

**VILLAGE OF CALEDONIA  
HOUSING  
AFFORDABILITY  
REPORT: 2020**

**RACINE COUNTY  
WISCONSIN**

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION



# Chapter 1

## INTRODUCTION

### 1.1 PURPOSE OF THE REPORT

In 2018, the Wisconsin Legislature enacted legislation that requires cities and villages with populations of 10,000 people or more to prepare a housing affordability report. Per Section 66.10013 of the *Wisconsin Statutes*, the report needs to include data regarding development activity in the municipality and an analysis of the how the municipality's land use regulations impact the cost of housing. The report needs to be posted on the municipality's website and updated annually no later than January 31. The Village of Caledonia, with a population of almost 24,900, is required to prepare, post, and update a report per the *Statute*.

The housing affordability report relates to the implementation of the housing element of a municipality's comprehensive plan. Wisconsin's comprehensive planning law, set forth in Section 66.1001 of *Wisconsin Statutes*, requires cities, villages, towns, and counties that engage in land use regulation to adopt a comprehensive plan with nine elements, including a housing element. The comprehensive planning law requires the housing element to include a compilation of goals, objectives, policies, and programs intended to provide an adequate housing supply that meets the community's existing and forecast housing demand. This includes policies and programs that promote the development of a range of housing choices for people of all income levels, age groups, and needs. The comprehensive planning law also requires the housing element to include a wide range of data regarding the community's housing stock.

As part of assessing housing element implementation, Section 66.10013 of the *Statutes* requires the affordability report to include the following data:

- The number of subdivision plats, certified survey maps (CSM), condominium plats, and building permit applications approved in the prior year.
- The total number of new residential dwellings units proposed in all subdivision plats, CSMs, condominium plats, and building permit applications approved in the prior year.
- A list and map of undeveloped parcels that are zoned for residential development.
- A list of all undeveloped parcels that are suitable for, but not zoned for, residential development, including vacant sites and sites that have the potential for redevelopment. A description of the zoning requirements and availability of public facilities and services for each property needs to be included.

The *Statute* also requires the affordability report to include an analysis of the Village's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis needs to assess the financial impact the regulations have on the cost of developing a new residential subdivision. The analysis also needs to identify ways the Village can modify its construction and development regulations, lot sizes, approval processes, and related fees to meet existing and forecast housing demand and reduce the time and cost necessary to approve and develop a new subdivision by 20 percent.

The Village of Caledonia has requested the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to assist with the analyses required by the *Statute*. Regional housing plan<sup>1</sup> recommendations were used as the basis of the required analyses, where applicable. In addition to the analyses required by the *Statute*, SEWRPC staff also conducted an analysis of the Village's residential development regulations as they relate to the development of multifamily housing. Regional housing plan recommendations were also used as the basis for the multifamily housing analysis. In addition, SEWRPC provided existing housing stock and demographic data, household and employment forecasts, and analyses from the regional housing plan (such as the regional job/housing balance analysis) to assist with determining existing and forecast housing demand.

## **1.2 COMMUNITY OVERVIEW**

The Town of Caledonia was incorporated as a Village in 2005. Historic data prior to 2005 presented in this report refer to the former Town. The Village of Caledonia is located in Racine County between Interstate Highway 94 and Lake Michigan, just north of the City of Racine and Village of Mount Pleasant and south of Milwaukee County. The Root River winds through the Village, with parks and a nature center along its path. Cliffside Park, located on the Lake Michigan shore, offers camping, trails, and other outdoor activities.

Caledonia offers opportunities for business growth because of its convenient location between Milwaukee and Chicago and its convenient highway access for transporting goods and services to a broad base of clientele. A major economic activity center is projected for the Village in VISION 2050, the regional land use and transportation plan.<sup>2</sup> This future major economic activity center is envisioned to be located on the south side of the Village, along IH 94 and will include a mix of more than 3,500 industrial, service, and retail jobs.

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<sup>1</sup> *The regional housing plan is documented in SEWRPC Planning Report No. 54, A Regional Housing Plan for Southeastern Wisconsin: 2035, March 2013.*

<sup>2</sup> *VISION 2050 is documented in SEWRPC Planning Report No. 55, A Regional Land Use and Transportation Plan for Southeastern Wisconsin, July 2016.*

## Chapter 2

# EXISTING CONDITIONS

Note: Map and tables are presented at the end of the Chapter.

### 2.1 INTRODUCTION

Information regarding existing conditions with respect to land use, housing stock, and the demographic and economic base is essential to determining the existing and forecast demand for housing in the Village of Caledonia. This chapter presents a summary of existing land use data developed by SEWRPC and demographic and economic data compiled from the U.S. Census.

### 2.2 EXISTING LAND USE INVENTORY

The land use inventory is one of the regional inventories completed by SEWRPC to monitor urban growth and development in the Region. The inventory places all land and water areas of the Region into one of 65 discrete categories, providing a basis for analyzing specific land uses at the regional and community levels. The most recent regional inventory was carried out based on aerial photography taken in spring of 2015. Existing land use for the Village of Caledonia is shown on Map 2.1 and presented in Table 2.1.

#### Developed Land

The Village of Caledonia encompasses an area of over 45 square miles. Less than 30 percent of the land has been developed with urban land uses such as residential, commercial, and governmental and institutional development, and the transportation and utility land uses that serve this development.

Residential land uses encompass most of the developed land in Caledonia at over 17 percent of the Village. Most of the residential land consists of single-family homes, although there is some two-family and multifamily development in the Village. Commercial and industrial land each account for less than 1 percent of the Village total, while governmental and institutional land accounts for just over 1 percent. About 2 percent of the total Village land is in recreational uses. Most of the commercial development is located along IH-94 or State Highway 32; the industrial land is located mainly in the southern portion of the Village.

#### Undeveloped Land

Over 70 percent of the land in Caledonia is undeveloped, including 14 percent in natural resources areas (wetlands, woodlands, and surface water) and about 47 percent in agricultural land. Most of these areas are outside the planned sewer service area and are not recommended for future urban development. There are over 2,800 acres, about 10 percent of the total Village, in other unused and open land, most of which is within the planned sewer service area and potentially suitable for residential or other urban development.

### 2.3 INVENTORY OF EXISTING HOUSING STOCK

The characteristics of the Village's existing housing stock have been inventoried to help determine the number and type of housing units that will best suit the current and future needs of Caledonia's residents

per the requirements of Section 66.10013 of the *Wisconsin Statutes*. The inventory was compiled using 2014-2018 American Community Survey (ACS)<sup>4</sup> data from the U.S. Census Bureau. The inventory includes:

- Total housing units by tenure
- Vacancy rate by tenure
- Value of owner-occupied housing units
- Monthly housing costs by tenure
- Structure type
- Number of bedrooms
- Year built
- Subsidized housing units

### **Total Housing Units**

The number and tenure (owner- and renter-occupied) of existing housing units is a necessary baseline inventory item in determining existing housing demand and forecasting the future housing demand in the Village. According to the ACS data, there are a total of 10,325 housing units in the Village. About 79 percent of the units are owner-occupied and about 17 percent are renter-occupied. The other 4 percent are vacant. As shown in Table 2.2, Caledonia has a significantly higher owner-occupancy rate, and a correspondingly lower renter-occupancy rate, than Racine County, the Region, or the State.

### **Vacancy**

Another key housing supply inventory item is the vacancy rate of owner- and renter-occupied housing units. Some vacancies are necessary for a healthy housing market. The standard historically used by the U.S. Department of Housing and Urban Development (HUD) recommends that an area have a minimum overall vacancy rate of 3 percent to ensure adequate housing choices, and further recommends that an area have a homeowner housing unit vacancy rate of between 1 and 2 percent and a rental housing unit vacancy rate of between 4 and 6 percent.

Homeowner and rental vacancy rates for Caledonia, Racine County, the Region, and the State are presented in Table 2.3. As noted in the previous section, the overall vacancy rate in the Village is 4 percent, which is in line with the HUD standard. However, over 90 percent of the vacant housing units in the Village are reported to be seasonal or other vacant units, with the remaining units reported as for sale or for rent. The homeowner vacancy rates for the Village (0.5 percent) and the County (0.9 percent) are lower than the HUD standard, while the rates for the Region and State are in line with the range recommended by HUD. The rental vacancy rate in the Village of 1.5 percent is lower than the HUD standard, while the rental vacancy rates in the County, Region, and State meet the HUD standard. The low homeowner and rental vacancy rate may be an indicator of demand for both types of housing in the Village.

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<sup>1</sup> The ACS is intended to be a nationwide, continuous survey designed to provide communities with a broad range of timely demographic, housing, social, and economic data; however, the data may have a relatively large margin of error due to limited sample size.

### **Value of Owner-Occupied Housing Units**

The value of owner-occupied housing units for the Village, County, Region, and State are presented in Table 2.4. The median value of owner-occupied housing units in Caledonia is \$200,900 according to the ACS data, which is higher than the median values in the County, Region, or State. About one-quarter of total owner-occupied homes in the Village are valued below \$150,000—a lower percentage than in the County, Region, and State—although there are still over 2,000 houses valued in this range, which may provide options for some moderate income households to purchase a home in the Village.

### **Monthly Housing Costs by Tenure**

Monthly housing costs for owner-occupied and rental housing units were inventoried as another indicator of whether there is an adequate supply of housing that may be affordable to a wide range of households in the Village. Tables 2.5 through 2.7 present information regarding monthly housing costs for homeowners with a mortgage, homeowners without a mortgage, and renters for the Village, County, Region, and State. The median monthly costs for homeowners with a mortgage (\$1,601) and renters (\$938) in the Village are both somewhat higher than in the County, with monthly homeowner costs exceeding the County by about \$150, and monthly rental costs about \$80 higher than the County. The median monthly costs for homeowners with a mortgage and for renters in Caledonia also exceed those in the Region and State.

Although the median costs are relatively high, over 40 percent of homeowners with a mortgage in the Village pay below \$1,500 a month for housing and a 65 percent of renters pay below \$1,000 a month for housing. The range of housing costs for homeowners and renters could be an indicator of adequate workforce housing in the Village, although the job/housing balance prepared by SEWRPC for the regional housing plan projects a potential shortage of lower-cost housing compared to lower-wage jobs, as discussed further in Chapter 3 of this report.

### **Structure Type**

Structure type, or residential building type, is one of the most important considerations in providing market-rate housing that may be more affordable to a wider range of households. The most affordable market-rate housing tends to be multifamily housing, such as apartment buildings, while single-family homes tend to be less affordable. Table 2.8 presents the number of units by structure type in the Village, County, Region, and State. About 87 percent of the housing units in the Village are single-family homes (including mobile homes and attached single-family homes<sup>5</sup>), 1 percent are in two-family units, and about 12 percent are in multifamily buildings.

Caledonia has a lower percentage of multifamily units than the County (18 percent), Region (25 percent), or State (19 percent). Although rental costs in the Village are somewhat higher than in the County, Region, and State, they are substantially lower than costs for homeowners with a mortgage. This makes multifamily buildings—which are more likely to be rental units than single-family homes—an important source of housing for those working in the Village.

### **Number of Bedrooms**

The number of bedrooms in a housing unit is an important consideration in providing housing that is best suited for the Village's current and future housing needs. Table 2.9 presents housing units by the number of bedrooms for the Village, County, Region, and State. Most of the housing units in the Village (54 percent) have three bedrooms, 24 percent have four or more bedrooms, and 17 percent have two bedrooms. These housing units could provide housing choices for households with children. However, only 5 percent of the housing units in the Village have fewer than two bedrooms, a lower percentage than the County (9 percent),

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<sup>2</sup>Single-family attached structures include duplexes, row houses, and houses attached to nonresidential structures where the dividing or common wall goes from ground to roof with no units located above or below, and each unit has its own utilities.

Region (13 percent), or State (12 percent). A limited supply of one-bedroom or efficiency housing units in the Village could limit the housing choices for aging households and households without children.

### **Year Built**

The age of the housing stock provides some insight into the character and condition of the existing units in the Village. It can be assumed that more housing units may need to be rehabilitated or replaced as the overall housing stock of the Village ages. Housing construction in Caledonia has been steady since the 1950s, with about 1,200 to 1,900 units built each decade through the 2000s. About 200 units have been built since 2010. This indicates that the Village's housing stock should generally be in good condition for some time.

### **Subsidized Housing**

Caledonia has relatively high housing costs compared to Racine County and the Region. In addition, a major economic activity center is projected for the Village, as identified in VISION 2050, which may spur the need for additional workforce housing. As a result, ensuring an adequate amount of workforce housing is a key consideration in meeting existing and forecast housing demand in the Village.

The Low Income Housing Tax Credit (LIHTC) Program has become the primary source of government assistance for new subsidized housing units. The LIHTC Program is an indirect subsidy that is used to provide an incentive for developers to construct or rehabilitate affordable rental housing for low- and moderate-income households. LIHTC developments typically reserve a number units for households with incomes of about 60 percent of the County median income. Currently, there are three developments with 115 affordable units located in the Village; however, they are reserved for non-family households, which are less likely to include individuals in the labor force than family households. Although LIHTC developments are not an existing source of workforce housing in the Village, the program could be an important source of affordable workforce housing in the future.

The U.S. Department of Housing and Urban Development (HUD) Section 8 Housing Choice Voucher Program is a major source of government assistance for very low-income households; however, there is typically a much greater demand for vouchers than supply.

## **2.4 DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS**

This section includes information regarding the population, household, and economic characteristics of the Village of Caledonia, which, along with the existing housing stock data presented in Section 2.3, are crucial for discussing housing demand. Similar to the existing housing stock data, the population, household, and economic information was compiled using the 2014-2018 ACS. The information includes:

- Total population
- Age distribution
- Race/ethnicity composition
- Household size
- Household type
- Group quartered population
- Employment status



- Occupation
- Household income
- Poverty status
- Housing cost burden
- Affordability based on county median income

### **Demographic Characteristics**

Understanding the demographic characteristics of the Village's population such as age, household size, and household type is important in determining the types of housing that will best suit the Village's current and future residents.

#### ***Total Population***

The Village of Caledonia was incorporated from the Town of Caledonia in 2005. Table 2.10 presents historical data regarding the Town and Village's population since 1900. The current population in the Village is 24,875 people. Caledonia experienced most of its growth by 1980, followed by slower but consistent growth. Racine County experienced most of its population increase by 1970 and slower population growth since then. The Region and State have been experiencing modest population growth since 1970, with the State growing at a faster pace than the Region. There is potential for future population growth in the Village, as discussed further in Chapter 3.

