	0	0.00	50	5.44	681	74.10	158	17.19	20	2.18	0	0.00	10	1.09	919	\$669
Village of Nashotah	0	0.00	3	17.65	3	17.65	8	47.06	3	17.65	0	0.00	0	0.00	17	\$850
Village of North Prairie	0	0.00	12	16.44	31	42.47	25	34.25	2	2.74	0	0.00	3	4.11	73	\$717
Village of Oconomowoc Lake	0	0.00	0	0.00	0	0.00	0	0.00	3	23.08	3	23.08	7	53.85	13	\$1,625
Village of Pewaukee	31	2.23	106	7.61	760	54.60	225	16.16	252	18.10	9	0.65	9	0.65	1,392	\$695
Village of Sussex	89	7.91	43	3.82	546	48.53	351	31.20	62	5.51	9	0.80	25	2.22	1,125	\$717
Village of Wales	0	0.00	19	14.50	55	41.98	27	20.61	22	16.79	8	6.11	0	0.00	131	\$673
City of Brookfield	19	1.38	59	4.28	163	11.82	388	28.14	545	39.52	131	9.50	74	5.37	1,379	\$1,014
City of Delafield	66	7.52	26	2.96	338	38.50	253	28.82	136	15.49	18	2.05	41	4.67	878	\$745
City of Muskego	30	2.36	26	2.04	365	28.69	582	45.75	168	13.21	50	3.93	51	4.01	1,272	\$785
City of New Berlin	63	2.35	95	3.55	735	27.46	1,131	42.25	459	17.15	112	4.18	82	3.06	2,677	\$830
City of Oconomowoc	97	5.19	184	9.84	939	50.21	475	25.40	65	3.48	57	3.05	53	2.83	1,870	\$674
City of Pewaukee	0	0.00	22	3.56	69	11.17	262	42.39	211	34.14	28	4.53	26	4.21	618	\$942
City of Waukesha	770	6.89	1,606	14.37	4,678	41.85	2,983	26.69	814	7.28	89	0.80	238	2.13	11,178	\$675
Waukesha County	1,534	4.88	2,989	9.5	12,112	38.51	9,283	29.52	3,761	11.96	810	2.58	959	3.05	31,448	\$726

^aContract 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 (Summary File 3).

^bIncludes 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 receive the unit as compensation. Source: U.S. Bureau of the Census and SEWRPC

Table 9**MONTHLY GROSS RENT FOR RENTER-OCCUPIED HOUSING UNITS IN THE SOUTHEASTERN WISCONSIN REGION: 2000^a**

County	Less than \$300		\$300 to \$499		\$500 to \$749		\$750 to \$999		\$1,000 to \$1,499		\$1,500 or More		No Cash Rent ^b		Total		Median Rent
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Kenosha	1,511	8.8	3,487	20.3	7,811	45.6	3,022	17.6	676	3.9	40	0.2	594	3.5	17,141	100.0	589
Milwaukee	16,438	9.2	49,943	28.0	77,580	43.4	22,434	12.6	6,947	3.9	1,705	1.0	3,607	2.0	178,654	100.0	555
Ozaukee	381	5.2	837	11.5	3,780	51.8	1,514	20.8	485	6.6	56	0.8	241	3.3	7,294	100.0	642
Racine	1,735	8.4	5,480	26.6	9,724	47.3	2,228	10.8	540	2.6	41	0.2	824	4.0	20,572	100.0	548
Walworth	1,021	9.9	2,158	20.9	4,568	44.3	1,803	17.5	296	2.9	47	0.5	428	4.1	10,321	100.0	588
Washington	576	5.6	1,706	16.5	5,321	51.5	1,943	18.8	400	3.9	16	0.2	361	3.5	10,323	100.0	620
Waukesha	1,534	4.9	2,989	9.5	12,112	38.5	9,283	29.5	3,761	12.0	810	2.6	959	3.0	31,448	100.0	726
Region	23,192	8.4	66,577	24.2	120,856	43.8	42,200	15.3	13,097	4.8	2,715	1.0	7,012	2.5	275,649	100.0	596
Wisconsin	67,538	10.5	189,366	29.5	254,439	39.7	78,955	12.3	22,527	3.5	4,881	0.8	23,966	3.7	641,672	100.0	540

^aContract 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 (Summary File 3).

^bIncludes 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.

Number of Bedrooms

Tables 10 and 11 set forth the number of housing units by tenure and number of bedrooms in the communities in Waukesha County in 2000. This information, when compared with household size information inventoried in a previous chapter, will provide a greater understanding of what type of housing units will best suit the future needs of Waukesha County residents.

Three bedroom dwellings comprised 57.97 percent of the owner-occupied units in the County. Four bedroom dwellings and two bedroom dwellings comprised 24.93 percent and 12.60 percent, respectively, of the owner-occupied units. Dwellings with five or more bedrooms and one or no bedrooms comprised 3.22 percent and 1.29 percent, respectively, of the owner-occupied dwellings. The Town of Mukwonago 63.25 percent of the single family residences has three bedrooms and 30.38 percent have four bedrooms which indicate that the homes in the Town are somewhat larger than in the rest of the County.

Two bedroom units comprised 47.80 percent of the rental units in the County. Units with one bedroom or no bedrooms and three bedroom units comprised 32.67 percent and 16.47 percent, respectively, of rental units. Four bedroom units and units with five or more bedrooms comprised 2.44 percent and 0.63 percent of the rental units in the County. In the Town of Mukwonago 47.46 percent of the rental units have two bedrooms and 22.03 percent of the rentals have three bedrooms.

Table 10**OWNER-OCCUPIED HOUSING UNITS BY NUMBER OF BEDROOMS IN
WAUKESHA COUNTY COMMUNITIES: 2000^a**

Community	1 or no bedroom		2 bedrooms		3 bedrooms		4 bedrooms		5 or more bedrooms		Total ^b
	Number	%	Number	%	Number	%	Number	%	Number	%	
Town of Brookfield	0	0.00	242	14.14	905	52.89	518	30.27	46	2.69	1,711
Town of Delafield	13	0.56	156	6.75	1,021	44.18	908	39.29	213	9.22	2,311
Town of Eagle	22	2.25	89	9.11	619	63.36	223	22.82	24	2.46	977
Town of Genesee	0	0.00	119	5.26	1,315	58.16	712	31.49	115	5.09	2,261
Town of Lisbon	0	0.00	413	13.19	1,977	63.12	669	21.36	73	2.33	3,132
Town of Merton	36	1.45	226	9.09	1,391	55.98	715	28.77	117	4.71	2,485
Town of Mukwonago	26	1.27	36	1.76	1,291	63.25	620	30.38	68	3.33	2,041
Town of Oconomowoc	52	2.24	276	11.89	1,347	58.01	592	25.50	55	2.37	2,322
Town of Ottawa	38	3.06	106	8.53	794	63.93	259	20.85	45	3.62	1,242
Town of Summit	13	0.84	193	12.44	947	61.06	364	23.47	34	2.19	1,551
Town of Vernon	19	0.83	79	3.45	1,430	62.47	694	30.32	67	2.93	2,289
Town of Waukesha	6	0.21	280	10.02	1,636	58.53	755	27.01	118	4.22	2,795
Village of Big Bend	4	1.08	44	11.89	240	64.86	75	20.27	7	1.89	370
Village of Butler	8	1.75	112	24.46	273	59.87	52	11.40	11	2.41	456
Village of Chenequa	2	1.03	15	7.73	40	20.62	82	42.27	55	28.35	194
Village of Dousman	3	0.91	39	11.89	228	69.51	53	16.16	5	1.52	328
Village of Eagle	6	1.08	60	10.81	403	72.61	82	14.77	4	0.72	555
Village of Elm Grove	56	2.54	301	13.67	960	43.60	735	33.38	150	6.81	2,202
Village of Hartland	4	0.23	129	7.31	1,122	63.57	437	24.76	73	4.14	1,765
Village of Lac La Belle	0	0.00	8	6.96	42	36.52	50	43.48	15	13.04	115
Village of Lannon	5	1.43	93	26.65	195	55.87	47	13.47	9	2.58	349
Village of Menomonee Falls	192	1.94	949	9.58	6,472	65.31	2,055	20.74	242	2.44	9,910
Village of Merton	6	1.03	31	5.34	338	58.28	192	33.10	13	2.24	580
Village of Mukwonago	34	2.21	282	18.32	957	62.18	248	16.11	18	1.17	1,539
Village of Nashotah	2	0.46	107	24.77	183	42.36	133	30.79	7	1.62	432
Village of North Prairie	0	0.00	37	8.06	335	72.98	75	16.34	12	2.61	459
Village of Oconomowoc Lake	1	0.53	10	5.35	66	35.29	59	31.55	51	27.27	187
Village of Pewaukee	109	4.69	879	37.84	986	42.45	324	13.95	25	1.08	2,323
Village of Sussex	0	0.00	96	4.40	1,706	78.15	381	17.45	0	0.00	2,183
Village of Wales	0	0.00	73	9.91	384	52.10	255	34.60	25	3.39	737
City of Brookfield	24	0.19	1,365	10.87	6,160	49.06	4,260	33.93	746	5.94	12,555
City of Delafield	44	2.70	316	19.37	798	48.93	398	24.40	75	4.60	1,631
City of Muskego	66	1.06	687	11.03	4,190	67.27	1,165	18.70	121	1.94	6,229
City of New Berlin	197	1.67	1,374	11.66	7,169	60.82	2,757	23.39	290	2.46	11,787
City of Oconomowoc	35	1.13	493	15.89	1,855	59.80	639	20.60	80	2.58	3,102
City of Pewaukee	17	0.44	851	21.97	1,888	48.75	1,033	26.67	84	2.17	3,873
City of Waukesha	293	2.02	2,473	17.08	8,308	57.38	3,17	21.90	235	1.62	14,480
Waukesha County	1,333	1.29	13,039	12.60	59,971	57.97	25,787	24.93	3,328	3.22	103,458

^aTotals are based on a sample of one in six responses to the 2000 Census (Summary File 3)^bTotals include occupied housing units only. Source: U.S. Bureau of the Census and SEWPC.