#### ***Age Distribution***

The age distribution of the Village's population has important implications on housing. Table 2.11 presents the current age distribution of the Village's population. About 17 percent of the Village's population is age 65 and above, which is slightly higher than Racine County (16 percent), the Region (15 percent), and the State (16 percent).

Smaller single-family homes on smaller lots may be better suited for the Village's aging households because they require less maintenance than larger homes on larger lots. In addition, multifamily housing may be beneficial for the older population in the Village as it requires less up-keep than single-family housing, the units are typically one level, and Federal and State fair housing laws require that most multifamily housing units built after the early 1990s include basic accessibility features for people with disabilities. This may be particularly beneficial for Village residents age 65 and over because the likelihood of having a mobility related disability increases as a person ages.

#### ***Race/Ethnicity Composition***

Table 2.12 presents the racial and ethnic composition of Caledonia, Racine County, the Region, and the State. The non-Hispanic White population share of the Village's total population is about 86 percent and the minority share of the Village's population is about 14 percent. Caledonia is similar to Wisconsin in racial and ethnic diversity, while the County and Region have a higher share of minority population than the Village.

#### ***Total Households***

An understanding of household data is critical because households are the unit of consumption for housing units and relate directly to the demand for housing in the Village. A household includes all people who occupy a housing unit. A housing unit is defined by the U.S. Census Bureau as a house, apartment, mobile home, group of rooms, or single room occupied or intended for occupancy as separate living quarters. According to ACS data, currently there are 9,911 households in the Village.

### ***Household Size***

Table 2.13 presents information on average household size as well as number of people per household by tenure. The average household size in the Village is 2.50 people, which is about the same as Racine County and the Region, and slightly higher than the State, which has about 2.4 people per household). The average household size in Caledonia is significantly smaller for renter-occupied housing (2.16 people per household) than for owner-occupied housing (2.57 people per household). Following County, Region, and State trends, the average household size in the Village has been declining for decades. Among homeowners, 60 percent of the households have only one or two people, indicating a possible demand for smaller houses with fewer bedrooms.

### ***Household Type***

Table 2.14 presents information on household type in Caledonia. About 75 percent of the households are family households (those households with at least one household member related to the head of household), which exceeds that of Racine County, the Region, and the State. The percentage of households in the Village with children (27 percent) is slightly lower than in Racine County as a whole, and about the same as in the Region and State. Single-family housing units or rental units with multiple bedrooms may be best suited for those households with children,

### ***Group Quartered Population***

In addition to people living in traditional housing units, Caledonia has about 120 residents living in group quarters. Group quarters include such places as nursing homes and college dorms that provide services to their residents. Most of the Village residents in group quarters are in other types of facilities, which can include emergency shelters and housing for religious organizations.

### ***Economic Characteristics***

Similar to understanding the demographic characteristics of the Village's population, understanding the economic characteristics of the Village's population is necessary to determining the types of housing that will be best suited to the Village's current and future residents.

### ***Employment Status***

The employment status data available from the 2014-2018 ACS incorporates data from across that time period and may not necessarily reflect the current unemployment conditions in the Region, State, and Nation, including recent historically low unemployment rates or the sharp rise in unemployment due to the COVID-19 pandemic. Taking this into account, the 2014-2018 ACS reports that the unemployment rate in Caledonia is 4.6 percent. About 35 percent of the Village's working age residents (16 years of age and older) are not participating in the labor force. This compares to about 36 percent of Racine County working age residents and about 33 percent of Region and State working age residents.

### ***Occupation***

Along with employment status, the occupational makeup of the Village's population is a determining factor in household income and the ability of Caledonia's residents to afford housing in the Village. A significant number of Village residents have occupations with relatively high wages. As shown in Table 2.15, the Management, Business, and Financial; Education, Legal, Community Service, Arts, and Media; Healthcare Practitioner and Technician; and Computer, Engineering, and Science occupation sectors—each of which tend to have relatively high wages—are four of the largest occupation sectors among Village residents. Workers in these occupations, along with other high wage occupations, comprise 50 percent of the Village workers. Additionally, 37 percent of workers are in the Sales and Office and Production, Transportation, and Material Moving occupations with midrange wages. Although many Caledonia residents have relatively high wages, there are also a significant number of workers in lower-wage occupations such as Food Preparation and Serving and Personal Care and Service living in the Village for whom affordable housing may be a concern.

### ***Household Income***

Ultimately, the household incomes of those living in Caledonia should be considered when determining the demand for various types of housing in the Village. The number of households in the Village by income range are presented in Table 2.16. The median annual household income in Caledonia is \$80,100, higher than that of Racine County (\$59,700), the Region (\$59,900) and the State (\$59,200). While over half of the Village's households have an annual income over \$75,000, it is important to understand how other households may benefit from more affordable housing as development decisions are made moving forward.

Table 2.16 shows that over 2,400 households, or 25 percent of households in the Village, have annual incomes below \$45,000. According to the results of a cost of housing development analysis completed for the regional housing plan (adopted by SEWRPC in 2013), households with incomes below \$45,000 could benefit from additional multifamily housing. Another 2,200 households in the Village have incomes between \$45,000 and \$75,000. The regional housing plan analysis found that households with incomes in this range could benefit from modest single-family homes on lots of 10,000 square feet or less. Village land use regulations allow for these types of development, and there are significant developable areas for single- and multifamily housing located in the Village.

### ***Poverty Status***

There are about 1,400 people experiencing poverty in the Village according to the ACS data. This represents about 5 percent of the Village's population, which is much lower than the poverty rate in the County (about 12 percent), the Region (about 14 percent), and the State (about 11 percent). Individuals and families experiencing poverty would benefit from housing assistance; however, obstacles to assistance exist as identified under the Affordability Based on County Median Income discussion at the end of this section.

### ***Housing Cost Burden***

Table 2.17 presents ACS data regarding households with a high housing cost burden in the Village, County, Region, and State. A household is considered cost burdened when monthly housing costs exceed 30 percent of gross household income. Table 2.17 shows that the percentage of homeowners with a cost burden in the Village (about 19 percent) is about the same as in Racine County, Region, and State. The percentage of renters with a cost burden in the Village (about 42 percent) is about the same as the State and slightly lower than that of the County and Region. Renters are much more likely to be cost burdened than homeowners, whether it is at the Village, County, Region, or State level.

### ***Affordability based on County Median Income***

A number of Caledonia's low-income households may benefit from housing assistance programs. Low-income households are typically defined as households with incomes of 80 percent or less of area median income (AMI), and can be further defined as extremely low-income households (30 percent or less) or very low-income households (30 to 50 percent). When discussing eligibility for various housing assistance programs, AMI typically refers to the median income of the County where a community is located.

Using the Racine County median household income of about \$59,700 as the basis for AMI, there are about 1,500 households in Caledonia that have annual incomes of 50 percent or less of AMI (a common eligibility requirement for many housing assistance programs). The Section 8 Housing Choice Voucher Program is one the most common forms of assistance; however, there is typically a much greater demand for vouchers than supply. As a result, LIHTC development could be an important source of affordable housing for low-income households, although LIHTC units may not be affordable for extremely low- and very low-income households. While currently there are no LIHTC units available for families in the Village, future LIHTC development could help provide more affordable workforce housing.

## 2.5 CONCLUSIONS

This chapter presents baseline information regarding Caledonia's existing land use, housing stock, and demographic and economic base for use in determining existing and forecast housing demand in the Village as required by the Section 66.10013 of the *Wisconsin Statutes*. Key conclusions that can be drawn from the information follow.

### Land Use

- Most of the undeveloped land in the Village is outside the sanitary sewer service area and therefore not recommended for urban development. There is still a significant amount of undeveloped land within the sewer service area that is potentially suitable for residential and other urban development.
- While a relatively small portion of the Village is dedicated to commercial and industrial land uses, the Village's land use plan map includes a significant increase in land planned for commercial use and VISION 2050 envisions a mixed-use major economic activity center on the south side of the Village that has the potential for 3,500 or more jobs by the year 2050. The potential for employment growth in the Village may create a demand for workforce housing.

### Housing Stock

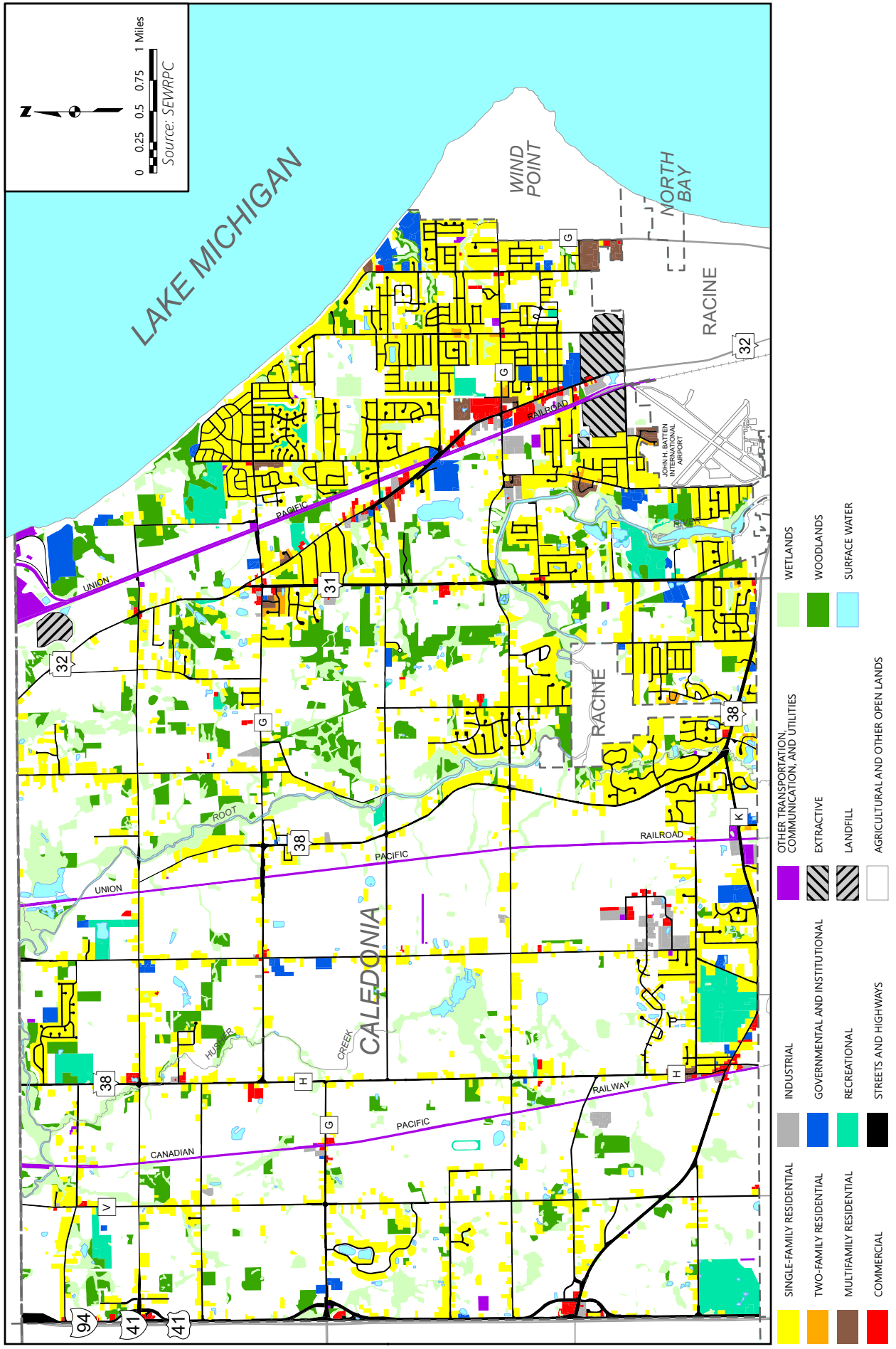
- The home ownership rate is substantially higher in the Village (83 percent) and the rental rate lower (17 percent) than in the County, Region, and State. This is reflected in the distribution of housing units by structure type where 87 percent of units are single-family.
- Homeowner and rental vacancy rates in the Village are lower than the HUD standard, which may be an indication of a demand for both types of housing in the Village.
- There is a limited supply of smaller housing units in the Village; this could limit the housing choices for aging households and households without children. The supply of single-family homes with three or more bedrooms provides choice for households with children.
- Monthly homeowner and rental costs are somewhat higher in the Village than in the County, Region, and State.
- Housing construction has been steady since the 1950s, with about 1,200 to 1,900 units built each decade through the 2000s, indicating that the Village's housing stock should generally be in good condition for some time.

### Demographic and Economic Characteristics

- The percentage of the population age 65 and over in the Village is about the same as in the County, Region, and State. The aging population will have implications on the type and size of housing that may best suit current and future Village residents.
- The average household size of the Village is similar to the County, Region, and State.
- Household income in the Village is higher than the County, Region, or State; however, there are a number of households that could benefit from new multifamily housing and modest single-family housing based on their income.
- The percentage of owner-occupied and renter-occupied households with a housing cost burden in the Village is similar to the County, Region and State.

These conclusions are key elements of the existing and forecast housing demand analyses, which are presented in Chapter 3.

**Map 2.1**  
**Existing Land Uses in the Village of Caledonia: 2015**



**Table 2.1**  
**Existing Land Use in the Village of Caledonia: 2015**

<b>Land Use Category</b>	<b>Acres</b>	<b>Percent of Total</b>
Developed Land		
Residential		
Single-Family	4,886	16.7
Two-Family	40	0.1
Multifamily	108	0.4
Mobile Homes	0	0.0
Residential Subtotal	5,034	17.2
Commercial	206	0.7
Industrial	186	0.6
Transportation, Communications, and Utilities	2,232	7.7
Government and Institutional	345	1.2
Recreational	574	2.0
Developed Land Subtotal	8,577	29.4
Undeveloped Land		
Agricultural	13,576	46.5
Natural Resource Areas		
Wetlands	2,198	7.5
Woodlands	1,573	5.4
Surface Water	395	1.4
Natural Resources Areas Subtotal	4,166	14.3
Unused and Other Open Lands	2,865	9.8
Undeveloped Land Subtotal	20,607	70.6
Total	29,184	100.0

Note: Off-street parking is included with the associated use.

Source: SEWRPC

**Table 2.2**  
**Number of Housing Units and Tenure in the Village, County, Region, and State**

Area	Owner-Occupied		Renter-Occupied		Vacant		Total	
	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total	Housing Units	Percent of Total
Village of Caledonia	8,194	79.4	1,717	16.6	414	4.0	10,325	100.0
Racine County	51,822	62.7	24,562	29.7	6,227	7.6	82,611	100.0
Region	499,250	56.6	310,310	35.2	71,986	8.2	881,546	100.0
Wisconsin	1,568,040	58.5	775,089	28.9	338,103	12.6	2,681,232	100.0

Note: Data are based on the 2014-2018 American Community Survey.

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



**Table 2.3**  
**Housing Vacancy Rates in the Village,**  
**County, Region, and State**

<b>Area</b>	<b>Homeowner (percent)</b>	<b>Rental (percent)</b>
Village of Caledonia	0.5	1.5
Racine County	0.9	5.3
Region	1.3	5.0
Wisconsin	1.4	4.9

Note: Data are based on the 2014-2018 American Community Survey, except for Caledonia which is based on the 2013-2017 ACS. The 2014-18 ACS has zero percent homeowner vacancy rate and a rental vacancy rate of 1.3 percent.

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

**Table 2.4**  
**Value of Owner-Occupied Housing Units in the Village, County, Region, and State**

Value	Village of Caledonia		Racine County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$50,000	137	1.7	1,791	3.5	20,823	4.2	79,627	5.1
\$50,000 to \$99,999	515	6.3	8,690	16.8	51,037	10.2	210,320	13.4
\$100,000 to \$149,999	1,459	17.8	11,055	21.3	86,495	17.3	322,467	20.6
\$150,000 to \$199,999	1,953	23.8	9,791	18.9	96,573	19.4	312,331	19.9
\$200,000 to \$299,999	2,755	33.6	12,372	23.9	129,647	26	361,770	23.1
\$300,000 to \$499,999	1,113	13.6	6,089	11.7	85,006	17	211,311	13.5
\$500,000 to \$999,999	231	2.8	1,787	3.4	25,031	5.0	58,652	3.7
\$1,000,000 or more	31	0.4	247	0.5	4,638	0.9	11,562	0.7
Total	8,194	100.0	51,822	100.0	499,250	100.0	1,568,040	100.0
Median Value	\$200,900		\$169,900		\$197,000		\$173,600	

Note: Data are based on the 2014-2018 American Community Survey.

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

**Table 2.5**  
**Monthly Costs of Owner-Occupied Housing Units with a**  
**Mortgage in the Village, County, Region, and State**

<b>Monthly Cost</b>	<b>Village of Caledonia</b>		<b>Racine County</b>		<b>Region</b>		<b>Wisconsin</b>	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$500	27	0.5	230	0.7	1,521	0.5	9,152	0.9
\$500 to \$999	439	7.8	5,906	17.2	42,544	12.6	196,796	19.5
\$1,000 to \$1,499	1,869	33.3	12,166	35.4	108,173	32.2	356,045	35.3
\$1,500 to \$1,999	1,741	31.0	9,029	26.2	94,448	28.1	243,145	24.1
\$2,000 to \$2,499	927	16.5	3,973	11.5	45,854	13.6	108,795	10.8
\$2,500 to \$2,999	242	4.3	1,555	4.5	22,003	6.5	48,253	4.8
\$3,000 or more	370	6.6	1,563	4.5	21,868	6.5	46,749	4.6
Total	5,615	100.0	34,422	100.0	336,411	100.0	1,008,935	100.0
Median Monthly Cost	\$1,601		\$1,454		\$1,585		\$1,418	

Note: Data are based on the 2014-2018 American Community Survey.

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

**Table 2.6**  
**Monthly Costs of Owner-Occupied Housing Units Without a Mortgage in the Village, County, Region, and State**

Monthly Cost	Village of Caledonia		Racine County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$250	31	1.2	393	2.3	3,364	2.1	24,372	4.4
\$250 to \$399	196	7.6	1,745	10.0	12,414	7.6	92,747	16.6
\$400 to \$599	1,015	39.4	7,140	41.0	58,263	35.8	216,084	38.6
\$600 to \$799	887	34.4	5,086	29.2	50,140	30.8	134,194	24.0
\$800 to \$999	199	7.7	1,779	10.2	21,414	13.1	52,363	9.4
\$1,000 or more	251	9.7	1,257	7.2	17,244	10.6	39,345	7.0
Total	2,579	100.0	17,400	100.0	162,839	100.0	559,105	100.0
Median Monthly Cost	\$610		\$585		\$625		\$550	

Note: Data are based on the 2014-2018 American Community Survey.

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

**Table 2.7**  
**Monthly Costs for Renters in the Village, County, Region, and State**

Monthly Cost	Village of Caledonia		Racine County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
Less than \$500	31	1.9	2,244	9.4	25,311	8.4	81,475	11.0
\$500 to \$999	1,036	62.7	14,093	59.1	169,106	56.1	437,233	58.9
\$1,000 to \$1,499	469	28.4	6,498	27.3	83,968	27.9	175,030	23.6
\$1,500 to \$1,999	102	6.2	790	3.3	16,725	5.5	34,192	4.6
\$2,000 to \$2,499	6	0.4	120	0.5	4,311	1.4	8,886	1.2
\$2,500 to \$2,999	7	0.4	43	0.2	1,075	0.4	2,501	0.3
\$3,000 or more	0	0.0	44	0.2	1,011	0.3	2,960	0.4
Total <sup>a</sup>	1,651	100.0	23,832	100.0	301,507	100.0	742,277	100.0
Median Monthly Cost	\$938		\$855		\$883		\$837	

Note: Data are based on the 2014-2018 American Community Survey.

<sup>a</sup> Excludes rental units with no rent paid.

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

**Table 2.8**  
**Residential Structure Types in the Village, County, Region, and State**

Structure Type	Village of Caledonia		Racine County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
1-Unit, Detached	8,593	83.2	56,090	67.9	510,661	57.9	1,785,339	66.6
1-Unit, Attached <sup>a</sup>	283	2.7	3,164	3.8	47,111	5.3	113,291	4.2
2 Units	108	1.1	7,222	8.7	91,884	10.4	172,688	6.5
3 or 4 Units	134	1.3	2,497	3.0	42,637	4.8	99,630	3.7
5 to 9 Units	630	6.1	4,351	5.3	53,224	6.0	132,237	4.9
10 to 19 Units	84	0.8	3,081	3.7	33,099	3.8	91,675	3.4
20 or More Units	401	3.9	5,121	6.2	94,209	10.7	192,648	7.2
Mobile Homes	92	0.9	1,076	1.3	8,590	1.0	93,043	3.5
Boat, RV, Van, etc.	--	--	9	-- <sup>b</sup>	131	-- <sup>b</sup>	681	-- <sup>b</sup>
<b>Total</b>	<b>10,325</b>	<b>100.0</b>	<b>82,611</b>	<b>100.0</b>	<b>881,546</b>	<b>100.0</b>	<b>2,681,232</b>	<b>100.0</b>

Note: Data are based on the 2014-2018 American Community Survey.

<sup>a</sup> 1-unit attached structures include duplexes, row houses, and houses attached to nonresidential structures where the dividing or common wall goes from ground to roof and each unit has its own utilities, with no units located above or below.

<sup>b</sup> Less than 0.05 percent.

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

**Table 2.9**  
**Housing Units by Number of Bedrooms in the Village, County, Region, and State**

Number of Bedrooms	Village of Caledonia		Racine County		Region		Wisconsin	
	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total	Number of Units	Percent of Total
One or Fewer	495	4.8	7,586	9.2	116,394	13.2	314,592	11.7
Two	1,807	17.5	21,945	26.6	255,868	29.0	765,586	28.5
Three	5,577	54.0	37,797	45.7	347,099	39.4	1,092,850	40.8
Four or More	2,446	23.7	15,283	18.5	162,185	18.4	508,204	19.0
Total	10,325	100.0	82,611	100.0	881,546	100.0	2,681,232	100.0

Note: Data are based on the 2014-2018 American Community Survey.

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

**Table 2.10**  
**Historic Resident Population Levels in the Village, County, Region, and State: 1900-2018**

Year	Village of Caledonia <sup>a</sup>			Racine County			Region			Wisconsin		
	Population	Change from Preceding Census		Population	Change from Preceding Census		Population	Change from Preceding Census		Population	Change from Preceding Census	
		Absolute	Percent		Absolute	Percent		Absolute	Percent		Absolute	Percent
1900	2,805	73	2.7	45,644	9,376	25.9	501,808	115,034	29.7	2,069,042	375,712	22.2
1910	3,073	268	9.6	57,424	11,780	25.8	631,161	129,353	25.8	2,333,860	264,818	12.8
1920	3,479	406	13.2	78,961	21,537	37.5	783,681	152,520	24.2	2,632,067	298,207	12.8
1930	3,031	-448	-12.9	90,217	11,256	14.3	1,006,118	222,437	28.4	2,939,006	306,939	11.7
1940	4,019	988	32.6	94,047	3,830	4.2	1,067,699	61,581	6.1	3,137,587	198,581	6.8
1950	5,713	1,694	42.1	109,585	15,538	16.5	1,240,618	172,919	16.2	3,434,575	296,988	9.5
1960	9,696	3,983	69.7	141,781	32,196	29.4	1,573,614	332,996	26.8	3,951,777	517,202	15.1
1970	16,748	7,052	72.7	170,838	29,057	20.5	1,756,083	182,469	11.6	4,417,821	466,044	11.8
1980	20,940	4,192	25.0	173,132	2,294	1.3	1,764,796	8,713	0.5	4,705,642	287,821	6.5
1990	20,999	59	0.3	175,034	1,902	1.1	1,810,364	45,568	2.6	4,891,769	186,127	4.0
2000	23,614	2,615	12.5	188,831	13,797	7.9	1,931,165	120,801	6.7	5,363,675	471,906	9.6
2010	24,705	1,091	4.6	195,408	6,577	3.5	2,019,970	88,805	4.6	5,686,986	323,311	6.0
2018	24,875	170	0.7	195,398	-10	0.0	2,042,648	22,678	1.1	5,778,394	91,408	1.6

<sup>a</sup> Year 1900 through 2000 data presented in this table are for the former Town of Caledonia.

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



**Table 2.11**  
**Age Distribution of Residents in the Village of Caledonia**

<b>Age</b>	<b>Population</b>	<b>Percent of Total</b>
Under 5 Years	1,168	4.7
5 to 9 Years	1,328	5.3
10 to 14 Years	1,457	5.8
15 to 19 Years	1,713	6.9
20 to 24 Years	1,393	5.6
25 to 29 Years	911	3.7
30 to 34 Years	1,289	5.2
35 to 39 Years	1,189	4.8
40 to 44 Years	1,588	6.4
45 to 49 Years	2,044	8.2
50 to 54 Years	2,069	8.3
55 to 59 Years	2,351	9.4
60 to 64 Years	1,933	7.8
65 to 69 Years	1,689	6.8
70 to 74 Years	1,042	4.2
75 to 79 Years	720	2.9
80 to 84 Years	495	2.0
85 Years and Over	496	2.0
<b>Total</b>	<b>24,875</b>	<b>100.0</b>

Note: Data are based on the 2014-2018 American Community Survey.

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

**Table 2.12  
Race and Ethnicity Composition of Residents in the Village, County, Region, and State**

Race or Ethnicity	Village of Caledonia		Racine County		Region		Wisconsin	
	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total
Not Hispanic								
White Alone	21,382	86.0	141,413	72.4	1,411,586	69.1	4,711,038	81.5
Black or African American Alone	940	3.8	21,257	10.9	292,199	14.3	361,909	6.3
American Indian and Alaskan Native Alone	275	1.1	740	0.4	7,214	0.4	46,149	0.8
Asian Alone	197	0.8	2,449	1.3	63,717	3.1	158,198	2.7
Native Hawaiian and Other Pacific Islander Alone	9	-- <sup>a</sup>	78	-- <sup>a</sup>	560	-- <sup>a</sup>	1,676	-- <sup>a</sup>
Some Other Race Alone	--	--	121	0.1	2,095	0.1	4,807	0.1
Two or More Races	298	1.2	4,198	2.1	41,267	2.0	108,838	1.9
Subtotal	23,101	92.9	170,256	87.1	1,818,638	89.0	5,392,615	93.3
Hispanic	1,774	7.1	25,142	12.9	224,010	11.0	385,779	6.7
Total	24,875	100.0	195,398	100.0	2,042,648	100.0	5,778,394	100.0

Note: Data are based on the 2014-2018 American Community Survey.

<sup>a</sup> Less than 0.05 percent

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

**Table 2.13**  
**Household Size in the Village of Caledonia**

Size	Households					
	Owner-Occupied	Percent of Total	Renter-Occupied	Percent of Total	Total	Percent of Total
1-Person Household	1,382	16.9	707	41.2	2,089	21.1
2-Person Household	3,609	44.0	485	28.2	4,094	41.3
3-Person Household	1,386	16.9	322	18.7	1,708	17.2
4-Person Household	1,137	13.9	87	5.1	1,224	12.3
5-Person Household	504	6.2	80	4.7	584	5.9
6-Person Household	116	1.4	--	--	116	1.2
7-or-More-Person Household	60	0.7	36	2.1	96	1.0
<b>Total</b>	<b>8,194</b>	<b>100.0</b>	<b>1,717</b>	<b>100.0</b>	<b>9,911</b>	<b>100.0</b>
<b>Average Household Size</b>	<b>2.57</b>		<b>2.16</b>		<b>2.50</b>	

Note: Data are based on the 2014-2018 American Community Survey.

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

**Table 2.14**  
**Household Types in the Village of Caledonia**

<b>Household Type</b>	<b>Number</b>	<b>Percent of Subtotal</b>	<b>Percent of Total</b>
Owner Occupied			
Family Households	6,458	78.8	65.2
with Children	(2,245)	(27.4)	(22.7)
Nonfamily Households	1,736	21.2	17.5
Owner Occupied Subtotal	8,194	100.0	82.7
Renter Occupied			
Family Households	922	53.7	9.3
with Children	(446)	(26.0)	(4.5)
Nonfamily Households	795	46.3	8.0
Renter Occupied Subtotal	1,717	100.0	17.3
Total Occupied			
Family Households	7,380	--	74.5
with Children	(2,691)	--	(27.2)
Nonfamily Households	2,531	--	25.5
<b>Total</b>	<b>9,911</b>	<b>--</b>	<b>100.0</b>

Note: Data are based on the 2014-2018 American Community Survey.