Table 11

**RENTER-OCCUPIED HOUSING UNITS BY NUMBER OF BEDROOMS IN
WAUKESHA COUNTY COMMUNITIES: 2000^a**

Community	1 or no bedroom		2 bedrooms		3 bedrooms		4 bedrooms		5 or more bedrooms		Total ^b
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Town of Brookfield	286	28.74	611	61.41	98	9.85	0	0.00	0	0.00	995
Town of Delafield	24	10.39	143	61.90	56	24.24	8	3.46	0	0.00	231
Town of Eagle	2	3.17	29	46.03	22	34.92	5	7.94	5	7.94	63
Town of Genesee	22	16.06	82	59.85	13	9.49	20	14.60	0	0.00	137
Town of Lisbon	10	10.42	49	51.04	33	34.38	4	4.17	0	0.00	96
Town of Merton	39	17.03	57	24.89	103	44.98	22	9.61	8	3.49	229
Town of Mukwonago	0	0.00	28	47.46	13	22.03	18	30.51	0	0.00	59
Town of Oconomowoc	60	14.67	188	45.97	119	29.10	22	5.38	20	4.89	409
Town of Ottawa	39	34.82	61	54.46	8	7.14	0	0.00	4	3.57	112
Town of Summit	53	27.04	34	17.35	73	37.24	30	15.31	6	3.06	196
Town of Vernon	21	22.83	27	29.35	38	41.30	4	4.35	2	2.17	92
Town of Waukesha	18	26.47	24	35.29	20	29.41	6	8.82	0	0.00	68
Village of Big Bend	2	2.38	46	54.76	21	25.00	12	14.29	3	3.57	84
Village of Butler	211	45.87	177	38.48	69	15.00	3	0.65	0	0.00	460
Village of Chenequa	2	8.33	4	16.67	7	29.17	6	25.00	5	20.83	24
Village of Dousman	83	32.17	89	34.50	83	32.17	3	1.16	0	0.00	258
Village of Eagle	23	37.10	26	41.94	11	17.74	2	3.23	0	0.00	62
Village of Elm Grove	104	42.98	88	36.36	22	9.09	17	7.02	11	4.55	242
Village of Hartland	283	22.48	677	53.77	276	21.92	23	1.83	0	0.00	1,259
Village of Lac La Belle	0	0.00	2	50.00	0	0.00	2	50.00	0	0.00	4
Village of Lannon	24	36.36	9	13.64	26	39.39	2	3.03	5	7.58	66
Village of Menomonee Falls	1,231	41.80	1,228	41.70	418	14.19	49	1.66	19	0.65	2,945
Village of Merton	4	14.29	14	50.00	8	28.57	0	0.00	2	7.14	28
Village of Mukwonago	280	30.47	502	54.62	126	13.71	11	1.20	0	0.00	919
Village of Nashotah	3	17.65	8	47.06	6	35.29	0	0.00	0	0.00	17
Village of North Prairie	20	26.67	39	52.00	9	12.00	7	9.33	0	0.00	75
Village of Oconomowoc Lake	2	13.33	2	13.33	8	53.33	3	20.00	0	0.00	15
Village of Pewaukee	399	28.66	737	52.95	231	16.59	7	0.50	18	1.29	1,392
Village of Sussex	212	18.84	718	63.82	176	15.64	19	1.69	0	0.00	1,125
Village of Wales	14	10.69	51	38.93	48	36.64	18	13.74	0	0.00	131
City of Brookfield	242	17.39	681	48.92	390	28.02	70	5.03	9	0.65	1,392
City of Delafield	177	20.02	456	51.58	211	23.87	19	2.15	21	2.38	884
City of Muskego	310	23.83	695	53.42	270	20.75	26	2.00	0	0.00	1,301
City of New Berlin	823	30.28	1,509	55.52	309	11.37	67	2.47	10	0.37	2,718
City of Oconomowoc	550	29.41	994	53.16	235	12.57	81	4.33	10	0.53	1,870
City of Pewaukee	156	24.84	348	55.41	97	15.45	27	4.30	0	0.00	628
City of Waukesha	4,649	41.56	4,754	42.50	1,580	14.13	161	1.44	41	0.37	11,185
Waukesha County	10,378	32.67	15,187	47.80	5,233	16.47	774	2.44	199	0.63	31,771

^aTotals are based on a sample of one in six responses to the 2000 Census (Summary File 3)

^bTotals include occupied housing units only.

Structure Type and Year Built

An inventory of housing units by structure type in the County provides an insight into the number of existing single family, two-family, and multi-family units. The number of units in these types of structures can be compared to resident characteristics to determine the future need for units in each type of structure. An inventory of housing units by structure type also provides insight into the character of the existing housing stock in the Town of Mukwonago. Table 13 sets forth the number of housing units by structure type in the all communities in the County in 2000.

Table 14 includes the number of building permits issued for units in each structure type in the County and local governments from 2000 through 2006. The building permit data from the U.S. Bureau of the Census represent the number of new privately-owned housing units authorized by building permits in the United States. A housing unit is defined as a house, an apartment, a group of rooms or a single room intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have a direct access from the outside of the building or through a common hall. In accordance with this definition, each apartment unit in an apartment building is counted as one housing unit. Housing units, as distinguished from "HUD-code" manufactured (mobile) homes, include conventional "site-built" units, prefabricated, panelized, componentized, sectional, and modular units. Housing unit statistics in this table excludes group quarters (such as dormitories and rooming houses), transient accommodations (such as transient hotels, motels, and tourist courts), "HUD-code" manufactured (mobile) homes, moved or relocated units, and housing units created in an existing residential or nonresidential structure, which explains why the 'other' category as shown in Table 13 is not a category in Table I4. These numbers provide a general indication of the amount of new housing stock that may have been added to the housing inventory. Since not all permits become actual housing starts and starts lag the permit stage of construction, these numbers do not represent total new construction, but should provide a general indicator on construction activity and the local real estate market.

Since 1999, Waukesha County has experienced a 10.66 percent increase in single-family homes, a 3.30 percent increase in two-family structures, and a 12.20 percent increase in multi-family developments (which includes 3 or more units per structure). Relative to one another, single-family, two-family and multi-family structures proportionally remain similar. The Town of Mukwonago since 1999 has experienced an increase of 360 new single family homes which a 16.97 percent increase. No two family or multi-family units have been constructed in that time, however some in-law units have been constructed by the conditional use process.

Table 13

**HOUSING UNITS BY STRUCTURE TYPE IN WAUKESHA COUNTY
COMMUNITIES: 2000^a**

Community	Single-Family		Two-Family		Multi-Family ^b		Other ^c		Total ^d
	Units	Percent	Units	Percent	Units	Percent	Units	Percent	
Town of Brookfield	1,696	59.95	68	2.40	1,050	37.12	15	0.53	2,829
Town of Delafield	2,442	93.10	32	1.22	139	5.30	10	0.38	2,623
Town of Eagle	1,088	98.28	19	1.72	0	0.00	0	0.00	1,107
Town of Genesee	2,321	96.19	52	2.15	40	1.66	0	0.00	2,413
Town of Lisbon	2,905	88.89	11	0.34	31	0.95	321	9.82	3,268
Town of Merton	2,815	96.40	60	2.05	12	0.41	33	1.13	2,920
Town of Mukwonago	2,122	98.47	17	0.79	7	0.32	9	0.42	2,155
Town of Oconomowoc	2,830	94.49	97	3.24	68	2.27	0	0.00	2,995
Town of Ottawa	1,322	93.03	3	0.21	96	6.76	0	0.00	1,421
Town of Summit	1,843	97.72	8	0.42	26	1.38	9	0.48	1,886
Town of Vernon	2,332	97.09	43	1.79	27	1.12	0	0.00	2,402
Town of Waukesha	2,806	95.80	51	1.74	47	1.60	25	0.85	2,929
Village of Big Bend	416	89.08	42	8.99	9	1.93	0	0.00	467
Village of Butler	451	48.08	175	18.66	308	32.84	4	0.43	938
Village of Chenequa	281	99.29	2	0.71	0	0.00	0	0.00	283
Village of Dousman	364	60.57	61	10.15	176	29.28	0	0.00	601
Village of Eagle	579	91.47	16	2.53	36	5.69	2	0.32	633
Village of Elm Grove	2,079	81.31	10	0.39	468	18.30	0	0.00	2,557
Village of Hartland	1,963	61.83	240	7.56	972	30.61	0	0.00	3,175
Village of Lac La Belle	131	100.00	0	0.00	0	0.00	0	0.00	131
Village of Lannon	245	57.65	23	5.41	18	4.24	139	32.71	425
Village of Menomonee Falls	10,137	77.09	294	2.24	2,643	20.10	76	0.58	13,150
Village of Merton	597	96.45	14	2.26	6	0.97	2	0.32	619
Village of Mukwonago	1,619	63.02	129	5.02	821	31.96	0	0.00	2,569
Village of Nashotah	375	81.70	8	1.74	73	15.90	3	0.65	459
Village of North Prairie	491	89.44	13	2.37	45	8.20	0	0.00	549
Village of Oconomowoc Lake	240	99.17	2	0.83	0	0.00	0	0.00	242
Village of Pewaukee	1,989	51.88	195	5.09	1,632	42.57	18	0.47	3,834
Village of Sussex	2,265	65.63	125	3.62	1,052	30.48	9	0.26	3,451
Village of Wales	804	89.43	56	6.23	39	4.34	0	0.00	899
City of Brookfield	12,973	91.06	132	0.93	1,136	7.97	5	0.04	14,246
City of Delafield	1,883	70.45	124	4.64	666	24.92	0	0.00	2,673
City of Muskego	6,394	83.10	239	3.11	1,061	13.79	0	0.00	7,694
City of New Berlin	11,913	79.74	193	1.29	2,809	18.80	24	0.16	14,939
City of Oconomowoc	3,497	66.44	346	6.57	1,420	26.98	0	0.00	5,263
City of Pewaukee	3,803	80.81	129	2.74	771	16.38	3	0.06	4,706
City of Waukesha	14,854	55.31	2,107	7.84	9,769	36.37	128	0.48	26,858
Waukesha County	106,865	76.16	5,136	3.66	27,473	19.58	835	0.60	140,309

^a2000 data are from the U.S. Census

^bMultifamily residential housing units include high-rise, garden, townhouse apartments, and condominiums where each unit is not separated from its neighbors by a ground-to-roof wall and has more than two units.