Figures in parentheses are not included in the subtotals or totals of the number or percentage of households.

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

**Table 2.15**  
**Occupation of Residents in the Village of Caledonia**

<b>Occupation</b>	<b>Number</b>	<b>Percent of Total</b>	<b>Average Annual Wages<sup>a</sup> (\$)</b>
Management, Business, and Financial	2,154	17.0	64,242
Computer, Engineering, and Science	926	7.3	69,396
Education, Legal, Community Service, Arts, and Media	1,003	7.9	44,078
Healthcare Practitioners and Technical	897	7.1	53,764
Healthcare Support	439	3.4	20,936
Protective Service	267	2.1	51,535
Food Preparation and Serving Related	496	3.9	12,104
Building and Grounds Cleaning and Maintenance	393	3.1	21,084
Personal Care and Service	309	2.4	16,871
Sales and Office	2,797	22.0	31,022
Farming, Fishing, and Forestry	47	0.4	20,098
Construction and Extraction	427	3.4	51,086
Installation, Maintenance, and Repair	620	4.9	51,375
Production, Transportation, and Material Moving	1,917	15.1	33,034
<b>Total</b>	<b>12,692</b>	<b>100.0</b>	<b>37,308</b>

Note: Data are based on the 2014-2018 American Community Survey.

<sup>a</sup> Wages are based on Racine County workers.

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

**Table 2.16**  
**Household Income in the Village of Caledonia**

<b>Income</b>	<b>Households</b>	<b>Percent of Total</b>
Less than \$10,000	273	2.8
\$10,000 to \$14,999	217	2.2
\$15,000 to \$19,999	220	2.2
\$20,000 to \$24,999	311	3.1
\$25,000 to \$29,999	478	4.8
\$30,000 to \$34,999	395	4.0
\$35,000 to \$39,999	321	3.2
\$40,000 to \$44,999	238	2.4
\$45,000 to \$49,999	350	3.5
\$50,000 to \$59,999	799	8.1
\$60,000 to \$74,999	1,010	10.2
\$75,000 to \$99,999	1,689	17.0
\$100,000 to \$124,999	1,050	10.6
\$125,000 to \$149,999	1,056	10.7
\$150,000 to \$199,999	904	9.1
\$200,000 or More	600	6.1
Total	9,911	100.0
Median Household Income	\$80,100	

Note: Data are based on the 2014-2018 American Community Survey.

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

**Table 2.17**  
**Housing Cost Burden in the Village, County, Region, and State**

<b>Tenure</b>	<b>Number of Units</b>			
	Village of Caledonia	Racine County	Region	Wisconsin
<b>Owner-Occupied</b>				
Total Owner-Occupied	8,194	51,822	499,250	1,568,040
Housing Costs More Than 30 Percent of Household Income	1,568	11,045	111,899	321,274
Percent with Cost Burden	19.1	21.3	22.4	20.5
<b>Renter-Occupied</b>				
Total Renter-Occupied	1,717	24,562	310,310	775,089
Housing Costs More Than 30 Percent of Household Income	716	11,424	144,268	327,832
Percent with Cost Burden	41.7	46.5	46.5	42.3

Note: Data are based on the 2014-2018 American Community Survey.

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





## Chapter 3

# EXISTING AND FORECAST HOUSING DEMAND

Note: The maps and table are presented at the end of the Chapter.

### 3.1 INTRODUCTION

This chapter presents information used in conjunction with information presented in Chapter 2, Existing Conditions, to determine existing and forecast housing demand in the Village of Caledonia. Key information presented in this Chapter includes development activity that has occurred in the Village during the past year, areas of the Village that have potential for residential development or redevelopment, and household and employment forecasts. This chapter also includes a discussion of the impacts the Village's land use regulations may have on meeting housing demand.

### 3.2 DEVELOPMENT ACTIVITY

Section 66.10013 of the *Wisconsin Statutes* requires that housing affordability reports present information regarding development activity in the municipality during the previous year. To meet this requirement, this section presents information for calendar year 2019 regarding the number of subdivision plats, certified survey maps, condominium plats, and building permits approved by the Village and the number of proposed housing units that could result from these approvals.

#### **Subdivision Plats**

There were two subdivision plats approved by the Village during the last year: Cascade Ridge with seven single-family lots, and Creekview Estates with nine single-family lots.

#### **Certified Survey Maps**

There were six new residential certified survey maps (CSM) approved by the Village during the last year, resulting in the development of nine new single-family units.

#### **Condominium Plats**

There were no condominium plats approved by the Village during the last year.

#### **Building Permits**

There were 649 building permits issued in 2019, including 44 new single-family residential building permits approved by the Village.

### 3.3 DEVELOPMENT POTENTIAL

Section 66.10013 of the Statutes also requires that housing affordability reports present information regarding development potential in the municipality. To meet this requirement, this section presents information regarding undeveloped parcels zoned for residential development and undeveloped parcels not zoned for residential development but which may be suitable for residential development. The majority of development sites within the Village have urban services such as public sanitary sewer service and water supply service.

### **Undeveloped Parcels Zoned for Residential Development**

Undeveloped parcels zoned for residential development in the Village are listed in Appendix A and shown on Map 3.1. There are 641 vacant parcels, totaling about 2,000 acres, located in the Village that are zoned for residential development. Most of the vacant parcels are zoned R-3 (single-family with 20,000 square foot minimum lot size), R-4 (single-family with 10,000 square foot minimum lot size), or R-2 (unsewered single-family with 40,000 square foot minimum lot sizes), with some undeveloped parcels in each of the other residential zoning districts. The smaller parcels would be best suited for developing workforce housing.

### **Undeveloped Parcels Not Zoned for Residential Development**

Undeveloped parcels in the Village that are not zoned strictly for residential development are listed in Appendix B and shown on Map 3.2. Of the 143 parcels shown, 131 are zoned A-2, general farming and residential, with over 2,100 acres available; and the remaining parcels, covering about 100 acres, have combinations of zoning designations that include residential uses. Most of these parcels are within the sewer service area. Some of these parcels are designated for future residential use on the Village land use plan map; however, some are designated for other future uses such as Commercial or Industrial/Business Park.

## **3.4 EXISTING DEMAND**

The information presented in Chapter 2 regarding the demographic and economic characteristics of Caledonia provides insight into the housing needs of the Village's current residents.

An important consideration regarding existing demand for housing is the percentage of current residents age 65 and over. Smaller single-family homes and multifamily units may be best suited for the Village's aging households because they require less maintenance. In addition, Federal and State fair housing laws require most multifamily units constructed after the early 1990s to include basic accessibility features. This may be particularly beneficial for Village residents 65 and over because the likelihood of having a mobility related disability increases as a person ages.

Housing cost compared to income is another important consideration regarding existing housing demand in the Village. The household income and occupation data presented in Chapter 2 show median household income significantly higher than the County as a whole, and over half of the workers in the Village in higher-paying occupations. Housing cost burden in the Village for homeowners and renters is in line with that of the County, Region, and State. However, for the mid- and lower-wage workers in the Village, affordable housing may be in demand. Only about 12 percent of the housing units in the Village are in multifamily structures and about 26 percent of owner-occupied housing is valued under \$150,000, while homeowner and rental vacancy rates are low.

When analyzing the potential impacts of the Village's development regulations on meeting existing housing demand, it is important to consider the Village's existing land use. There is a significant amount of undeveloped land in the Village that is zoned for residential development, both single-family and multifamily. Much of the undeveloped land is zoned to allow for minimum residential lots of 10,000 square feet, which would help meet the demand for moderate-cost workforce housing in the Village.

## **3.5 FORECAST DEMAND**

This section discusses Caledonia's forecast housing demand based on the household and employment forecasts developed by SEWRPC for the regional land use and transportation plan (VISION 2050); demographic, economic, and land use data presented in Chapter 2; and the job/housing balance analysis prepared by SEWRPC for the regional housing plan.

## **Household and Employment Forecasts**

As previously discussed, there is significant development/redevelopment potential in the Village of Caledonia. This is reflected in the year 2035 household and employment forecasts developed for the Racine County Multi-Jurisdictional Comprehensive Plan and the forecasts developed for VISION 2050, which was adopted by SEWRPC in 2016.

Long-range planning efforts, such as the comprehensive plan and VISION 2050, require forecasts of future conditions that affect plan design and implementation. Under the comprehensive planning effort, two alternative sets of inter-related population, household, and employment projections were presented to the Village for consideration for use in preparing the Village's components of the multi-jurisdictional comprehensive plan. The first was based on the intermediate growth projections from the year 2035 regional land use plan. The second represented an extrapolation of historic trends in the Village. The Village chose to base its forecasts on the year 2035 regional land use plan, including a population forecast of 30,342 residents, a household forecast of 11,731 households, and an employment forecast of 10,600 jobs.

The year 2035 regional land use plan has since been updated by VISION 2050, which includes updated forecast information for the Region. The land use component of VISION 2050 was designed to accommodate the future demand for land in the Region, which primarily depends on future household and employment levels. The transportation component of VISION 2050 was, in turn, designed to accommodate future travel needs associated with the land use component. Therefore, the future population, household, and employment forecasts developed for VISION 2050 were critical to long range planning for future land use and transportation in the Region and its communities. Past trends, 2010 Census data, and economic base data were the basis of the forecasts. The forecasts were further refined based on development information from local government plans and input from local officials.

VISION 2050 was adopted in July 2016, prior to any knowledge of the Foxconn development that is being constructed in the neighboring Village of Mount Pleasant. Given the size and significance of this development, VISION 2050 was amended to incorporate land use changes to accommodate additional residents and jobs related to the Foxconn manufacturing campus. These changes are reflected in the following projections.

Because the VISION 2050 forecasts were prepared to support systems-level regional planning, they do not align exactly with Village boundaries. However, the forecast data can be approximated to the Village. Based on this approximation, VISION 2050 forecasts about 5,800 additional households, 12,100 additional people, and 5,800 new jobs in the Village through the year 2050. Based on the availability of undeveloped land in the Village, the additional housing units could be accommodated through the year 2050.

## **Demographic, Economic, and Land Use Characteristics**

The factors discussed under the Existing Demand section are likely to remain valid for the Village in the future. The aging of the population is a trend that is forecast to continue not only within the Region, where the population age 65 and older is expected to increase from 13 percent to 21 percent by 2050, but across the State and the Nation. It should be noted that 17 percent of Caledonia's population is already age 65 or older. The aging of the population could cause both a need for smaller housing for the older residents and a turnover in households resulting in more households with children in the future. If this does occur, the current mix of housing stock in the Village would likely be able to accommodate the need for families, but may present a shortage of housing for the elderly, based on the structure type and number of bedrooms data presented in Chapter 2.

The projected job/housing balance analysis prepared for the regional housing plan shows that the Village's workers will continue to create demand for housing in the Village. The basis of the analysis was local

government comprehensive plans, including the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035. It should be noted that the projected job/housing balance analysis was conducted at a necessarily general, regionwide scope, which was appropriate for use in the development of housing recommendations at a regional level. The regional housing plan recommends that communities identified as having a projected job/housing imbalance conduct a more detailed analysis based on specific conditions in their community as part of a comprehensive plan update. If the local analysis confirms an imbalance, it is recommended that the local government consider changes to their comprehensive plan that may provide more lower-cost housing (generally defined as multifamily housing) for lower-wage workers or more moderate-cost housing (generally defined as smaller single-family homes on lots of 10,000 square feet or less) for moderate-wage workers, depending on the need.

The regional analysis compares the percentage of lower- and moderate-wage jobs and multifamily and modest single-family housing that could be accommodated by the comprehensive plan. Percentages were used in the regional analysis because in almost all cases, the number of jobs that could be accommodated exceeds the number of housing units that could be accommodated by local comprehensive plans.

The regional job/housing balance analysis projects a lower-cost imbalance between jobs and housing in the Village of Caledonia, meaning there would be a higher percentage of lower-wage jobs than lower-cost housing. Table 3.1 shows that, based on the Village's land use plan map, the number of jobs (especially lower-wage jobs) that could be accommodated significantly exceeds the planned housing capacity. This imbalance could be addressed with the construction of additional multifamily housing.

The job/housing balance analysis does show that Caledonia is projected to have a moderate cost/moderate-wage job/housing balance based on the percentages of jobs and housing units; however, the analysis also shows that the total number of moderate-wage jobs that could be accommodated based on the comprehensive plan exceeds the total number of moderate cost housing units that could be accommodated. Data on existing housing units presented in Section 2.3 of Chapter 2 indicate that currently only 12 percent of housing units in the Village are in multifamily structures and only 25 percent of owner-occupied housing units are valued under \$150,000.

Based on the percentages of jobs and housing units, there are sufficient higher-cost homes for high-wage workers. However, the job/housing balance also shows that the total number of higher-wage jobs that could be accommodated is greater than the total number of higher-cost housing units. Based on the preceding information, it appears that a full spectrum of housing types and sizes would best meet the housing demands of the Village's residents. Village residents in high wage occupations and growing families may create a demand for larger homes on larger lots that provide privacy and space for family recreation, and the Village's aging population and lower-wage workers may benefit from multifamily housing or modest single-family homes that tend to be more affordable and require less upkeep. The demand for a full spectrum of housing for the Village's workforce could be considered in future comprehensive plan/land use plan map updates.