^c,

Table 14**HOUSING UNITS BY STRUCTURE TYPE IN WAUKESHA COUNTY
COMMUNITIES: 2006^a**

Community	Single-Family		% Increase since 1999	Two-Family		% Increase since 1999	Multi-Family ^b		% Increase since 1999	Total Units 2000-2006 ^c	% Increase since 1999
	Units	Percent		Units	Percent		Units	Percent			
Town of Brookfield	30	44.12	1.77	0	0.00	0.00	38	55.88	3.62	68	2.40
Town of Delafield	374	95.90	15.32	13	3.33	40.63	0	0.00	0.00	390	14.87
Town of Eagle	272	100.00	25.00	0	0.00	0.00	0	0.00	0.00	272	24.57
Town of Genesee	209	100.00	9.00	0	0.00	0.00	0	0.00	0.00	209	8.66
Town of Lisbon	25	100.00	0.86	0	0.00	0.00	0	0.00	0.00	25	0.76
Town of Merton	292	100.00	10.37	0	0.00	0.00	0	0.00	0.00	292	10.00
Town of Mukwonago	360	100.00	16.97	0	0.00	0.00	0	0.00	0.00	360	16.71
Town of Oconomowoc	415	85.22	14.66	0	0.00	0.00	72	14.78	105.88	487	16.26
Town of Ottawa	84	100.00	6.35	0	0.00	0.00	0	0.00	0.00	84	5.91
Town of Summit	209	100.00	11.34	0	0.00	0.00	0	0.00	0.00	209	11.08
Town of Vernon	229	100.00	9.82	0	0.00	0.00	0	0.00	0.00	229	9.53
Town of Waukesha	169	100.00	6.02	0	0.00	0.00	0	0.00	0.00	169	5.77
Village of Big Bend	20	90.91	4.81	2	9.09	4.76	0	0.00	0.00	22	4.71
Village of Butler	6	75.00	1.33	1	12.50	0.57	0	0.00	0.00	8	0.85
Village of Chenequa	19	100.00	6.76	0	0.00	0.00	0	0.00	0.00	19	6.71
Village of Dousman	181	100.00	49.73	0	0.00	0.00	0	0.00	0.00	181	30.12
Village of Eagle	72	100.00	12.44	0	0.00	0.00	0	0.00	0.00	72	11.37
Village of Elm Grove	32	41.56	1.54	0	0.00	0.00	45	58.44	9.62	77	3.01
Village of Hartland	405	99.02	20.63	1	0.24	0.42	2	0.49	0.21	409	12.88
Village of Lac La Belle	12	100.00	9.16	0	0.00	0.00	0	0.00	0.00	12	9.16
Village of Lannon	14	28.00	5.71	12	24.00	52.17	24	48.00	133.33	50	11.76
Village of Menomonee Falls	1001	64.13	9.87	50	3.20	17.01	510	32.67	19.30	1,561	11.87
Village of Merton	352	100.00	58.96	0	0.00	0.00	0	0.00	0.00	352	56.87
Village of Mukwonago	319	67.02	19.70	30	6.30	23.26	127	26.68	15.47	476	18.53
Village of Nashotah	63	100.00	16.80	0	0.00	0.00	0	0.00	0.00	63	13.73
Village of North Prairie	148	85.55	30.14	21	12.14	161.54	4	2.31	8.89	173	31.51
Village of Oconomowoc Lake	28	100.00	11.67	0	0.00	0.00	0	0.00	0.00	28	11.57
Village of Pewaukee	68	12.41	3.42	30	5.47	15.38	450	82.12	27.57	548	14.29
Village of Sussex	534	89.60	23.58	30	5.03	24.00	32	5.37	3.04	596	17.27
Village of Wales	57	100.00	7.09	0	0.00	0.00	0	0.00	0.00	57	6.34
City of Brookfield	476	49.28	3.67	0	0.00	0.00	490	50.72	43.13	966	6.78
City of Delafield	189	68.73	10.04	12	4.36	9.68	74	26.91	11.11	275	10.29
City of Muskego	1052	95.64	16.45	8	0.73	3.35	40	3.64	3.77	1,100	14.30
City of New Berlin	507	50.55	4.26	66	6.58	34.20	430	42.87	15.31	1,003	6.71
City of Oconomowoc	1033	97.00	29.54	32	3.00	9.25	0	0.00	0.00	1,065	20.24
City of Pewaukee	322	44.48	8.47	130	17.96	100.78	272	37.57	35.28	724	15.38
City of Waukesha	1815	69.22	12.22	66	2.52	3.13	741	28.26	7.59	2,622	9.76
Waukesha County	11393	74.69	10.66	504	3.30	9.81	3,351	21.97	12.20	15,253	10.87

^aData combines 2000-2006 from the U.S. Bureau of the Census, Construction--Building Permits.

^bMultifamily residential housing units include high-rise, garden, townhouse apartments, and condominiums where each unit is not separated from its neighbors by a ground-to-roof wall and has more than two units.

^cTotals are based on all housing units, including occupied and vacant units and excluding mobile homes and living quarters that do not fit into the other categories, such as separated from its neighbors by a ground-to-roof wall and has more than two units.

^dTotals are based on all housing units, including occupied and vacant units and excluding mobile homes and living quarters that do not fit into the other categories, such

The age of the existing housing stock in the County also provides insight into the character and condition of existing homes. It can be assumed that as housing stock ages, more housing units will need to be rehabilitated or replaced. Table 15 sets forth the age of the existing housing stock by municipality in the County. The median year built was 1974 for the entire County and 1981 for the Town of Mukwonago. The median year built for housing units in Villages ranges from 1954 in the Village of Oconomowoc Lake to 1993 in the Village of Nashotah and the median year for Towns ranges from 1968 in the Town of Oconomowoc to 1988 in the Town of Brookfield.

Table -15**YEAR BUILT FOR HOUSING UNITS IN WAUKESHA COUNTY COMMUNITIES: 2000^a**

Community	1995 to March 2000		1990 through 1994		1980 through 1989		1970 through 1979		1960 through 1969		1940 through 1959		Before 1940		Total ^b	Median Year Built
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
Town of Brookfield	428	15.13	907	32.06	321	11.35	245	8.66	592	20.93	294	10.39	42	1.48	2,829	1988
Town of Delafield	489	18.64	530	20.21	344	13.11	498	18.99	118	4.50	290	11.06	354	13.50	2,623	1981
Town of Eagle	226	20.42	182	16.44	122	11.02	193	17.43	36	3.25	152	13.73	196	17.71	1,107	1979
Town of Genesee	291	12.06	373	15.46	295	12.23	730	30.25	185	7.67	244	10.11	295	12.23	2,413	1977
Town of Lisbon	405	12.39	238	7.28	349	10.68	1,312	40.15	412	12.61	403	12.33	149	4.56	3,268	1975
Town of Merton	472	16.16	302	10.34	326	11.16	628	21.51	275	9.42	418	14.32	499	17.09	2,920	1974
Town of Mukwonago	315	14.62	430	19.95	352	16.33	722	33.50	77	3.57	114	5.29	145	6.73	2,155	1981
Town of Oconomowoc	260	8.68	250	8.35	215	7.18	683	22.80	425	14.19	605	20.20	557	18.60	2,995	1968
Town of Ottawa	219	15.41	236	16.61	115	8.09	306	21.53	134	9.43	265	18.65	146	10.27	1,421	1975
Town of Summit	245	12.99	152	8.06	138	7.32	310	16.44	220	11.66	455	24.13	366	19.41	1,886	1966
Town of Vernon	190	7.91	188	7.83	384	15.99	989	41.17	185	7.70	191	7.95	275	11.45	2,402	1976
Town of Waukesha	506	17.28	350	11.95	425	14.51	793	27.07	389	13.28	318	10.86	148	5.05	2,929	1978
Village of Big Bend	7	1.50	14	3.00	21	4.50	116	24.84	69	14.78	146	31.26	94	20.13	467	1959
Village of Butler	32	3.41	13	1.39	95	10.13	189	20.15	101	10.77	340	36.25	168	17.91	938	1959
Village of Chenequa	20	7.07	20	7.07	29	10.25	31	10.95	34	12.01	41	14.49	108	38.16	283	1957
Village of Dousman	120	19.97	79	13.14	47	7.82	128	21.30	35	5.82	56	9.32	136	22.63	601	1976
Village of Eagle	148	23.38	74	11.69	89	14.06	106	16.75	37	5.85	68	10.74	111	17.54	633	1979
Village of Elm Grove	153	5.98	48	1.88	154	6.02	509	19.91	530	20.73	913	35.71	250	9.78	2,557	1962
Village of Hartland	356	11.21	322	10.14	455	14.33	1,044	32.88	277	8.72	374	11.78	347	10.93	3,175	1976
Village of Lac La Belle	24	18.32	26	19.85	3	2.29	6	4.58	23	17.56	18	13.74	31	23.66	131	1967
Village of Lannon	21	4.94	91	21.41	22	5.18	58	13.65	33	7.76	82	19.29	118	27.76	425	1964
Village of Menomonee Falls	1,786	13.58	1,455	11.06	1,050	7.98	1,285	9.77	3,369	25.62	3,520	26.77	685	5.21	13,150	1967
Village of Merton	134	21.65	137	22.13	49	7.92	147	23.75	32	5.17	40	6.46	80	12.92	619	1982
Village of Mukwonago	483	18.80	461	17.94	250	9.73	569	22.15	203	7.90	257	10.00	346	13.47	2,569	1978
Village of Nashotah	189	41.18	94	20.48	20	4.36	49	10.68	16	3.49	40	8.71	51	11.11	459	1993
Village of North Prairie	52	9.47	74	13.48	118	21.49	99	18.03	39	7.10	75	13.66	92	16.76	549	1977
Village of Oconomowoc Lake	25	10.33	15	6.20	19	7.85	20	8.26	29	11.98	40	16.53	94	38.84	242	1954
Village of Pewaukee	1,168	30.46	531	13.85	317	8.27	762	19.87	283	7.38	351	9.15	422	11.01	3,834	1983
Village of Sussex	848	24.57	772	22.37	676	19.59	476	13.79	391	11.33	185	5.36	103	2.98	3,451	1988
Village of Wales	57	6.34	89	9.90	163	18.13	384	42.71	92	10.23	48	5.34	66	7.34	899	1976
City of Brookfield	1,115	7.83	1,143	8.02	1,772	12.44	2,299	16.14	3,219	22.60	4,332	30.41	366	2.57	14,246	1968
City of Delafield	321	12.01	392	14.67	517	19.34	398	14.89	256	9.58	454	16.98	335	12.53	2,673	1977
City of Muskego	1,110	14.43	1,423	18.49	823	10.70	1,526	19.83	838	10.89	1,539	20.00	435	5.65	7,694	1977
City of New Berlin	2,168	14.51	1,529	10.23	1,997	13.37	2,874	19.24	2,620	17.54	3,050	20.42	701	4.69	14,939	1974
City of Oconomowoc	440	8.36	347	6.59	728	13.83	943	17.92	629	11.95	871	16.55	1,305	24.80	5,263	1967
City of Pewaukee	982	20.87	834	17.72	598	12.71	697	14.81	607	12.90	622	13.22	366	7.78	4,706	1981
City of Waukesha	3,124	11.63	2,075	7.73	3,787	14.10	6,351	23.65	3,214	11.97	4,114	15.32	4,193	15.61	26,858	1973
County	18,929	13.49	16,196	11.54	17,185	12.25	28,475	20.29	20,024	14.27	25,325	18.05	14,175	10.10	140,309	1974

^a Totals are based on a sample of one in six respondents to the 2000 Census.^b Totals are based on all housing units, including occupied and vacant housing units. Source: U.S. Bureau of the Census.

Existing Housing Stock Condition

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. Generally, this provides a more accurate projection of the number of new housing units that will be needed to serve the projected population of the planning area through 2035.