### **3.6 CONCLUSIONS**

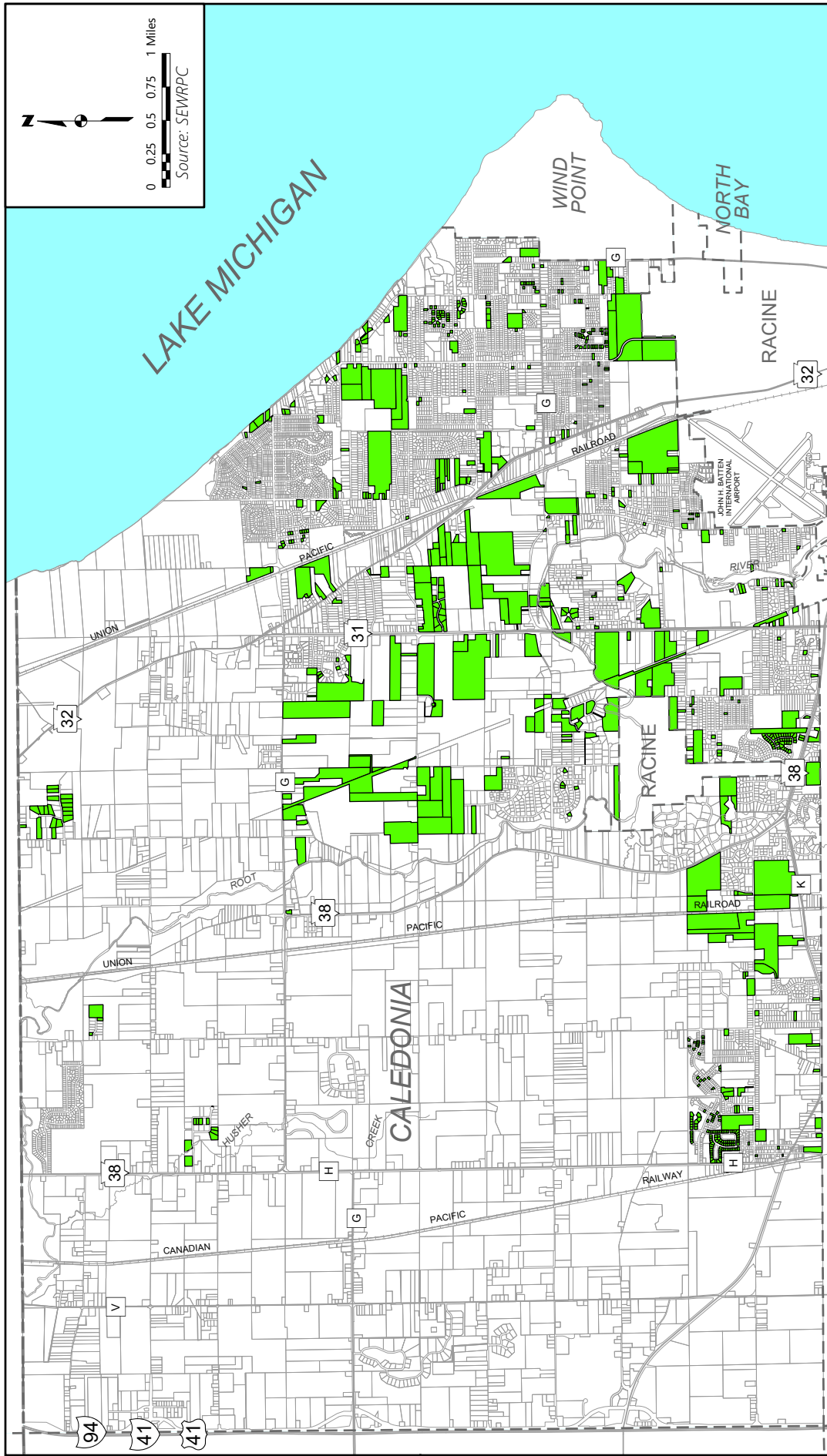
This chapter presents information used in conjunction with information presented in Chapter 2, Existing Conditions, to determine existing and forecast housing demand in the Village as required by Section 66.10013 of the *Wisconsin Statutes*. This chapter also includes a discussion of the impacts the Village's land use regulations and plan may have on meeting housing demand. Key conclusions that can be drawn from the Chapter follow.

- The 2035 household forecast for the Village, as presented in the Racine County Multi-Jurisdictional Comprehensive Plan, was about 11,700 households. The household forecast developed for VISION

2050, which was adopted by SEWRPC in 2016, envisions an increase of 5,800 households over the 2010 level to about 15,400 households by 2050, which could be accommodated within the 4,000 acres of undeveloped residential and nonresidential land in the Village.

- The relatively low percentage of housing units in multifamily structures and modest single-family housing units, along with low vacancy rates, may indicate a demand for workforce housing for lower- and moderate-wage workers in the Village.
- The regional job/housing balance analysis projects a lower-cost imbalance between jobs and housing in the Village of Caledonia, meaning there would be a higher percentage of lower-wage jobs than lower-cost housing. This imbalance could be addressed with the construction of additional multifamily housing.
- Although the regional job/housing balance analysis projects a balance of moderate-cost housing and moderate-wage jobs, additional moderate-cost single-family homes may be needed for moderate-wage workers in the Village.
- A full spectrum of housing types and sizes would best meet the housing demands of the Village's residents, including all income levels and household sizes.

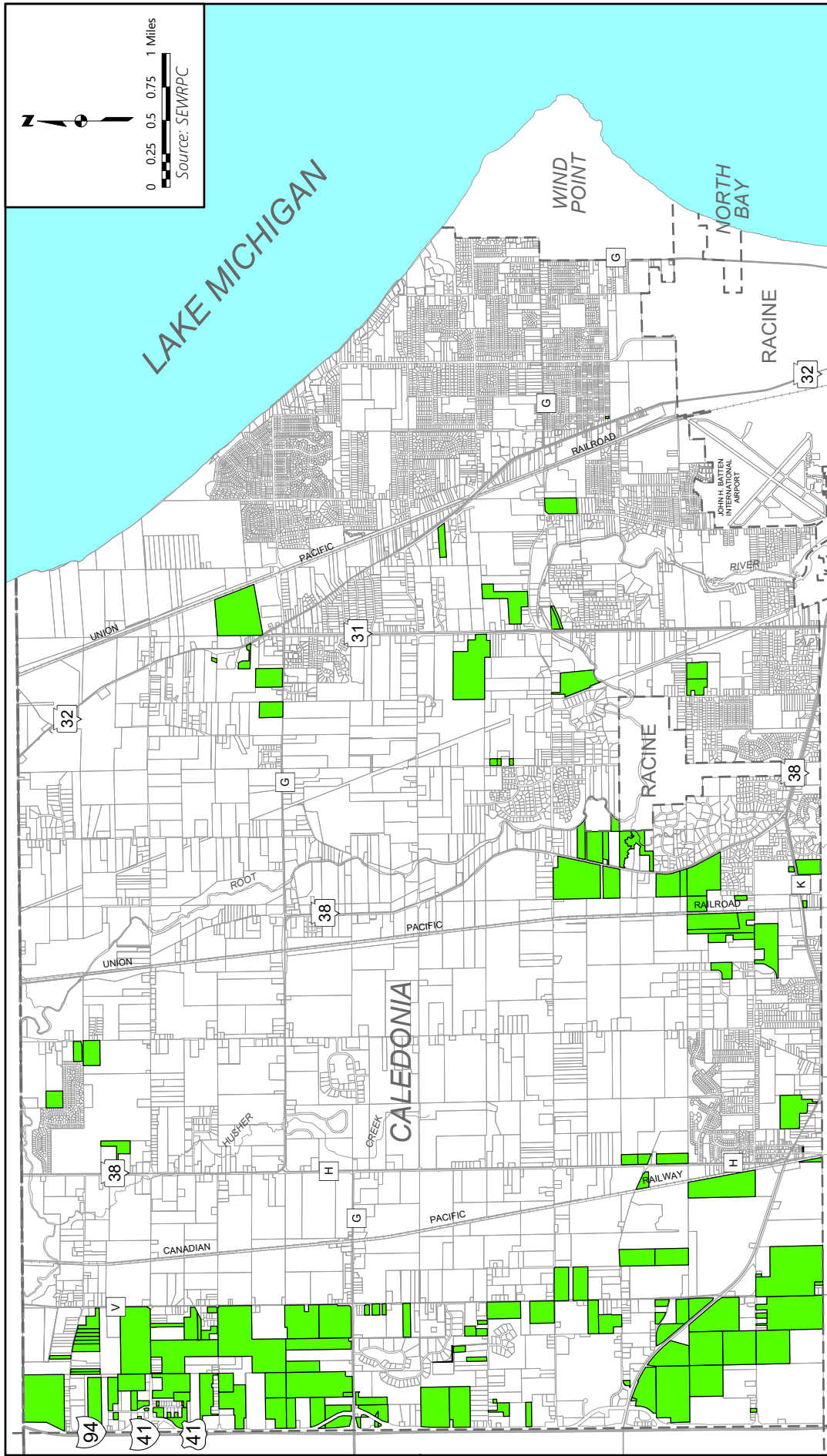
**Map 3.1  
Undeveloped Parcels Zoned for Residential Development in the Village of Caledonia: 2019**



UNDEVELOPED PARCELS ZONED FOR RESIDENTIAL DEVELOPMENT  
PARCELS



**Map 3.2**  
**Undeveloped Parcels Not Zoned for Residential Development in the Village of Caledonia: 2019**



UNDEVELOPED PARCELS NOT ZONED  
 FOR RESIDENTIAL DEVELOPMENT  
 PARCELS

**Table 3.1**  
**Regional Housing Plan Projected Job/Housing Balance**  
**Analysis as it Applies to the Village of Caledonia**

<b>Job/Housing Balance</b>	<b>Village of Caledonia</b>
Lower-Wage/Cost	
Jobs	13,942
Percent of Total Jobs	34.6
Housing Units	3,213
Average Number of Workers Per Household	1.26
Housing Capacity	4,048
Percent of Total Housing Capacity	19.5
Difference (percentage points)	-15.1
Moderate-Wage/Cost	
Jobs	13,942
Percent of Total Jobs	34.6
Housing Units	5,712
Average Number of Workers Per Household	1.26
Housing Capacity	7,197
Percent of Total Housing Capacity	34.6
Difference (percentage points)	0.0
Higher-Wage/Cost	
Jobs	12,410
Percent of Total Jobs	30.8
Housing Units	7,580
Average Number of Workers Per Household	1.26
Housing Capacity	9,551
Percent of Total Housing Capacity	45.9
Difference (percentage points)	15.1
Projected Imbalance Type(s)	Lower Cost

Note: The analysis is based on the average workers per household and the percentage of lower-, moderate-, and higher-wage jobs in the Village. The projected number of jobs and housing units in the Village is based on an analysis of the Village's land use plan map set forth in the *Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*. The analysis included projected jobs and housing units only in those portions of the Village planned to be served by sanitary sewerage systems by 2035. More information regarding the analysis is presented in a SEWRPC document titled *Description of Job/Housing Balance Analysis, Year 2035 Regional Housing Plan for Southeastern Wisconsin*, October 2013. The document is available on the SEWRPC website.

Source: Village of Caledonia, Racine County, and SEWRPC



## Chapter 4

# ANALYSES OF RESIDENTIAL DEVELOPMENT REGULATIONS

Note: The tables and map are presented at the end of the chapter.

### 4.1 INTRODUCTION

This chapter presents analyses regarding the financial impact of Village of Caledonia residential development regulations on the cost of developing single-family housing and multifamily housing. The analyses also identify ways in which Caledonia could modify its regulations to encourage housing affordability.

Analyses and recommendations presented in this Chapter are based on recommendations set forth in the regional housing plan. The regional housing plan was adopted by the Regional Planning Commission in 2013. The vision of the plan is to provide “financially sustainable housing for people of all income levels, age groups, and needs throughout the entire Southeastern Wisconsin Region.” To support this vision, the regional housing plan includes extensive analyses regarding affordable housing and several recommendations that can be implemented by local governments to encourage the development of affordable housing throughout the Region.

### 4.2 RESIDENTIAL DEVELOPMENT REGULATIONS RELATED TO SINGLE-FAMILY HOUSING

Section 66.10013 of the Statutes requires housing affordability reports to include an analysis of the financial impacts of regulations such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures on the cost of new subdivisions. This section discusses how the Village’s regulations relate to applicable regional housing plan recommendations and includes discussion of any modifications that could be considered by the Village to encourage affordability.

#### **Subdivision Ordinance**

Regional housing plan recommendations related to subdivision regulations for single-family housing include recommendations regarding conservation subdivisions, minimum street right-of-way and pavement widths, and landscaping requirements.

The Village’s subdivision ordinance requires conservation subdivisions for all subdivision developments. By concentrating the housing in one section of the subdivision and maintaining open space in the remainder, conservation subdivision regulations typically reduce the minimum lot size that would be required for each home in a conventional subdivision, potentially reducing construction costs. The preservation of open space in conservation subdivisions can also provide opportunities to developers for development yield bonuses by providing public recreation trails, connecting with adjacent open space areas, and providing lots that abut significant open space.

The Village’s subdivision ordinance requires a minimum street right-of-way width of 66 feet and a minimum pavement width of 36 feet for land access streets. Reducing street pavement width decreases long-term capital and maintenance costs, including lower costs for snow removal, street repairs, and street construction. Cross-section dimensions for land access and collector streets recommended in the regional housing plan are listed in Table 4.1. A narrower 28-foot recommended pavement width would be applicable

to land access streets with very low traffic volumes and little on-street parking demand, such as cul-de-sac, loop, and other low traffic volume land access streets within areas of single-family dwellings with lots of at least 10,000 square feet. This would include land access streets with very low traffic volume in all single-family residential zoning districts in the Village, with the exception of the R-5 District, which allows lots at a minimum of 7,200 square feet. Reducing the street pavement width in a typical subdivision from 36 to 28 feet would result in a construction cost savings of \$17 per linear foot of roadway, which could be used to reduce the cost of homes to the consumer. The narrower street pavement width may not be suitable for areas with higher density residential development that have greater traffic volumes and regular demand for on-street parking.<sup>1</sup>

The regional housing plan also recommends limiting subdivision landscaping to planting street trees. The Village's subdivision ordinance requires that at least one tree of an approved species and of at least two-inch diameter trunk be planted for each 40 feet of frontage on all streets. The Village ordinance also allows the use of alternative landscaping, including natural features, to reduce the cost of planting trees.

### **Zoning Ordinance**

The Village of Caledonia, which was incorporated from a Town in 2005, has adopted the Racine County zoning ordinance, which was in effect at the time of the Village's incorporation, except as otherwise altered by the Village Code of Ordinances. Key regional housing plan recommendations related to zoning regulations for single-family housing include recommendations regarding minimum lot size, minimum home size, flexible zoning regulations, and accessory dwelling units.

### **Minimum Lot Size**

The regional housing plan recommends that local governments with public sanitary sewer service and other urban services provide areas within the community for development of new single-family homes on lots of 10,000 square feet or less. In Caledonia, single-family residential zoning districts R-4 Urban Residential District I, and R-5A Urban Residential District II, permit minimum lot sizes of 10,000 square feet. Zoning district R-5 Urban Residential District II permits minimum lot sizes of 7,200 square feet.