Municipal assessor's offices and private assessors under contract to provide assessment services generally assign each housing unit within their jurisdiction a condition score. The scores range from excellent to unsound on a six- point scale and measure the present physical condition of each housing unit. Excellent/very good or good indicates the dwelling exhibits above average maintenance and upkeep in relation to its age. Average or fair indicates the dwelling shows minor signs of deterioration caused by normal wear and an ordinary standard of upkeep and maintenance in relation to its age. Poor/very poor indicates the dwelling shows signs of deferred maintenance and exhibits a below average standard of maintenance and upkeep in relation to its age. An unsound rating indicates the dwelling is unfit for use and should be removed from the existing housing stock totals. In the Town of Mukwonago the assessor indicates 17 living units or 0.62 percent of the housing stock is unsound or in poor to very poor condition. It is felt that the majority of these units are probably old converted summer cottages which need updating in the area southwest of the Phantom Lakes.

Housing Demand

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

- Affordable housing needs assessment.
- Household projection: 2035.
- Household income.
- Age distribution.
- Household size.

As with the above housing supply inventory data, Census 2000 Summary File 1 and Summary File 3 were used in the collection of the housing demand inventory data presented in this chapter. Again, Summary File 1 data were used when possible; however, in most cases only Summary File 3 data were available.

Affordable Housing Need Assessment

As previously stated, HUD defines housing affordability as households "paying no more than 30 percent of their income for housing." Households that pay more than 30 percent of their monthly income for housing are considered to have a high housing cost burden. 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 percent of their gross monthly income as a condition of loan approval. Thus, 28 to 30 percent 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 percent of their monthly income.

Waukesha County Housing Affordability Facts

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

- About 19 percent of owner occupied households in Waukesha County spent over 30 percent of their monthly income on housing costs in 2000. This ranked 18th out of 72 counties in the state.
- About 27 percent of all renters' occupied households spent more than 30 percent of their monthly income on housing costs in 2000. Although Waukesha County had the highest median rent per month (\$726.00) it ranked 16th out of 72 counties within the state in percent paying 30 percent or more of income for rent.
 - 17,810 households in the County were extremely low income (below 30 percent of the County median annual household income) or very low income (between 30 and 50 percent of the County median annual household income) households in 2000
 - An extremely low income household (earning 30 percent of the 2000 County median annual household income of \$62,839) could afford monthly housing costs of no more than \$471 in 2000
 - In 2000, 4,523 households paid less than \$499 a month on gross rent.
 - In 2000, 4,639 households paid less than \$700 a month on housing expenses for owner-occupied housing units with a mortgage.
- **The fair market rent^o in Waukesha County for a one bedroom apartment was \$725 in 2006**
 - A worker earning the average hourly wage for the retail trade sector in Waukesha County (\$10.58/hour) would have had to work 53 hours a week to afford the fair market rent for a one bedroom apartment in 2006 or work at one job for 49 hours a week with overtime pay.
- **The fair market rent in Waukesha County for a two bedroom apartment was \$830 in 2006**
 - A worker earning the average Waukesha County retail trade sector hourly wage would have had to work 63 hours a week to afford the fair market rent for a two bedroom apartment in 2006 or work at one job for 54 hours with overtime pay
- **The cost of a typical starter home in Waukesha County was about \$200,000 in 2006**
 - The minimum annual household income needed to purchase a \$200,000 home in Waukesha County was \$73,200, or \$6,100 a month, in 2006 (assumption based on a 30 year mortgage at 6.9 percent with a maximum principal, interest, taxes, and insurance payment of \$1,830 per month. Property taxes calculated at \$3,000 per year and home insurance at \$500 per year.)
 - A household with two workers earning the average Waukesha County retail trade sector hourly wage(\$10.58 per hour) would each have to work 67 hours a week to afford the monthly payments for a \$200,000 home or 58 hours each a week if they each worked one job and earned overtime pay after 40 hours.
 - A police officer earning a typical entry level wage in Waukesha County (\$20.50/hour) would have to work 59 hours a week if they worked one job and earned an average of 19 hours of overtime pay per week to afford the monthly payments for a \$200,000 home
- **The housing wage in Waukesha County**
 - A full-time worker (40 hours per week) had to earn \$14.02 per hour (\$29,158 per year) to afford a one-bedroom rental unit at the fair market rent in Waukesha County in 2006

- A full-time worker (40 hours per week) had to earn \$16.13 per hour (\$33,545 per year) to afford a two-bedroom rental unit at the fair market rent in Waukesha County in 2006
- A full-time worker (40 hours per week) had to earn \$35.20 per hour (\$73,216 per year) to afford a \$200,000 home in Waukesha County in 2006

The average weekly wage for jobs located in Waukesha County was \$790 in 2006 (19.75 per hour for a 40 hour week)

The Town of Mukwonago 2000 census information shows that median household income in the Town is \$75,067. Based upon the household income in 1999 in the Town of Mukwonago, the median percentage of monthly income spent on housing is 21.7 percent for owner occupied with a mortgage, 9.9 percent without a mortgage and 23.1 percent in renter occupied units. With the median income per household in 1999 at \$75,067 given the 30 percent figure, a household could spend \$1876 on housing per month which is more than the \$1345 median per month spent in households with mortgages, \$373 spent without mortgages and the \$732 spent by renters. In 1999 20 percent of the households in the Town earned less than \$50,000 per year, which at the 30 percent figure allowed \$1250 per month for housing costs, which is according to 2006 figures well below the \$74,314 necessary for a \$200,000 house. A house which is considered affordable in Waukesha County is priced below \$208,700. In an inventory of the residences in the Town of Mukwonago in 2005 based upon current fair market value on the Town's assessment role approximately 15 percent of the residences in the Town of Mukwonago are affordable. This figure does not include single properties containing multiple residential units such as the duplexes along Section Road, converted farmstead duplexes or properties around the Phantom Lakes which contain multiple living units. With the inclusion of these properties, it is felt that the 15 percent figure would be closer to 17-18 percent of the housing stock in the Town of Mukwonago being considered affordable.

Table 16 sets forth the number of owner-occupied and renter-occupied households in the Region by County with a high housing cost burden in 2000 based on general Census data. About 19 percent of owner-occupied households in the Region experienced a high housing cost burden and about 31 percent of renter-occupied households in the Region experienced a high housing cost burden.

Table 16**HOUSEHOLDS WITH A HIGH HOUSING COST BURDEN IN THE
SOUTHEASTERN WISCONSIN REGION: 2000^a**

County	Owner-Occupied Households		Renter-Occupied Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
Kenosha	7,855	20.3	5,359	30.9	13,214	23.6
Milwaukee	38,655	19.4	57,025	31.9	95,680	25.3
Ozaukee	4,570	19.4	1,730	23.7	6,300	20.4
Racine	8,615	17.2	6,265	30.1	14,880	21.0
Walworth	5,285	22.2	3,179	29.8	8,464	24.5
Washington	6,075	18.2	2,380	22.6	8,455	19.3
Waukesha	19,100	18.5	8,750	27.5	27,850	20.6
Region	90,155	19.1	84,688	30.5	174,843	23.3

^aHigh housing cost burden is defined by HUD as a household spending more than 30 percent of its gross monthly income on housing costs. Source: U.S. Census Bureau and SEWRPC.

Table 17 sets forth the median percentage of monthly income spent on housing costs by owner-occupied and renter-occupied households in the communities in Waukesha County in 2000 based on general Census data. The median percentage of monthly income spent on housing costs in the County by owner-occupied households with a mortgage was about 21.4 percent. The median percentage spent by owner-occupied households without a mortgage was about 11.3 percent and the percentage spent by renter-occupied households was about 22.8 percent. This shows that most households in the County opt to pay substantially less than the 30 percent affordability standard as defined by HUD.

Table 18 sets forth the number of households with more than 1.01 occupants per room in the County. Within the County, 1.39 percent of households had more than 1.01 occupants per room in 2000.

Table 17**MEDIAN PERCENTAGE OF MONTHLY INCOME SPENT ON HOUSING IN
WAUKESHA COUNTY COMMUNITIES: 2000**

Community	Owner-Occupied with a Mortgage^a	Owner-Occupied Without a Mortgage^b	Renter-Occupied^c
Town of Brookfield	20.4	11.8	34.7
Town of Delafield	20.7	9.9	17.7
Town of Eagle	21.1	9.9	15.6
Town of Genesee	20.7	9.9	16.2
Town of Lisbon	20.6	9.9	13.4
Town of Merton	22.2	9.9	18.1
Town of Mukwonago	21.7	9.9	23.1
Town of Oconomowoc	21.9	9.9	19.1
Town of Ottawa	19.8	9.9	41.6
Town of Summit	22.9	12.9	19.3
Town of Vernon	21.3	9.9	18.4
Town of Waukesha	20	9.9	21.7
Village of Big Bend	20.5	9.9	17.9
Village of Butler	19.9	14.8	24.5
Village of Chenequa	20.9	10.4	16.9
Village of Dousman	22.2	10.6	26.6
Village of Eagle	22.4	11.7	21.1
Village of Elm Grove	21	10.6	20.7
Village of Hartland	21	10	21.5
Village of Lac La Belle	23.9	20	25
Village of Lannon	24	19.2	17.5
Village of Menomonee Falls	21.3	12.5	25.7
Village of Merton	23.1	9.9	29.2
Village of Mukwonago	22.1	9.9	21.7
Village of Nashotah	23.3	9.9	30.8
Village of North Prairie	21.1	9.9	22
Village of Oconomowoc Lake	21.6	10.6	22.5
Village of Pewaukee	22.7	18.8	21.4
Village of Sussex	22	9.9	22.9
Village of Wales	20.4	9.9	18.8
City of Brookfield	20.9	10.9	24.4
City of Delafield	21.1	12.9	21.8
City of Muskego	22.2	12.1	21.5
City of New Berlin	21.1	11.8	22
City of Oconomowoc	21.9	13.7	21.7
City of Pewaukee	20.3	11.9	19.5
City of Waukesha	22	11.5	23.2

^aSpecified owner-occupied housing units: Median selected monthly owner costs as a percentage of household income in 1999 ; Housing units with a mortgage^bSpecified owner-occupied housing units: Median selected monthly owner costs as a percentage of household income in 1999 ; Housing units without a mortgage^cSpecified renter-occupied housing units paying cash rent: Median gross rent as a percentage of household income in 1999

Table 18**OWNER-OCCUPIED^a HOUSING OCCUPANCY BY NUMBER OF OCCUPANTS PER ROOM IN WAUKESHA COUNTY COMMUNITIES: 2000^b**

Community	Occupants per room								Total
	0.50 or less		0.51 to 1.00		1.01 to 1.50		1.51 or more		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Town of Brookfield	1,361	79.54	341	19.93	9	0.53	0	0.00	1,711
Town of Delafield	1,903	82.35	408	17.65	0	0.00	0	0.00	2,311
Town of Eagle	682	69.81	286	29.27	9	0.92	0	0.00	977
Town of Genesee	1,636	72.36	596	26.36	20	0.88	9	0.40	2,261
Town of Lisbon	2,160	68.97	956	30.52	16	0.51	0	0.00	3,132
Town of Merton	1,843	74.16	624	25.11	14	0.56	4	0.16	2,485
Town of Mukwonago	1,457	71.39	584	28.61	0	0.00	0	0.00	2,041
Town of Oconomowoc	1,717	73.94	603	25.97	2	0.09	0	0.00	2,322
Town of Ottawa	940	75.68	296	23.83	6	0.48	0	0.00	1,242
Town of Summit	1,164	75.05	374	24.11	13	0.84	0	0.00	1,551
Town of Vernon	1,609	70.29	661	28.88	19	0.83	0	0.00	2,289
Town of Waukesha	2,178	77.92	607	21.72	10	0.36	0	0.00	2,795
Village of Big Bend	257	69.46	102	27.57	11	2.97	0	0.00	370
Village of Butler	352	77.19	92	20.18	12	2.63	0	0.00	456
Village of Chenequa	176	90.72	16	8.25	2	1.03	0	0.00	194
Village of Dousman	234	71.34	94	28.66	0	0.00	0	0.00	328
Village of Eagle	342	61.62	199	35.86	12	2.16	2	0.36	555
Village of Elm Grove	1,932	87.74	270	12.26	0	0.00	0	0.00	2,202
Village of Hartland	1,305	73.94	460	26.06	0	0.00	0	0.00	1,765
Village of Lac La Belle	110	95.65	5	4.35	0	0.00	0	0.00	115
Village of Lannon	262	75.07	79	22.64	6	1.72	2	0.57	349
Village of Menomonee Falls	7,380	74.47	2,467	24.89	45	0.45	18	0.18	9,910
Village of Merton	356	61.38	221	38.10	2	0.34	1	0.17	580
Village of Mukwonago	1,106	71.86	420	27.29	13	0.84	0	0.00	1,539
Village of Nashotah	347	80.32	85	19.68	0	0.00	0	0.00	432
Village of North Prairie	292	63.62	167	36.38	0	0.00	0	0.00	459
Village of Oconomowoc Lake	160	85.56	27	14.44	0	0.00	0	0.00	187
Village of Pewaukee	1,824	78.52	491	21.14	8	0.34	0	0.00	2,323
Village of Sussex	1,485	68.03	679	31.10	19	0.87	0	0.00	2,183
Village of Wales	482	65.40	250	33.92	5	0.68	0	0.00	737
City of Brookfield	10,185	81.12	2,325	18.52	39	0.31	6	0.05	12,555
City of Delafield	1,243	76.21	388	23.79	0	0.00	0	0.00	1,631
City of Muskego	4,313	69.24	1,874	30.09	28	0.45	14	0.22	6,229
City of New Berlin	9,167	77.77	2,530	21.46	74	0.63	16	0.14	11,787
City of Oconomowoc	2,394	77.18	681	21.95	27	0.87	0	0.00	3,102
City of Pewaukee	3,086	79.68	766	19.78	11	0.28	10	0.26	3,873
City of Waukesha	10,855	74.97	3,410	23.55	156	1.08	59	0.41	14,480
County	78,295	75.68	24,434	23.62	588	0.57	141	0.14	103,458

^a 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.

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

Source: U.S. Census Bureau and SEWRPC.

Table 19**RENTER-OCCUPIED^a HOUSING OCCUPANCY BY NUMBER OF OCCUPANTS PER ROOM IN WAUKESHA COUNTY COMMUNITIES: 2000^b**

Community	Occupants per room								Total
	0.50 or less		0.51 to 1.00		1.01 to 1.50		1.51 or more		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Town of Brookfield	806	81.01	159	15.98	30	3.02	0	0.00	995
Town of Delafield	174	75.32	54	23.38	3	1.30	0	0.00	231
Town of Eagle	36	57.14	25	39.68	0	0.00	2	3.17	63
Town of Genesee	99	72.26	38	27.74	0	0.00	0	0.00	137
Town of Lisbon	72	75.00	24	25.00	0	0.00	0	0.00	96
Town of Merton	178	77.73	51	22.27	0	0.00	0	0.00	229
Town of Mukwonago	31	52.54	21	35.59	7	11.86	0	0.00	59
Town of Oconomowoc	298	72.86	111	27.14	0	0.00	0	0.00	409
Town of Ottawa	100	89.29	12	10.71	0	0.00	0	0.00	112
Town of Summit	152	77.55	38	19.39	6	3.06	0	0.00	196
Town of Vernon	35	38.04	51	55.43	6	6.52	0	0.00	92
Town of Waukesha	28	41.18	30	44.12	10	14.71	0	0.00	68
Village of Big Bend	62	73.81	16	19.05	3	3.57	3	3.57	84
Village of Butler	367	79.78	80	17.39	8	1.74	5	1.09	460
Village of Chenequa	18	75.00	6	25.00	0	0.00	0	0.00	24
Village of Dousman	148	57.36	103	39.92	5	1.94	2	0.78	258
Village of Eagle	47	75.81	13	20.97	2	3.23	0	0.00	62
Village of Elm Grove	148	61.16	77	31.82	0	0.00	17	7.02	242
Village of Hartland	821	65.21	409	32.49	6	0.48	23	1.83	1,259
Village of Lac La Belle	2	50.00	2	50.00	0	0.00	0	0.00	4
Village of Lannon	49	74.24	9	13.64	6	9.09	2	3.03	66
Village of Menomonee Falls	2,165	73.51	767	26.04	13	0.44	0	0.00	2,945
Village of Merton	22	78.57	6	21.43	0	0.00	0	0.00	28
Village of Mukwonago	521	56.69	343	37.32	32	3.48	23	2.50	919
Village of Nashotah	11	64.71	6	35.29	0	0.00	0	0.00	17
Village of North Prairie	47	62.67	25	33.33	3	4.00	0	0.00	75
Village of Oconomowoc Lake	13	86.67	2	13.33	0	0.00	0	0.00	15
Village of Pewaukee	953	68.46	367	26.36	48	3.45	24	1.72	1,392
Village of Sussex	720	64.00	370	32.89	27	2.40	8	0.71	1,125
Village of Wales	67	51.15	64	48.85	0	0.00	0	0.00	131
City of Brookfield	1,074	77.16	286	20.55	32	2.30	0	0.00	1,392
City of Delafield	576	65.16	289	32.69	19	2.15	0	0.00	884
City of Muskego	903	69.41	362	27.82	16	1.23	20	1.54	1,301
City of New Berlin	1,943	71.49	706	25.97	62	2.28	7	0.26	2,718
City of Oconomowoc	1,333	71.28	509	27.22	26	1.39	2	0.11	1,870
City of Pewaukee	436	69.43	182	28.98	10	1.59	0	0.00	628
City of Waukesha	7,157	63.99	3,399	30.39	331	2.96	298	2.66	11,185
County	21,612	68.02	9,012	28.37	711	2.24	436	1.37	31,771

^a 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.

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

Source: U.S. Census Bureau and SEWRPC.

Household Projections: 2030

The number of additional housing units needed in the 2030 plan design year is projected by first selecting a population projection. The number of residents expected to reside in "group quarters" is then subtracted from the projected total population, and the result is divided by the projected household size (number of persons per household in 2030). This number is then multiplied by the desired vacancy rate of 3 percent to determine the total number of housing units needed in the Town in 2030. The resulting number of housing units is about 3913.

The number of additional housing units needed between 2000 and 2030 to provide an adequate supply is 1616 additional housing units. The type of housing units that ultimately produce this total should be determined based on household income, age distribution, and household size to best meet the needs of Town residents.

Household Income

Household income should be considered when developing policies intended to help provide housing units within a cost range affordable to all income groups. Chapter 2 sets forth the number of households in various income ranges and the median household income in the Town in 1999. The median household income was \$75,067 in the Town, however; lower-income households exist in the Town and should be provided with affordable housing options.

Households in the Town earning less than \$22,520 in 1999, or less than 30 percent of the Town median household income, were considered extremely low income households. About 156 or 7.4 percent of households in the Town earned less than \$25,000. Very low income households earned between \$22,595 and \$37,533 in 1999 (30.1 to 50 percent of the median income). Low income earnings for the Town were between \$37,606 and \$60,053 (50.1 to 80 percent of the Town median). Putting them in the low-income group. About 24.72 percent of households, or 522, earned between \$50,000 and \$74,999 in 1999. Moderate income earnings for the Town were between \$60,129 and \$71,313, or 80.1 and 95 percent of the median income.

The 2000 census information breakdown of household income is not consistent with the percentages necessary to determine the exact percentage of Town of Mukwonago households in the different ranges, therefore the Town will use the County averages in calculating the number of projected household through the year 2030. The Waukesha county percentages for each household category should be considered when developing policies intended to help provide housing units within a cost range affordable to all income groups. The median household income was \$62,839 in the County and \$75,067 in the Town. .

Households in the County earning less than \$18,851 in 2006, or less than 30 percent of the County median household income, were considered extremely low income households. About 5.99 percent of households in the County, or 8,114 households, earned less than \$15,000. Another 7.16 percent, or 9696 households, earned between \$15,000 and \$24,999 in 1999. These households were in either the extremely low income group or very low income group. Very low income households earned between \$18,915 and \$31,420 in 1999 (30.1 to 50 percent of the median income). About 8.93 percent of households, or 12,097, earned between \$25,000 and \$34,999. These households were either in the very low income group or the low income group.

Low income earnings for the County were between \$31,482 and \$50,271 (50.1 to 80 percent of the County median). An additional 19,686 households, or 14.53 percent, earned between \$35,000 and \$49,999, also putting them in the low-income group. About 24.72 percent of households, or 33,478, earned between \$50,000 and \$74,999 in 1999. Moderate income earnings for the County were between \$50,334 and \$59,697, or 80.1 and 95 percent of the median income and 13,532 households, or 10 percent of all households fell within the moderate income group for the county in 1999.

Table 20 shows the projected number of households in each income category through 2030. These projections assume the percentage in each income category reported in 2000 will be the same in 2030.

- 281 households, or about 7.8 percent, are projected to be extremely low income
- 159 households, or about 3.4 percent, are projected to be very low income
- 752 households, or about 21.0 percent, are projected to be low income
- 615 households, or about 20.4 percent, are projected to be moderate income

Table 20

**PROJECTED HOUSEHOLDS BY INCOME LEVEL
TOWN OF MUKWONAGO 2030**

YEAR	LIVING UNITS	EXTREMELY LOW INCOME	VERY LOW INCOME	LOW INCOME	MODERATE INCOME
2000	2,155	169	73	453	440
2005	2,691	199	86	533	517
2010	2,881	213	92	570	553
2015	3,221	238	103	638	618
2020	3,471	257	111	687	666
2025	3,721	275	119	737	714
2030	3,971	294	127	786	762

- 2007-2030 the Town grew 50 new residential units per year.
- In 2000, the household sizes were 3.14; all other projections were 2.75 persons per household.
- The same percentages of the household income that existed in 2000 census were used to calculate the projected numbers, which were 7.4 percent, 3.2 percent 19.8 percent and 19.2 percent respectively

Housing Need for Non-Resident Workers

The characteristics of resident and non-resident workers in Waukesha County were analyzed to determine whether non-resident workers could afford to live in communities in Waukesha County if they wanted to do so.