Smaller lot sizes can accommodate the construction of more affordable single-family housing. At a consistent cost per square foot, the land cost of a smaller lot would be less than that of a larger lot. In addition, smaller lot sizes typically decrease the frontage, or width, of each lot along the street. Minimum lot widths in the Village range from 150 feet in the R-2S Suburban Residential District (Large Lot) with a minimum lot size of 40,000 square feet, to 60 feet in the R-5 Urban Residential District II with a minimum lot size of 7,200 square feet. Narrower lot widths decrease the length of streets, sidewalks, and water and sewer mains for each dwelling unit, resulting in lower costs to install and deliver services.

### **Minimum Home Size**

The regional housing plan also recommends that local governments with public sanitary sewer service and other urban services provide areas within the community for the development of new single-family homes of less than 1,200 square feet in size. All residential zoning districts in the Village permit minimum home sizes of 800 square feet, which meets the regional housing plan recommendation.

Data provided by RSmeans shows that while the cost per square foot of single-family construction increases as home sizes decrease, the overall construction cost of a smaller home is still lower than that of a larger home. Based on data for the Racine Metropolitan area, Table 4.2 presents costs for economy and average single-family homes at 800 square feet, 1,000 square feet, 1,200 square feet, and 1,400 square feet.

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<sup>1</sup> A pavement width of 30 feet may be suitable to those higher density residential areas that do not clearly require the wider pavements widths and address concerns that the effective width could be reduced by two to four feet during periods of heavy snow.

### ***Flexible Zoning Districts***

The regional housing plan recommends that communities with urban services include flexible zoning regulations intended to encourage a mix of housing types within neighborhoods. Examples include Planned Unit Development (PUD), Traditional Neighborhood Development (TND), density bonus, and adaptive reuse of buildings.

The zoning ordinance permits PUD through the PUD Planned Unit Development Overlay District. While residential density must be consistent with the underlying basic use district, features such as building structure type, open space, and parking requirements may be modified. This flexibility may accommodate residential construction where physical conditions may constrain the development potential of a site.

The Village subdivision ordinance allows the number of residential units in a development to be increased by the addition of a development yield bonus of up to 5 percent by including at least 15 percent of total units that would be affordable to moderate-income households. Affordable housing refers to the value equal to 80 percent of the median value of houses in the local area.

### ***Accessory Dwelling Units***

The regional housing plan recommends that all communities permit accessory dwelling units in single-family residential zoning districts as a source of affordable housing. The zoning ordinance allows “in-law suites” as accessory uses to a single-family residence in all residential zoning districts. Village zoning regulations regarding accessory dwelling units require units to be attached to the principal structure and only allow residence by up to two people related to the family in the principal structure. In order to provide greater opportunities for the development of accessory dwelling units, the zoning ordinance could be amended to allow detached buildings and fewer restrictions regarding residents. Greater flexibility in zoning of accessory dwelling units in single-family residential zoning districts is a way to encourage affordable housing and housing that may benefit the Village’s aging population.

### ***Job/Housing Balance***

The regional job/housing balance analysis shows that the zoning ordinance does not create a barrier to the development of modest single-family housing that could be affordable to moderate-income workers. There are development opportunities for such development in the Village. Reducing the zoning restrictions on accessory dwelling units in single-family residential zoning districts may also be an effective method of encouraging the development of workforce housing.

### ***Comprehensive Plan***

As discussed in Chapter 1, the Wisconsin legislature enacted legislation in 1999 that expanded the scope and significance of comprehensive planning in the State. The law, set forth in Section 66.1001 of the *Wisconsin Statutes*, requires consistency between important Village land use regulations, such as the zoning ordinance, with the comprehensive plan. The comprehensive planning law also requires the comprehensive plan to include a housing element with goals, objectives, policies, and programs intended to provide an adequate housing supply that meets the community’s existing and forecast housing demand. This includes policies and programs that promote the development of a range of housing choices for people of all income levels, age groups, and needs. This makes the comprehensive plan an important long-range housing policy implementation tool for the Village.

As discussed in Chapter 3, the projected job/housing balance analysis prepared for the regional housing plan shows that the Village’s long-range land use plan map (shown on Map 4.1) does not create a barrier to the development of modest single-family housing within the Village. The available land in the Village provides opportunities to build additional workforce housing.

## **Impact Fees**

In 1994 the Wisconsin Legislature adopted statutory provisions that authorize local governments to impose impact fees on developers as a way of allocating a portion of the cost of public facilities created by new development to new development. The impact fee law is set forth in Section 66.0617 of the *Wisconsin Statutes*. Examples of public facilities under the impact fee law include sanitary sewer, water supply, and stormwater management facilities; new recreational facilities; fire protection, emergency medical, and law enforcement facilities; solid waste and recycling facilities; and roads and other transportation facilities. The Village of Caledonia does not impose impact fees for new single-family residential development. A list of other single-family residential development fees, such as utility connection and permit application fees, are listed in the Village of Caledonia New Housing Fee Report, which is posted on the Village's website.

## **Building Code**

The Wisconsin Uniform Dwelling Code applies to all single-family dwellings within the Village. Because the dwelling code requirements are uniform across the State, building codes do not affect the cost of construction differently between local governments.

## **4.3 RESIDENTIAL DEVELOPMENT REGULATIONS RELATED TO MULTIFAMILY HOUSING**

While not specifically required by Section 66.10013 of the Statutes, this section presents analyses of how the Village's land use and development regulations relate to applicable regional housing plan recommendations for new multifamily housing development. This section also includes discussion of any modifications that could be considered by the Village to encourage affordability.

### **Zoning Ordinance**

Key regional housing plan recommendations related to zoning regulations for multifamily housing include recommendations regarding maximum density, minimum unit size, flexible zoning regulations, parking requirements, and landscaping requirements.

#### ***Maximum Density, Minimum Unit Size, and Flexible Zoning Regulations***

The regional housing plan recommends that local governments with urban services provide areas within the community for the development of multifamily housing at a density of at least 10 units per acre, and 18 units or more per acre in highly urbanized communities. The housing plan also recommends that communities allow modest apartment sizes and flexible zoning regulations to encourage affordability.

The municipal code for the Village, as adopted from the Racine County zoning ordinance, identifies two divisions of multifamily residential districts. The R-7 Multifamily Residential District has a minimum lot size of 15,000 square feet and a maximum of eight dwelling units per structure, with specified minimum square footage per unit based on the number of bedrooms. The R-8 Planned Residential District allows for two-family, multifamily, and clustered single-family development. The minimum development area in the R-8 district is 10 acres, with 4,000 square feet minimum for row houses and 8,000 square feet minimum for single-family houses. Neither multifamily district specifies a density range or a minimum floor area per unit, although a density of more than 10 dwelling units per acre could be achieved in the R-7 district, which would meet the regional housing plan recommendation.

The Planned Unit Development Overlay District (PUD), which may be applied to any sewerred residential district in the Village, is intended to provide zoning flexibility and diversity of building types, location, and uses, including those consistent with traditional neighborhoods, such as residential, business, civic and open spaces in a walkable neighborhood. The maximum densities allowed under a PUD in the R-7 Multifamily Residential District range from 12 units per acre for two or more bedrooms per unit, to 18 units per acre for efficiency apartments. These densities meet the recommendations of the regional housing plan.

### ***Parking and Landscaping Requirements***

An adequate amount of parking is important to ensuring a multifamily development will be attractive to prospective residents. A lack of parking may also create opposition to a project from neighboring residents and property owners. However, parking is also very costly to provide and can have a negative impact on the affordability of a multifamily development. Data gathered for VISION 2050 shows that parking stalls in above ground parking ramps can cost more than \$25,000 to build, which can lead to increased rental costs for residents.<sup>2</sup> Landscaping and exterior building materials are also important considerations in ensuring that multifamily developments are attractive, compatible with the surrounding community, and less likely to create opposition from neighboring residents and property owners.

The regional housing plan recommends that communities review parking, landscaping, and exterior building material requirements for multifamily housing set forth in local zoning ordinances to determine if amendments could be made to reduce the cost of housing to the consumer while preserving safety, functionality, and aesthetic quality. The Village could work with a qualified consultant to perform the reviews, such as an architect with experience designing affordable multifamily housing. The current requirement in the Village of two parking stalls per dwelling unit for multifamily residential buildings is an example of a requirement that could potentially be modified to reduce the cost of constructing multifamily housing. In addition, the use of shared parking agreements, which may be compatible with a mixed-use setting, could be encouraged to reduce the demand for parking stalls in new multifamily developments.

### ***Job/Housing Balance***

The regional job/housing balance analysis shows that the zoning ordinance does not create a barrier to the development of multifamily housing for lower-wage workers based on maximum density and minimum unit size requirements. However, the job/housing analysis does show a projected shortage of lower-cost housing in the Village.

### ***Comprehensive Plan***

The projected job/housing balance analysis prepared for the regional housing plan shows that there may be a shortage of lower-cost housing (generally defined as multifamily housing units) compared to the lower-wage jobs that could be accommodated through implementation of the Village's land use plan map. As discussed in Chapter 3, the projected job/housing balance analysis was conducted at a necessarily general, regionwide scope, which was appropriate for use in the development of housing recommendations at a regional level. The regional housing plan recommends that communities identified as having a projected job/housing imbalance, in this case a possible shortage of multifamily housing compared to lower-wage jobs, conduct a more detailed analysis based on specific conditions in their community as part of a comprehensive plan update. If the local analysis confirms an imbalance, it is recommended that the local government consider changes to their comprehensive plan to address the shortage.

### ***Impact Fees***

The Village of Caledonia does not impose impact fees for multifamily residential development. A list of other multifamily residential development fees, such as utility connection and permit application fees, are listed in the Village's New Housing Fee Report.

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<sup>2</sup> Surface parking stalls could cost between \$5,000 and \$10,000 to construct and underground parking could cost up to \$50,000 per stall to construct.

## **Building Code**

The Wisconsin Uniform Building Code applies to all multifamily buildings within the Village. Because the building code requirements are uniform across the State, building codes do not affect the cost of construction differently between local governments.

## **Tax Increment Financing District (TID) Extension**

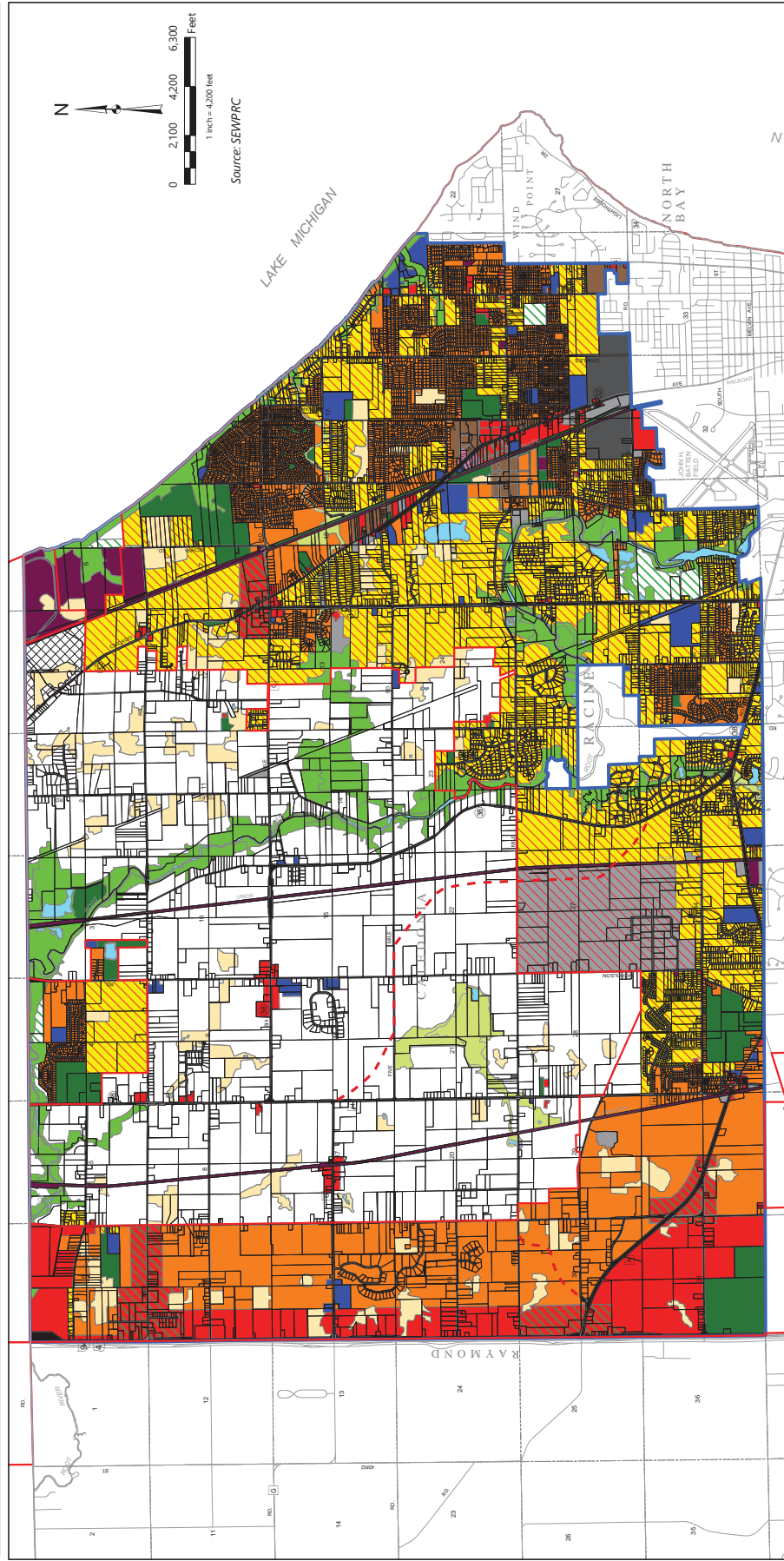
Tax increment financing (TIF) could be used as a mechanism for affordable housing in the Village. Wisconsin TIF law (Section 66.1105(6)(g) of the *Wisconsin Statutes*) allows municipalities to extend the life of a TID for one year after paying of the TID's project costs. In that year, at least 75 percent of any tax revenue received from the value of the increment must be used to benefit affordable housing in the municipality and the remainder must be used to improve the municipality's housing stock. The Village of Caledonia has multiple active TIDs which are scheduled to close between 2022 and 2036.

## **4.4 CONCLUSIONS**

This chapter presents analyses regarding the financial impact of Village regulations on developing single-family housing and multifamily housing. The chapter also identifies ways in which the Village could modify its regulations to encourage housing affordability. Key conclusions that can be drawn from the analyses follow.