Data Sources

The Public Use Microdata Samples (PUMS), released in 2003 by the U.S. Census Bureau, provide information based on a five percent sample of the population from "long-form"

questionnaires completed for the 2000 Census of Population and Housing. The PUMS data are intended to permit the cross-tabulation of variables not possible using other Census products and not available in Census publications, while conforming to requirements to protect the confidentiality of Census respondents. The geography used for the PUMS data is a relatively large scale, being based on groups of counties or single counties with 100,000 or greater population. PUMS data were derived from a 5 percent sample of the total population--less than that used in other tabulations of the Census. Consequently, the data does not precisely match that published in other Census products.

Place of Residence and Place of Work

Table 21 provides information on the place of residence for people who work in Waukesha County. Workers who both live and work in the County was 58.59 percent in 2000, or 120,484 workers. The largest numbers of commuters, about 57, 412 workers, or 27.44 percent of all workers in the Waukesha County, live in Milwaukee County.

Note: In reviewing the Census 2000 MCD/County-to-MCD/County Worker Flow Files before release, some errors were discovered in a number of the MCD/county-to-MCD/county flows. These errors have been corrected. However, as a result of the corrections the data in these files may not agree with data previously released in Summary File 3 (SF3) and related products. In particular, there may be differences in the number of people working in the state and/or MCD/county of residence between SF3 and similar estimates derived from these files. Additionally, tract 1010 that includes the City of Milwaukee but falls within the Waukesha County datasets has been omitted.

Earnings and Household Incomes of Resident and Non-Resident Workers

Non-resident workers earned more in terms of median earnings than did resident workers. The median earnings for non-resident workers was about \$31,130, while the median earnings for resident workers was about \$24,820--a difference of about \$6,310, or 20 percent. The median earnings of workers vary significantly by occupation. Both resident and non-residents workers in service and farming, forestry, and fishing occupations had the lowest median earnings, while workers employed in management, business, and financial operations had the highest median earnings. The median wages of non-resident workers exceeded those of resident workers in all occupation categories except construction, extraction, and maintenance. With respect to the number of hours worked per week, a greater proportion of resident workers worked on a part-time basis--less than 40 hours per week--than did non-resident workers. About 28 percent of resident workers worked less than 40 hours per week, while only about 19 percent of non-resident workers worked less than 40 hours per week.

Table 21 PERSONS WORKING IN WAUKESHA COUNTY BY PLACE OF WORK AND PLACE OF RESIDENCE: 2000^a

Place of Work	County of Residence								All Other WI Counties	Illinois Counties	All Other Areas	Total
	Waukesha	Dodge	Jefferson	Milwaukee	Ozaukee	Racine	Walworth	Washington				
Town of Brookfield	5,131	70	138	3,302	114	128	82	179	180	15	46	9,385
Town of Delafield	800	12	16	173	0	8	45	16	7	9	0	1,086
Town of Eagle	243	4	34	20	7	0	49	0	19	0	0	357
Town of Genesee	964	2	60	149	0	42	80	0	24	0	0	1,297
Town of Lisbon	1,111	31	17	353	20	14	30	197	28	8	0	1,809
Town of Merton	1,143	31	31	159	14	4	8	107	5	0	0	1,502
Town of Mukwonago	473	1	18	71	0	8	19	2	4	0	0	596
Town of Oconomowoc	1,083	81	159	88	0	11	8	16	19	0	0	1,465
Town of Ottawa	220	10	14	0	0	0	30	7	16	0	0	297
Town of Summit	938	107	225	136	0	0	12	7	14	37	0	1,425
Town of Vernon	593	2	11	182	0	34	36	0	7	0	0	858
Town of Waukesha	1,638	18	18	236	6	26	44	15	2	0	10	2,013
Village of Big Bend	538	9	7	134	4	87	13	19	0	18	0	829
Village of Butler	1,268	34	39	1,477	41	55	11	319	85	12	3	3,244
Village of Chenequa	99	0	0	7	0	0	0	5	0	0	3	114
Village of Dousman	547	8	139	47	0	7	9	5	28	0	0	762
Village of Eagle	273	5	57	27	1	9	51	7	16	0	0	446
Village of Elm Grove	1,778	10	24	1,654	10	70	15	101	36	21	4	3,662
Village of Hartland	3,754	178	229	821	38	59	40	166	61	41	18	5,405
Village of Lac La Belle	35	4	5	0	0	0	0	5	1	4	0	54
Village of Lannon	400	10	0	213	22	0	0	92	7	0	9	753
Village of Menomonee Falls	10,095	327	156	8,468	747	283	97	4,569	404	97	59	25,302
Village of Merton	1,638	18	18	236	6	26	44	15	0	0	0	2,001
Village of Mukwonago	2,219	6	53	513	8	212	577	26	17	0	2	3,633
Village of Nashotah	394	49	47	81	0	12	6	4	5	0	0	598
Village of North Prairie	433	0	54	57	0	22	39	2	2	0	5	614
Village of Oconomowoc Lake	218	12	10	19	0	0	10	0	0	0	0	269
Village of Pewaukee	3,237	64	75	782	32	119	36	163	79	12	9	4,608
Village of Sussex	3,529	97	140	2,050	74	90	59	646	85	37	42	6,685
Village of Wales	616	26	57	118	0	8	19	24	27	0	0	895
City of Brookfield	17,514	233	359	13,374	548	500	246	1,319	545	75	92	34,805
City of Delafield	2,832	64	179	345	32	12	31	89	44	35	7	3,670
City of Muskego	2,909	17	26	1,413	8	625	106	31	42	6	3	5,186
City of New Berlin	10,027	121	174	8,532	207	728	357	415	260	50	96	20,967
City of Oconomowoc	5,607	887	1,486	811	33	44	42	167	76	71	31	9,077
City of Pewaukee	8,848	219	313	4,095	165	305	170	472	377	71	23	14,587
City of Waukesha	27,339	299	1,019	7,269	220	632	711	742	532	94	102	38,959
Total	45,408	1,226	1,851	21,573	1,144	1,334	1,469	6,714	1,178	311	210	81,964

As part of this housing element, the Town should analyze the various types of data to determine how the housing supply matches the demand. This analysis is important because it identifies the issues that the housing elements will need to address. This analysis can help set priorities for the element such as rehabilitating existing housing stock, adding rental housing for older persons and persons with special needs. The plan should focus not only on the present situation, but also on future trends and issues, which will guide the community housing policy and action over the next 20 years.

The first part of the analysis should be future housing production needs. The 2000 census indicated there was a 2.4 percent vacancy rate, which is determined according to HUD by the number of housing units vacant and available divided by the total number of housing units. This is important in determining whether the housing supply is adequate to meet the demand. Some vacancies are necessary for a healthy housing market. According to HUD, an overall vacancy rate of roughly 3 percent is considered best. This rate allows consumers adequate choices for owner occupied housing at an acceptable rate of 1.5 percent, while for rental housing it is 5 percent. As part of the smart growth law, communities are to do an analysis for housing affordability. Does the supply of housing and its pricing match the ability of households to pay? There are a number of different approaches to analyzing housing affordability. The approach approved by the U.S. Department of Housing and Urban Development for consolidated plans is to look at the median income for a community and determine how many units are available to various low and moderate households. Extremely low income households are those with incomes below 30 percent of the area median household income, very low is defined as an income between 30 percent and 50 percent of the area median household income and low income households are those with incomes between 50 percent and 80 percent of the affordable median household income. Moderate income households have incomes between 80 percent and 95 percent of the area median household income. HUD defines affordability as paying no more than 30 percent of the household's income for housing.

This affordability standard does not say that households are not able to pay more than that amount. Households may choose to pay more to get the housing they need or want. According to HUD's standards, people should have the choice of having decent and safe housing for no more than 30 percent of their household income. HUD annually publishes a table for all counties and for entitlement jurisdictions that lists median household income and incomes of 30 percent, 50 percent and 80 percent of the median income for households of different sizes. It defines those categories as extremely low - 30 percent or lower, very low - 50 percent and below and 80 percent and below. Households between 80 percent and 100 percent are categorized as moderate income households. Many federal and state housing funding programs are tied to those definitions.

To learn whether this is an adequate supply of affordable housing, the number of households within the various income categories must first be determined. In order to determine if there is an adequate supply of housing affordable to households of various income categories, the incomes in various categories must be converted to an affordable monthly housing payment. For example, assuming the annual income for a household in the 50 percent median income for a certain area is \$24,000, the first step is to divide the \$24,000 monthly income by 12, this yields \$2,000. The next step is to multiply the monthly income by 0.3 or 30 percent, to determine the monthly amount the household can afford for housing, this yields \$600. The next step is to determine how many units are affordable in the community at monthly costs of \$600 or less. To determine if the supply is adequate, compare the number of units available with the number of households with incomes in that category. This a very

rough measure since most of the households in the category will have a range of incomes with \$24,000 being the maximum. Another issue to consider is the availability of housing for employees of new or growing industries. Is there an adequate housing supply at prices affordable for employees with these industries? Is there affordable priced housing convenient to the facility or will workers need to commute from elsewhere? According to HUD, and based upon the 80 percent criteria for the Metropolitan Milwaukee median income for a family of four is \$53,750 of annual income. For a family of two it is \$43,300. In using the housing affordability analysis, with the household income for the Town of Mukwonago according to the 2000 census median income of \$75,067 and using the 30 percent rule, the average household can afford to spend \$1,876.68 on housing. This is above the average for Waukesha County, which has a median household income of \$62,839, of which 30 percent would be \$1,571.

In reviewing the Town of Mukwonago 2005 equalized values of residential properties, 408 residential properties or 15 percent of the Town's residential properties qualify as affordable housing based upon the \$208,700 figure. This determination was based properties having improvement values of more than \$40,000 and lot sizes of less than 10 acres. This analysis showed 4 properties of less than \$100,000, 50 properties of \$100,000-\$149,999, 229 sites between \$150,000 and \$199,999 and 125 sites between \$200,000 and \$208,700. This appears to be a reduction in the number of structures based upon the structure values in the 2000 census, which listed 1112 properties, which were owner, occupied having a value of less than \$200,000. The median property value, according to the 2000 census was \$186,800, which greatly exceeds the Waukesha County median value of \$96,300. According to the 2000 census data, the combined monthly mortgage and monthly owner costs for the Town were a median of \$1,345 per household and owner costs for households without mortgages were \$373.

Government Activity in Housing

An inventory of government sponsored housing and housing related programs is necessary in order to understand and assess the potential role of government in helping the private sector to meet the housing needs in the Town of Mukwonago and Waukesha County, in particular. There is an array of local, state and federal housing programs, which are diverse and deal with a full range of housing and housing related issues. The types of housing programs described herein generally fit into the following categories:

1. Programs of local housing agencies and organizations, which are designed to expand opportunities for more affordable housing and provide one-time rental or home buyers assistance and encourage housing rehabilitation.
2. Programs, which provide subsidies or incentives for developers to construct or rehabilitate housing affordability by, lower income households.
3. Programs, which provide direct subsidies to income to qualified households.

In Waukesha County, there are a number of local housing programs receiving funding from state and federal sources. Local organizations have been formed in Waukesha County to address housing issues since the late 1980's. Government sponsored housing programs have been inventoried to assess government's potential to help the private sector meet housing needs in the Waukesha County communities. The full array of government sponsored programs and funding availability is almost continually changing, therefore, this section focuses on those programs that have the potential for

increasing the availability of lower-cost housing and rehabilitation in Waukesha County. Many of the programs available in Waukesha County are administered through local and statewide nonprofit organizations that receive funding from the Federal government. Several entities are involved in administering and funding the following programs, including the HOME Consortium, the Wisconsin Housing and Economic Development Authority (WHEDA), and the U.S. Department of Housing and Urban Development (HUD).

Additionally, the Wisconsin Department of Commerce Division of Housing and Community Development released a Household Housing Guide in February 2007 that provides contacts and a brief description of housing programs available for low- and moderate-income households throughout the state. As of September 2007, the guide could be found at the Department of Commerce website at the following address: <http://commerce.wi.gov/CDdocs/BOH-Fact-Sheets/cd-boh-housing.pdf>.

HOUSING PROGRAM ADMINISTRATORS

The HOME Consortium

The HOME Consortium is a four-county governmental body, which includes Ozaukee, Washington, Waukesha, and Jefferson Counties, whose purpose is to advance homeownership opportunities and programs for households that earn 80 percent or less of the area's median income. Median incomes based on family size are developed annually by HUD. The area served by the Consortium receives an annual funding allocation from HUD. The Consortium's programs are administered by C-CAP LLC and the Community Housing Initiative, Inc., which are nonprofit organizations located in the City of Waukesha.

Wisconsin Housing and Economic Development Authority (WHEDA)

WHEDA was created by the Wisconsin Legislature in 1972 as a nonprofit "public benefit corporation" to help meet the housing needs of lower-income households in the State. This purpose has expanded to include providing housing facilities to meet the needs of disabled and elderly households. The programs are financed through the sale of tax-exempt bonds and receive no State tax support. These programs involve the administration of several federally funded grants and housing tax credits.

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

HUD provides funding for a number of housing programs, including the Section 8 Low-Income Rental Assistance Program and the Home Investment Partnership Act (HOME). In order for units or agencies of government to apply for and receive HUD housing grants or public housing funds, they must prepare a CHAS (Comprehensive Housing Affordability Strategy) and submit that strategy to HUD for approval. The purpose of the CHAS is to ensure that communities receiving funding from HUD have planned for the housing-related needs of low- and moderate-income households in a way that improves the availability and affordability of adequate housing. The CHAS must also include consideration of persons needing supportive services, identify the manner in which private resources will be incorporated in addressing identified housing needs, and provide for both rental and homeownership options.

The Federal Housing Administration (FHA)

The FHA was established by Congress in 1934 and became part of HUD's Office of Housing in 1965. The FHA insures mortgage loans for single family and multi-family homes from FHA-approved lenders throughout the Nation, including Waukesha County, and is the largest insurer of mortgages in the world. FHA mortgage insurance provides approved lenders with protection against losses as the result of default on a loan. The lender bears less risk because the FHA will pay a claim to the lender in the event of a homeowner default. This allows FHA insured loans to be made with less cash investment than other loans, which increases accessibility to lower-income households.

U.S. Department of Agriculture (USDA) Rural Development

The USDA administers the Federal Government's primary program addressing America's need for affordable rural housing. USDA Rural Development provides loans and grants to develop rural community facilities in cities, villages, and towns with populations less than 20,000 that are not part of an urban area. The USDA provides several programs for affordable housing opportunities for low- to moderate- income families; however the only program available for Waukesha County residents is the Guaranteed Rural Housing (GRH) loan program. In general, the GRH loan program excludes the communities central and towards the northeast of the County as well as Lac La Belle and Oconomowoc.

GREEN BUILDING PROGRAMS, INCENTIVES, ASSOCIATIONS, MATERIAL RE-USE, and PROJECT EXAMPLES

Energy Star Qualified Homes

Homes that earn the ENERGY STAR must meet guidelines for energy efficiency set by the U.S. Environmental Protection Agency. ENERGY STAR qualified homes are at least 15 percent more energy efficient than homes built to the 2004 International Residential Code (IRC), and includes additional energy-saving features that typically make them 20–30 percent more efficient than standard homes. ENERGY STAR qualified homes can include a variety of energy-efficient features, such as effective insulation, high performance windows, tight construction and ducts, efficient heating and cooling equipment and ENERGY STAR qualified lighting and appliances.

Through ENERGY STAR, builders and other home industry professionals can differentiate themselves in the market. New homes that qualify as ENERGY STAR provide greater comfort and durability for home buyers. For more information on ENERGY STAR homes, products, and incentives, visit: www.energystar.gov.

Focus on Energy - Energy Star Mortgages

Through the Focus on Energy program and participating lenders, Energy Star Mortgages are available to those who purchase a Wisconsin Energy Star home. Benefits include reduced closing costs and qualifying for a slightly higher mortgage due to increased energy savings.

For more information on ENERGY STAR Mortgages, the Wisconsin ENERGY STAR Homes program, or other ENERGY STAR programs, call toll-free: 1.800.762.7077 or e-mail: WESHinfo@focusonenergy.com.

Habitat ReStore

- Donated left-over building material to be purchased at discounted prices with profits benefiting Habitat for Humanity projects.

Green Built Home

Green Built Home is a national award winning green building initiative that reviews and certifies new homes and remodeling projects that meet sustainable building and energy standards. The program is implemented in partnership with the Madison Area Builders Association in cooperation with other participating builders associations, leading utilities and organizations that promote green building.

There are currently nearly forty regional green building programs in existence nationwide Green Built Home is the only such program in the upper Midwest and was founded in 1999 by Wisconsin Environmental Initiative (WEI) in partnership with the Madison Area Builders Association. The program is implemented by participating builders associations in cooperation with leading utilities and other organizations that promote green building and energy efficiency. As a product of a non-profit organization, Green Built Home provides neutral third party certification of green building practices that meet meaningful environmental, health, and energy standards.

Green Built Home is administered throughout the state of Wisconsin and reaches thousands of homebuyers and builders through our collaborations with builders associations and other affiliated organizations. Support for Green Built Home comes from builder enrollment and home registration fees as well as organizations that promote green building and energy efficiency for Wisconsin.

LEED Construction

The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. LEED provides a roadmap for measuring and documenting success for every building type and phase of a building lifecycle that can be found at: www.usgbc.org. Below is an introduction to LEED homes and neighborhoods.

LEED for Homes

LEED for Homes is a voluntary rating system that promotes the design and construction of high performance "green" homes. A green home uses less energy/water/natural resources and creates less waste; and is healthier and more comfortable for the occupants. Benefits of a LEED home include

lower energy and water bills; reduced greenhouse gas emissions; and less exposure to mold, mildew and other indoor toxins. The net cost of owning a LEED home is comparable to that of owning a conventional home.

The LEED Rating System is the nationally recognized standard for green building. LEED certification recognizes and rewards builders for meeting the highest performance standards, and gives homeowners confidence that their home is durable, healthy, and environmentally friendly.

Affordable Housing

The LEED for Homes Initiative for Affordable Housing promotes sustainable building practices specifically for affordable homes. The ultimate goal of this initiative is to recognize and reward the intrinsic resource efficiencies of affordable housing within the LEED for Homes rating system. With generous support from The Home Depot Foundation, and in collaboration with other leaders in this sector, USGBC is working to develop appropriate tools, educational offerings, and technical assistance for the affordable housing market. USGBC is also partnering with Enterprise Community Partners to promote green affordable housing.

Enterprise Community Partners and the U.S. Green Building Council (USGBC) have partnered to expand the benefits of green building for developers, operators and residents of affordable housing. Through the partnership, Enterprise and USGBC will accelerate the momentum among affordable housing developers to incorporate green building and sustainable development practices into their activities.

Existing Buildings (includes all buildings)

LEED for Existing Buildings maximizes operational efficiency while minimizing environmental impacts. It provides a recognized, performance-based benchmark for building owners and operators to measure operations, improvements and maintenance on a consistent scale. The LEED for Existing Buildings Rating System is a set of voluntary performance standards for the sustainable upgrades and operation of buildings not undergoing major renovations. It provides sustainable guidelines for building operations, periodic upgrades of building systems, minor space use changes and building processes.

The goals of LEED for Existing Buildings is to help building owners operate their buildings in a sustainable and efficient way over the long term. To achieve this goal, LEED for Existing Buildings will provide certification and re-certification of building operation to recognize building owners' ongoing achievements.

LEED for Builders Information

In a new approach for LEED, LEED homes are rated by LEED for Homes Providers, local organizations with demonstrated experience and expertise in their region's market. A LEED for Homes Provider has three primary roles in a given market:

- Marketing LEED to builders.
- Providing green home rating support services to builders.

- Training, coordinating, and overseeing LEED qualified inspectors and builder support staff.

Twelve LEED for Homes Providers have been established throughout the nation. Currently, there is no LEED Home Provider in Wisconsin. USGBC will be selecting new providers as needed after the national roll-out of LEED for Homes in fall 2007. For a complete list of LEED for Homes Providers, visit the USGBC website: www.usgbc.org.

LEED for Neighborhood Development

The LEED for Neighborhood Development program integrates the principles of smart growth, new urbanism, and green building into the first national standard for neighborhood design. LEED certification provides independent, third-party verification that a development's location and design meet accepted high standards for environmentally responsible, sustainable, development. LEED for Neighborhood Development is a collaborative effort between the U.S. Green Building Council (USGBC), the Congress for New Urbanism, and the Natural Resources Defense Council. Projects may constitute whole neighborhoods, fractions of neighborhoods, or multiple neighborhoods. Smaller, infill projects that are single use but complement existing neighboring uses should be able to earn certification as well as larger and mixed use developments. In terms of eligibility for the pilot program, there is no minimum or maximum for project size and no strict definition for what would comprise a neighborhood. The only requirement is that projects must be able to meet all prerequisites and anticipate that the minimum number of points through credits to achieve certification can be earned.