- Section 66.10013 of the Statutes requires the housing affordability report to include analyses of the financial impacts of Village regulations on the cost of new subdivisions. Land is available in the Village for the potential development of new subdivisions. The analyses presented in Section 4.2 of this chapter shows that the smaller minimum lot sizes allowed in the R-5 Urban residential District II can reduce the cost of developing new subdivisions. Narrower pavement widths, where appropriate, could also reduce the cost of developing new lower-density subdivisions.
- Current zoning in the Village allows for smaller lot and housing unit sizes, which could help make housing construction more affordable.
- Based on the projected job/housing balance analysis prepared for the regional housing plan, the Village could potentially see a shortage of lower-cost housing for lower-wage workers. The Village could conduct a more detailed study and modify its land use plan map if a lower-cost housing shortage is confirmed.
- Modifying zoning regulations to allow greater flexibility in accessory dwellings in single-family residential zoning districts could be an important source of housing that would benefit those who work in the Village as well as the Village's aging population.
- Extending the life of a TID could produce revenue for the benefit of affordable housing.
- The housing-unit-to-parking stall ratio is an example of a requirement that could potentially be modified to reduce the cost of developing multifamily housing.
- The Village could consider developing an expedited review process for single-family and multifamily residential development proposals that incorporate the affordable housing recommendations discussed in this chapter.

**Map 4.1  
Recommended Land Use Plan for the Village of Caledonia: 2035**



- This map does not include any amendments or annexations that have been adopted by the Village of Caledonia since its original adoption on September 1, 2009.
- |  |  |                                     |
|--|--|-------------------------------------|
| LOW DENSITY RESIDENTIAL (19,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT)           | INDUSTRIAL                                     | OTHER OPEN LANDS TO BE PRESERVED    |
| MEDIUM DENSITY RESIDENTIAL (6,200 SQUARE FEET TO 18,999 SQUARE FEET PER DWELLING UNIT) | INDUSTRIAL/BUSINESS PARK                       | SURFACE WATER                       |
| HIGH DENSITY RESIDENTIAL (LESS THAN 6,200 SQUARE FEET PER DWELLING UNIT)               | TRANSPORTATION, COMMUNICATION, AND UTILITIES   | SEWER SERVICE AREA (AS OF MAY 2009) |
| COMMERCIAL   | STREETS AND HIGHWAYS                           | VILLAGE BOUNDARY                    |
| OFFICE PARK  | GOVERNMENTAL AND INSTITUTIONAL                 | PARCEL LINE                         |
| MIXED USE COMMERCIAL AND RESIDENTIAL   | RECREATIONAL                                   | PROPOSED ROAD REALIGNMENT           |
| EXTRACTIVE   | AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND |                                     |
| LANDFILL   | PRIMARY ENVIRONMENTAL CORRIDOR                 |                                     |
| AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND   | SECONDARY ENVIRONMENTAL CORRIDOR               |                                     |
| PRIMARY ENVIRONMENTAL CORRIDOR   | ISOLATED NATURAL RESOURCE AREA                 |                                     |
| SECONDARY ENVIRONMENTAL CORRIDOR   |  |                                     |
| ISOLATED NATURAL RESOURCE AREA   |  |                                     |

**Table 4.1**  
**Recommended Cross-Sections for Urban Land Access and Collector Streets<sup>a</sup>**

Land Access Streets	Land Use Served	Traffic Volume	Bus and Truck Travel	Type of Land Access Street
Pavement Width Terrace Sidewalk Sidewalk Buffer Right-of-Way	Single-family residential with lots of ¼ acre or more, and with attached garages and driveways. No regular demand for on-street parking.	Less than 1,500 vehicles per average weekday	No fixed route bus traffic, and little truck traffic	Cul-de-sac, loop street, or low volume land access street
Pavement Width Terrace Sidewalk Sidewalk Buffer Right-of-Way	Multi-family residential and single-family with lots of less than ¼ acre, and with detached garages and alleys. Regular demand for on-street parking expected, for example, from schools, parks, retail areas, and by visitors to multi-family areas.	More than 1,500 vehicles per average weekday	Route for bus traffic, and designated access route for heavy truck traffic to neighborhood commercial area	Land access streets which may also serve some collector function
Collector Streets	Land Use Served	Traffic Volume		Bus and Truck Travel
Pavement Width Terrace Sidewalk Sidewalk Buffer Right-of-Way	Single-family residential area with lots of ¼ acre or more and attached garage and driveways. No regular demand for on-street parking expected.	Less than 3,000 vehicles per average weekday		No fixed route bus and limited truck traffic
Pavement Width Terrace Sidewalk Sidewalk Buffer Right-of-Way	Multi-family residential and single-family with lots of ¼ acre or more, and detached garages and alleys. Regular demand for on-street parking expected, for example, from schools and retail areas.	More than 3,000 vehicles per average weekday		Route for bus traffic and designated access route for truck traffic to neighborhood commercial area

<sup>a</sup> Land access streets are defined as streets intended to serve primarily as a means of access to abutting property. Collector streets are defined as streets which are intended to serve primarily as connections between the arterial street system and the land access streets. In addition to collecting traffic from, and distributing traffic to, the land access streets, collector streets usually perform a secondary function of providing access to abutting property.

An arterial street is a street intended to serve primarily as a means of carrying through vehicular traffic, including truck and bus traffic. Providing access to abutting property may be a secondary function of some arterial streets; however, this secondary function should be subordinate to the primary function of carrying through traffic. The cross-section of an arterial street is determined principally by its existing and forecast future traffic volume.

An urban street is a street having a cross-section improved with vertical face curb and gutter, and storm sewer.

<sup>b</sup> An intermediate pavement width—30, 32, or 34 feet—may be provided on those land access streets which do not clearly require the narrower or wider pavement widths, or address concerns that during periods of heavy snow, the effective width of a land access street may be reduced by two to four feet. Also, the provision of sidewalks on one or both sides of the street may be optional for short cul-de-sacs or loop streets, or subdivisions with internal pedestrian paths. The necessary street right-of-way could be reduced to 40 feet.

<sup>c</sup> A landscaped terrace should be provided between the curb and the inside edge of the sidewalk to provide separation between vehicular and pedestrian traffic. Terraces provide a more pleasant pedestrian environment by providing an area off the sidewalk for sign posts, street lights, utility poles, fire hydrants, and mailboxes; provide an area for street trees and other landscaping; allow driveway aprons to be located outside the sidewalk area; provide area for snow storage; and reduce splashing of pedestrians by passing vehicles operating on wet pavements. Terraces that are to contain trees should be at least six feet wide, and desirably could be 10 feet or wider, to allow sufficient space for the tree root system and to minimize damage to adjacent pavements, especially sidewalks.

<sup>d</sup> Collector street pavement widths, like land access street pavement widths, should be selected based on careful consideration of the street.

Source: SEWRPC



**Table 4.2**  
**Single-Family Residential Construction Costs in the Racine Area: 2019<sup>a</sup>**

Living Area (Square Feet)	Economy <sup>b</sup> (with unfinished basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
800	146.69	117,354	153.45	122,762	N/A	N/A
1,000	134.68	134,680	137.75	137,748	138.74	138,736
1,200	125.22	150,259	130.21	156,250	125.63	150,758
1,400	116.84	163,582	124.80	174,720	119.39	167,149

Living Area (Square Feet)	Economy <sup>b</sup> (no basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
800	132.55	106,038	142.79	114,234	N/A	N/A
1,000	121.73	121,732	127.92	127,920	130.21	130,208
1,200	113.31	135,969	121.00	145,205	117.73	141,274
1,400	105.82	148,148	116.06	162,490	112.01	156,811

Living Area (Square Feet)	Average <sup>c</sup> (with unfinished basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
800	175.45	140,358	179.45	143,562	N/A	N/A
1,000	160.73	160,732	160.78	160,784	163.23	163,228
1,200	149.19	179,026	151.48	181,771	147.68	177,216
1,400	139.41	195,177	144.87	202,821	139.98	195,978

Living Area (Square Feet)	Average <sup>c</sup> (no basement)					
	1 Story		1.5 Story		2 Story	
	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)	Cost (dollars per square foot)	Total Cost (dollars)
800	159.28	127,421	167.34	133,869	N/A	N/A
1,000	145.81	145,808	149.55	149,552	153.45	153,452
1,200	135.36	162,427	140.87	169,042	138.58	166,296
1,400	126.46	177,050	134.73	188,625	131.40	183,966

<sup>a</sup> Residences include one full bathroom and stucco on wood frame exterior. An additional full bathroom adds \$6,749 to the cost of an economy-grade residence and \$8,435 to the cost of an average-grade residence. An additional half bathroom adds \$3,984 to the cost of an economy-grade residence and \$4,981 to the cost of an average-grade residence.

<sup>b</sup> An economy class residence is usually built from stock plans. The materials and workmanship are sufficient to satisfy building codes. Low construction cost is more important than distinctive features.

<sup>c</sup> An average class residence is a simple design and built from standard plans. The materials and workmanship are average, but often exceed minimum building codes. There are frequently special features that give the residence some distinctive characteristics.

Source: RSMears, a division of the Gordian Group, and SEWRPC



## Appendix A

# VACANT PARCELS ZONED FOR RESIDENTIAL DEVELOPMENT IN THE VILLAGE OF CALEDONIA

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
10004 GOLDENROD LN	0.1925	PUD,R-3
10005 PRAIRIE CROSSING DR	0.2009	R-3 PUD
10010 GOLDENROD LN	0.1633	R-3 PUD
10016 GOLDENROD LN	0.1633	R-3 PUD
10022 GOLDENROD LN	0.1634	R-3 PUD
10033 PRAIRIE CROSSING DR	0.2045	R-3 PUD
1007 ELLIS AVE	0.2297	R-4 PUD
1008 JOHNSON AVE	0.1951	R-4 PUD
10100 LESPEDEZA DR	0.5070	R-3 PUD
10101 LESPEDEZA DR	0.5460	R-3 PUD
10107 LESPEDEZA DR	0.5514	R-3 PUD
10110 LESPEDEZA DR	0.2698	R-3 PUD
10120 LESPEDEZA DR	0.2525	R-3 PUD
10125 LESPEDEZA DR	0.5082	R-3 PUD
10130 LESPEDEZA DR	0.2525	R-3 PUD
10137 LESPEDEZA DR	0.3030	R-3 PUD
10140 LESPEDEZA DR	0.2525	R-3 PUD
10149 LESPEDEZA DR	0.3030	R-3 PUD
10150 LESPEDEZA DR	0.2525	R-3 PUD
1020 ELLIS AVE	0.1980	R-4 PUD
10208 LESPEDEZA DR	0.2045	R-3 PUD
1021 ELLIS AVE	0.2084	R-4 PUD
10216 LESPEDEZA DR	0.2052	R-3 PUD
10222 LESPEDEZA DR	0.2038	R-3 PUD
1027 ELLIS AVE	0.2109	R-4 PUD
10304 LESPEDEZA DR	0.2050	R-3 PUD
10310 LESPEDEZA DR	0.1957	R-3 PUD
10316 LESPEDEZA DR	0.2080	R-3 PUD
10409 BUTTON BUSH DR	0.2126	R-3 PUD
10410 BUTTON BUSH DR	0.3554	R-3 PUD
10410 FOREST HILLS DR	2.8010	R-2
10414 BUTTON BUSH DR	0.3256	R-3 PUD
10415 BUTTON BUSH DR	0.2213	R-3 PUD
10420 BUTTON BUSH DR	0.2650	R-3 PUD
10425 BUTTON BUSH DR	0.1884	R-3 PUD
10426 BUTTON BUSH DR	0.2387	R-3 PUD
10432 BUTTON BUSH DR	0.1953	R-3 PUD
10500 BUTTON BUSH DR	0.1922	R-3 PUD
10501 BUTTON BUSH DR	0.1889	R-3 PUD
10506 BUTTON BUSH DR	0.1892	R-3 PUD
10507 BUTTON BUSH DR	0.1864	R-3 PUD
10509 DUNKELow RD	0.1607	R-5
10514 BUTTON BUSH DR	0.1861	R-3 PUD
10515 BUTTON BUSH DR	0.1839	R-3 PUD

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
10519 BUTTON BUSH DR	0.4048	R-3 PUD
10520 BUTTON BUSH DR	0.3127	R-3 PUD
10523 BUTTON BUSH DR	0.3522	R-3 PUD
10524 BUTTON BUSH DR	0.4503	R-3 PUD
10530 BUTTON BUSH DR	0.2069	R-3 PUD
1114 JOHNSON CT	0.2291	R-4 PUD
1115 JOHNSON DR	0.2973	R-4 PUD
1123 ELLIS AVE	0.2209	R-4 PUD
1127 ELLIS AVE	0.2386	R-4 PUD
1211 ELLIS AVE	0.2231	R-4 PUD
1216 ROBIN LN	1.4520	R-3
1414 5 MILE RD	0.3453	R-3
1420 FIRESIDE DR	0.3260	R-4
1422 OAK LAWN DR	0.2074	R-3
1425 ELLIS AVE	0.2500	R-5
1433 ELLIS AVE	0.2499	R-5
1501 3 MILE RD	26.9600	R-5
1533 KREMER AVE	0.2499	R-5
1620 DUSTIR DR	0.5449	R-3
1738 ELLIS AVE	0.2499	R-5
1813 TIFFANY DR	0.3109	R-4
1919 PARKLAND CT	0.2162	R-5
1950 CIRCLEWOOD DR	0.8994	R-3
2120 6 MILE RD	0.5102	R-5
2301 3 MILE RD	70.0000	R-4
2520 3 MILE RD	0.7676	R-5
2522 ST RITAS RD	0.2120	R-4
2532 3 MILE RD	1.3130	R-5
2611 ST RITAS RD	1.0090	R-4
2640 4 1/2 MILE RD	1.1980	R-4
2800 SUNRISE RD	0.3244	R-5
2803 ARROWHEAD ST	0.2696	R-5
2910 FRONTIER DR	0.2866	R-4
2937 EMMERTSEN RD N	0.2125	R-3
2958 STONEBRIDGE DR	0.5317	R-4
3 MILE RD	0.7531	R-3
3 MILE RD	1.1140	R-3
3 MILE RD	0.8460	R-3
3 MILE RD	0.3998	R-4
3 MILE RD	5.9940	R-4
3 MILE RD	0.3387	R-5
3153 RODNEY LN	0.8534	R-3
3200 5 MILE RD	0.3155	R-4
3201 3 MILE RD	1.1120	R-5
3214 3 MILE RD	0.4391	R-4
3219 BERGAMOT DR	0.4198	R-8 PUD
3223 PATZKE LN	0.5077	R-3
3225 BLUE STAR CIR	0.3115	R-8 PUD
3226 BLUE STAR CIR	0.3971	R-8 PUD
3227 BERGAMOT DR	0.2939	R-8 PUD
3232 BERGAMOT DR	0.2541	R-8 PUD
3234 BLUE STAR CIR	0.2643	R-8 PUD