Using the framework of other LEED rating systems, LEED for Neighborhood Development recognizes development projects that successfully protect and enhance the overall health, natural environment, and quality of life of communities. The rating system encourages smart growth and new urbanism best practices, promoting the design of neighborhoods that reduce vehicle miles traveled and communities where jobs and services are accessible by foot or public transit. It promotes more efficient energy and water use.

The LEED for Neighborhood Development pilot program is in its infancy. A call for pilot projects took place between February and April 2007. After registration, these projects will submit documentation based on the rating system to be verified by a third-party reviewer in order to become LEED Certified pilot projects. The information learned during the pilot program will be used to make further revisions to the rating system and the resulting draft will be posted for public comment before it is submitted for final approvals and balloting.

LEED for Neighborhood Development Certification

Although the period for applying to be in the pilot program has passed, projects will be able to participate in the full program, which should launch in early 2009. For most projects, certification under the full program should offer similar value to pilot certification, since LEED for Neighborhood Development enables projects to certify at both very early and very late stages of development. Stages of development are described below:

- **Optional Pre-review (Stage 1)**

This stage is available but not required for projects at any point before the entitlement process begins. If pre-review approval of the plan is achieved, USGBC will issue a letter stating that if the project is built as proposed, it will be able to achieve LEED for Neighborhood Development certification. The purpose of this letter is to assist the developer in building a case for entitlement among land use planning authorities, as well as a case for financing and occupant commitments.

- **Certification of an Approved Plan (Stage 2)**

This stage is available after the project has been granted any necessary approvals and entitlements to be built to plan. Any changes to the pre-reviewed plan that could potentially affect prerequisite or credit achievement would be communicated to USGBC as part of this submission. If certification of the approved plan is achieved, USGBC will issue a certificate stating that the approved plan is a LEED for Neighborhood Development Certified Plan and will list it as such on the USGBC website.

- **Certification of a Completed Neighborhood Development (Stage 3)**

This step takes place when construction is complete or nearly complete. Any changes to the certified approved plan that could potentially affect prerequisite or credit achievement would be communicated to USGBC as part of this submission. If certification of the completed neighborhood development is achieved, USGBC will issue plaques or similar awards for public display at the project site and will list it as such on the USGBC website.

Engaging with LEED projects

Program staff and the LEED for Neighborhood Development Core Committee are developing ways for projects that are interested in pursuing LEED for Neighborhood Development to remain engaged during the pilot phase, even if they missed the pilot application deadline. Joining the LEED for Neighborhood Development Corresponding Committee provides information about future opportunities once they become available. The corresponding committee listserv enables a wider group of experts and interested parties to stay updated and receive notification of opportunities to provide feedback. Corresponding committee members receive minutes from core committee meetings and other announcements. The listserv will also be notified when the full program is open for registration. Directions on how to join the corresponding committee are below:

The corresponding committee is open to USGBC members and nonmembers but there are different ways to join:

- USGBC members can visit www.usgbc.org, log into Your Account, and subscribe to the committee listserv.
- Others can send an e-mail to nd@committees.usgbc.org requesting to be added to the corresponding committee.

Development Cost Estimates

The overall cost of constructing and occupying housing is determined by a number of component costs, including the costs of the land, the land development materials and labor, fees and permits, the developer and builder profit margins and financing. For purposes of this analysis, it is assumed that such component costs are competitively determined by market forces and are as a practical matter as low as can be expected. One of the issues in developing affordable housing is the cost estimate. It is assumed that all housing would be provided with basic public infrastructure facilities, including public sanitary sewer, a public water supply, storm water management, paved streets with curb and gutter, sidewalks and street lighting. It is usually further assumed that in order to provide housing at the lowest reasonable costs, lot sizes for single and two-family housing units would not exceed 7,200 sq. ft. in area and multi-family housing would be provided at a density of 14.5 units per acre or approximately 3,000 sq. ft. of site area per dwelling unit. The Town of Mukwonago does not have these municipal services available or allow lot sizes this small to accommodate this type of housing with onsite sewerage disposal systems. According to the Economic and Market Watch Report for the 2nd quarter of 2007 by the Multiple Listing Service and the National Association of Realtors in the 53149 zip code the average selling price was \$288,200 which is a price change of 7.7 percent. Homes were on the market an average of 86 days and they sold for 96.9 percent of their asking price.

Setting Goals and Actions

The residential development goals of the Town of Mukwonago do not encourage dense multi-family or single family development and based upon the current land values, home values and the lack of public services, it seems unrealistic that there will be new affordable housing within the Town. The Town is typically a bedroom community with very little business and the goals for Housing development in the Town are as follows:

According to the 2000 census profile of selected economic characteristics for the residents of the Town of Mukwonago, there were twenty five families, eighteen of which had children under the age of 18, which, were considered in the poverty status. There were 94 individuals, 61 of which were over the age of 18 in that category, which is approximately 1.4 of the Town's population.

The profile of select social characteristics in the 2000 census provides statistics for disabled persons and non-institutionalized population. According to those statistics, persons from the age of five to 20, of which there are 1850 in the Town, there were 87 having disabilities, which is 4.7 percent and for persons between the ages of 21 to 64 years, there are 4037 persons with 295 having some type of disability and for persons over 65 years of age there were 109 with disabilities, which typically could be disabilities relating to age. Of the 295 disabled persons between the ages of 21 and 64, 61 percent were employed.

According to the income statistics in the 2000 census, there were no persons in the Town receiving public assistance income. That census information also shows that 452 households or 21.4 percent of the households in the Town have a household income of less than \$50,000. In reviewing the family income statistics for the 1932 families in the Town, there were 330 or 17 percent of the families having a family income of less than \$50,000. This indicates to us that there is some need to provide a range of housing choices that meet the needs of these income levels, age groups and persons with special needs.

As previously discussed approximately 15 percent, of the existing housing stock in the Town, meets the affordable housing standard of having a value of less than \$208,700, based upon the most recent adjusted equalized values. It should be noted that a number of properties that had equalized values of more than the \$208,700 figure, contain multiple living units, the majority of which are rentals, particularly around the Phantom Lakes. Also there are a number of existing duplexes in the Town which were conversions of old farmhouses which also provide additional living units for persons with lower incomes.

In regards to maintaining or rehabilitating the existing housing stock, the Town should consider as part of their goals and objectives to keep existing structures updated. Many of these structures are on the lake and would not be considered affordable housing. It should be noted the land values of vacant parcels in the Town would seem to make it impractical to construct affordable housing.

The Smart Growth Law in (1999 Wisconsin Act 9), stated that beginning in 2005, aid could be provided to cities, towns and villages for each new housing unit sold or rented on lots less than ¼ acre in size. Aid would also be given for new housing units having a value of no more than 80 percent of the median sale price for new homes in the County where the community is located. However, the specific components of the program, including the amount of the aid had not yet been developed. Because of the existing zoning categories and the fact that all of the vacant lands which could be developed are not served by municipal sewer, it is impractical to think the Town could provide any housing on lots less than ¼ acre in size with on-site sewage disposal system and private wells.

With the Town's existing zoning categories typically allowing new development on lots one, three and five acres, the current zoning regulations do not encourage the densities and lot sizes necessary in order to provide a full range of housing to its residents. Smaller lot sizes and increased densities can be linked to other community planning objectives. For example:

1. Preservation of farmland, open space and environmentally sensitive areas by reducing the overall amount of land needed for housing.
2. Improving the viability of mass transit and providing opportunities for persons to live near their jobs.
3. Use existing infrastructure more efficiently with more compact development, thus reducing service costs and saving tax dollars.

One of the goals of the Town is to have low density, single-family residences on large lots because of the unavailability of municipal services and to protect the environmental quality of the Town. It does not seem practical that any of the changes to the existing zoning and subdivision ordinance standards suggested in the Smart Growth documents such as reducing setbacks, narrower streets, lot design, density bonuses, zero lot line or mixed use development is something the Town residents are interested in or the public officials could gain the support for, given their vision of rural large lot development for single-family residences and the fact the Town does not have municipal services, or any type of mass transit system it seems impractical to furnish additional low to moderate income housing.

As part of the Smart Growth Law, the implementation element of the plan is to include:

- A mechanism to measure the local communities progress regarding achieving all aspects of the comprehensive plan. It is recommended that the Town, after receipt of the 2010 census data, re-evaluate the need for low to moderate cost housing based upon updated income, housing values, information on the disabled/aging population and whether it is necessary to revisit the need for a broader range of housing for its citizens.
- The extent to which the goals of the housing element have actually been achieved.
- Any change in the assumptions, forecasts, projections, goals, policies and guidance that were the basis of the last plan adoption.
- Whether affordable housing projects have been proposed and were not permitted
- Whether the community has lost any housing stock and if so, what type?

IMPLEMENTATION RECOMMENDATIONS

Housing Supply

The Town of Mukwonago will identify a projected number of additional housing units to meet housing demand. Land needed to accommodate additional housing units should be included on the planned land use map (To be included in land use chapter).

The Town of Mukwonago should address the need for adequate consumer housing choice that allow for a full range of housing structure types and sizes including single-family, two-family, and, in sewer service areas multi-family. The Town may consider developing a policy that establishes a desirable percentage or distribution of single-family, two-family, and multi-family units. It is anticipated that the designated for two-family and multifamily units will be in the sewer service area southwest of Phantom Lake once sewer is available to those units.

Housing Affordability

The Town should continue to address affordable housing based on the income characteristics of the Town and the number of households. Income levels of these households may vary based on the median annual household income of the community.

The Town should review the housing stock at the affordable range in 5 years after the 2010 census data is available.

Household Size

The average household size in the Town in 1960 was 3.66 persons per household. The projected 2030 County household size is 2.48. County projections show that the population of people aged 65 and over will more than double in size increasing from 26,763 people in 2000 to 56,678 in 2035. A higher percentage of smaller housing units may be required to better meet the housing needs of smaller households, including the increase in one- and two-person empty nester and elderly households.

Transition from Renter to Home Owner Occupied Housing

Utilize existing local, state, and federal programs to educate young adults and families in the Town to transition from renter to home owner. About 5 percent of housing units in Town of Mukwonago are renter occupied and 93 percent are owner occupied.

Town of Mukwonago Allotment System

Based upon the new population projections for the year 2030, household size and projected new housing units, the Town of Mukwonago Plan Commission and Town Board should reevaluate the number of residential development permits it allots each year to new developments under the provisions of the Land Division and Development Control Ordinance every five years.

Conservation of Land and Open Space

Conservation design developments should be considered for attached and detached single family developments with individual septic systems.

Rehabilitation of Existing Housing Stock

It is recommended that once sewer is available to the area southwest of Phantom Lake in the Village of Mukwonago sewer service area, that many of the non-conforming and substandard housing units in the area be upgraded or reconstructed. Further once the area is served with municipal services this area could accommodate new affordable housing units.