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
3235 BERGAMOT DR	0.2880	R-8 PUD
3235 BLUE STAR CIR	0.2345	R-8 PUD
3240 BLUE STAR CIR	0.2445	R-8 PUD
3241 BLUE STAR CIR	0.2651	R-8 PUD
3241 STH 31	1.1830	R-3
3242 BERGAMOT DR	0.2525	R-8 PUD
3245 BERGAMOT DR	0.2854	R-8 PUD
3245 BLUE STAR CIR	0.5368	R-8 PUD
3246 BLUE STAR CIR	0.3412	R-8 PUD
3248 BERGAMOT DR	0.2625	R-8 PUD
3250 BLUE STAR CIR	0.5275	R-8 PUD
3251 BERGAMOT DR	0.3061	R-8 PUD
3258 BERGAMOT DR	0.2664	R-8 PUD
3261 BERGAMOT DR	0.3385	R-8 PUD
3267 BERGAMOT DR	0.4143	R-8 PUD
3268 BERGAMOT DR	0.2711	R-8 PUD
3275 BERGAMOT DR	0.4418	R-8 PUD
3306 BERGAMOT DR	0.3046	R-8 PUD
3307 PATZKE LN	0.4204	R-3
3425 PATZKE LN	0.6038	R-3
3450 SHOREWOOD RD	0.6349	R-4
3554 MORRIS ST	0.2356	R-3 PUD
3560 MORRIS ST	0.1884	R-3 PUD
3600 HAYMEADOW RD	1.3610	R-3
3600 MONICA DR	0.7380	R-4
3601 KINGSBERRY ST	0.2206	R-4
3606 CTH H	0.8249	R-7
3606 MORRIS ST	0.1599	R-3 PUD
3608 BISHOPS CAP DR	0.2009	R-3 PUD
3609 MORRIS ST	0.1952	R-3 PUD
3610 HAYMEADOW RD	0.6166	R-3
3610 MONICA DR	0.6232	R-4
3611 PERENNIAL PKWY	0.2590	R-3 PUD
3612 MORRIS ST	0.1599	R-3 PUD
3614 BISHOPS CAP DR	0.1880	R-3 PUD
3615 MORRIS ST	0.1880	R-3 PUD
3618 MORRIS ST	0.1598	R-3 PUD
3619 PERENNIAL PKWY	0.1655	R-3 PUD
3620 BISHOPS CAP DR	0.1880	R-3 PUD
3621 MORRIS ST	0.1880	R-3 PUD
3624 MORRIS ST	0.1721	R-3 PUD
3625 PERENNIAL PKWY	0.1672	R-3 PUD
3627 MORRIS ST	0.1880	R-3 PUD
3628 BISHOPS CAP DR	0.1880	R-3 PUD
3630 MORRIS ST	0.1721	R-3 PUD
3633 MORRIS ST	0.2036	R-3 PUD
3633 PERENNIAL PKWY	0.1690	R-3 PUD
3636 MORRIS ST	0.1720	R-3 PUD
3639 PERENNIAL PKWY	0.2369	R-3 PUD
3643 PERENNIAL PKWY	0.2387	R-3 PUD
3644 MORRIS ST	0.1783	R-3 PUD
3645 MORRIS ST	0.2121	R-3 PUD

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
3647 PERENNIAL PKWY	0.3860	R-3 PUD
3650 MORRIS ST	0.2039	R-3 PUD
3651 PERENNIAL PKWY	0.2270	R-3 PUD
3653 MORRIS ST	0.1743	R-3 PUD
3655 PERENNIAL PKWY	0.2099	R-3 PUD
3661 PERENNIAL PKWY	0.2018	R-3 PUD
3700 BISHOPS CAP DR	0.1850	R-3 PUD
3703 MEADOW ROSE CT	0.2061	R-3
3703 MORRIS ST	0.1857	R-3 PUD
3704 MEADOW ROSE CT	0.2069	R-3
3707 PERENNIAL PKWY	0.2043	R-3 PUD
3708 BISHOPS CAP DR	0.2002	R-3 PUD
3711 MORRIS ST	0.2052	R-3 PUD
3712 EMMERTSEN DR	0.5428	R-3
3714 BISHOPS CAP DR	0.1883	R-3 PUD
3715 PERENNIAL PKWY	0.1877	R-3 PUD
3720 BISHOPS CAP DR	0.1977	R-3 PUD
3721 PERENNIAL PKWY	0.1877	R-3 PUD
3726 BISHOPS CAP DR	0.3033	R-3 PUD
3727 MORRIS ST	0.2897	R-3 PUD
3727 PERENNIAL PKWY	0.1692	R-3 PUD
3729 5 MILE RD	1.8190	R-3
3732 BISHOPS CAP DR	0.2521	R-3 PUD
3733 PERENNIAL PKWY	0.1790	R-3 PUD
3740 MORRIS ST	0.2008	R-3 PUD
3741 PERENNIAL PKWY	0.1872	R-3 PUD
3744 MORRIS ST	0.1989	R-3 PUD
3747 MORRIS ST	0.2552	R-3 PUD
3747 PERENNIAL PKWY	0.1870	R-3 PUD
3750 MORRIS ST	0.1769	R-3 PUD
3753 MORRIS ST	0.2693	R-3 PUD
3754 MEADOW ROSE CT	0.2112	R-3
3754 MORRIS ST	0.2122	R-3 PUD
3755 PERENNIAL PKWY	0.1868	R-3 PUD
3801 PERENNIAL PKWY	0.1866	R-3 PUD
3803 WILD GINGER WAY	0.1889	R-3 PUD
3807 PERENNIAL PKWY	0.1864	R-3 PUD
3814 GREEN BAY RD N	3.3920	R-4
3815 PERENNIAL PKWY	0.1677	R-3 PUD
3815 WILD GINGER WAY	0.1899	R-3 PUD
3823 PERENNIAL PKWY	0.2050	R-3 PUD
3823 WILD GINGER WAY	0.2169	R-3 PUD
3863 DEBBY LN	0.2099	R-3
3914 SCENIC WAY	0.1768	R-3
3920 WILD GINGER WAY	0.1768	R-3 PUD
3921 SCENIC WAY	0.2238	R-3
3925 SIENNA CT	0.1876	R-3
3933 SCENIC WAY	0.2495	R-3
3936 SIENNA CT	0.1845	R-3
3951 SIENNA CT	0.1726	R-3
3958 SIENNA CT	0.2084	R-3
4 1/2 MILE RD	1.8720	R-3A

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
4 1/2 MILE RD	14.8500	R-7 PUD
4 1/2 MILE RD	0.3183	R-7 PUD
4 MILE RD	1.1390	R-2S
4 MILE RD	3.2400	R-3
4 MILE RD	0.2587	R-3
4 MILE RD	28.0100	R-3
4 MILE RD	0.2090	R-3
4 MILE RD	22.9900	R-3, R-4
4 MILE RD	5.8010	R-4
4 MILE RD	0.5009	R-6
4 MILE RD	0.1859	R-4
4 MILE RD	0.3092	R-4
4 MILE RD	0.4999	R-4
4 MILE RD	17.7800	R-4
4 MILE RD	0.2011	R-5
4107 QUARRY SPRINGS DR	5.8970	R-2S PUD
4128 WALSH RD	1.1480	R-3
4153 GOLEYS LN	0.9867	R-4
4241 GOLEYS LN	0.9867	R-4
4304 KENNEDY DR	0.2525	R-6
4343 WOOD VIEW LN	0.8514	R-4
4436 ERIE ST	4.0210	R-4
4445 TENNESSEE RD	0.7132	R-2S PUD
4520 ERIE ST	58.9100	R-4
4522 LA SALLE ST	0.2006	R-4 PUD
4526 SINA LN	0.2955	R-4 PUD
4528 LA SALLE ST	0.1921	R-4 PUD
4531 STH 38	28.6900	R-2
4532 SINA LN	0.2158	R-4 PUD
4542 CHARLES ST	0.2452	R-5
4600 SINA LN	0.2148	R-4 PUD
4601 CHARLES ST	0.5227	R-4
4602 STH 31	39.9500	R-3
4606 SINA LN	0.2156	R-4 PUD
4608 LA SALLE ST	0.1924	R-4 PUD
4612 SINA LN	0.2163	R-4 PUD
4614 LA SALLE ST	0.1924	R-4 PUD
4618 SINA LN	0.2171	R-4 PUD
4621 BANNOCH DR	0.1661	R-4 PUD
4625 BANNOCH DR	0.1830	R-4 PUD
4627 KENRICH DR	0.0978	R-4
4630 SINA LN	0.2189	R-4 PUD
4637 SINA LN	0.2431	R-4 PUD
4642 SINA LN	0.2809	R-4 PUD
4701 BANNOCH DR	0.1828	R-4 PUD
4702 BANNOCH DR	0.2317	R-4 PUD
4708 BANNOCH DR	0.2614	R-4 PUD
4708 CHRIS CT	0.2696	R-4 PUD
4712 4 MILE RD	10.2500	R-2
4716 BANNOCH DR	0.2577	R-4 PUD
4718 CHRIS CT	0.2555	R-4 PUD
4727 PARK RIDGE RD	17.2000	R-2S

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
4727 PARK RIDGE RD	3.1140	R-2S
4727 PARK RIDGE RD	7.1180	R-2S
4727 PARK RIDGE RD	0.9954	R-2S
4727 PARK RIDGE RD	8.2160	R-2S
4728 BANNOCH DR	0.1983	R-4 PUD
4740 GREEN BAY RD N	2.7120	R-4
4751 STH 31	0.3927	R-3
4809 DOUGLAS AVE	0.5885	R-4
4813 5 MILE RD	30.9400	R-2
4815 ALCYN DR	0.2252	R-4
4820 RUBY AVE	0.2190	R-4
4824 SINGING TREES DR	0.3539	R-3
4838 CASCADE CT		R-3 PUD
4839 CASCADE CT		R-3 PUD
4844 STH 31	4.0680	R-3
4851 CASCADE CT		R-3 PUD
4855 CASCADE CT		R-3 PUD
4856 CASCADE CT	0.9024	R-3 PUD
4907 STH 31	0.2788	R-3
4907 STH 31	4.8300	R-3
4907 STH 31	1.4430	R-3
4907 STH 31	4.1250	R-3
4910 CHARLES ST	3.1210	R-3, R-4
4917 DOUGLAS AVE		R-7
5 1/2 MILE RD	11.4700	R-3 PUD
5 1/2 MILE RD		R-3
5 MILE RD	10.1100	R-2
5 MILE RD	1.4250	R-2
5 MILE RD	23.5600	R-2
5 MILE RD	20.4600	R-2
5 MILE RD	1.1590	R-2
5 MILE RD	15.1100	R-2
5 MILE RD	12.5000	R-2
5 MILE RD	0.4821	R-3
5 MILE RD	0.3635	R-3A
5 MILE RD	22.4000	R-3
5 MILE RD	0.4585	R-3
5 MILE RD E	14.8300	R-3
5000 3 MILE RD	10.8700	R-3
5000 CRYSTAL SPRING SPG	0.5632	R-3
5014 TABOR RD	0.3768	R-3 PUD
5100 TABOR RD	0.4477	R-3 PUD
5102 BRIARWOOD LN	7.9300	R-6 PUD
5114 PINE TREE CIR	0.4666	R-3 PUD
5121 6 MILE RD	2.4370	R-1
5124 PINE TREE CIR	0.4992	R-3 PUD
5131 TABOR RD	34.1700	R-3 PUD
5141 WAGON TRL	0.2658	R-4
5233 STH 31	0.1850	R-3
5303 CLOVER LN	0.6477	R-3
5321 SHORT RD	0.6503	R-2
5350 ERIE ST	0.0873	R-4



<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
5422 STH 31	2.2850	R-3
5440 4 MILE RD	2.7050	R-2
5447 CROWN CHASE DR	5.6620	R-2
5518 STH 31	66.4400	R-2
5531 3 MILE RD	0.1818	R-3
5632 STH 31	6.1870	R-2
5633 DORSET AVE	0.2370	R-4
5690 RACHEL GLN	1.8690	R-4
5720 MARWOOD DR	0.2627	R-4
5721 RICHWOOD LN	0.2353	R-4
5750 DOUGLAS AVE	7.4050	R-3
5801 MARWOOD DR	0.2342	R-4
5803 RICHWOOD LN	0.2353	R-4
5806 4 MILE RD	6.9370	R-2
5817 MARWOOD DR	0.2342	R-4
5902 INDIGO DR	0.2994	R-8 PUD
5910 INDIGO DR	0.2817	R-8 PUD
5911 INDIGO DR	0.3991	R-8 PUD
5916 INDIGO DR	0.2650	R-8 PUD
5917 BLAZING STAR DR	0.5814	R-8 PUD
5920 EAGLE POINT DR	0.4945	R-3
5923 BLAZING STAR DR	0.2599	R-8 PUD
5923 INDIGO DR	0.3903	R-8 PUD
5924 BLAZING STAR DR	0.3159	R-8 PUD
5924 INDIGO DR	0.2497	R-8 PUD
5929 BLAZING STAR DR	0.2647	R-8 PUD
5933 INDIGO DR	0.3673	R-8 PUD
5934 INDIGO DR	0.2627	R-8 PUD
6 MILE RD	40.0200	R-2
6 MILE RD	7.9970	R-2
6 MILE RD	8.8080	R-2
6 MILE RD	1.6960	R-2
6 MILE RD	9.1950	R-2
6 MILE RD	35.1700	R-2
6 MILE RD	0.7281	R-2
6 MILE RD	1.4290	R-3
6 MILE RD	0.3861	R-4
6000 INDIGO DR	0.2666	R-8 PUD
6003 EAGLE POINT DR	0.4599	R-3
6007 INDIGO DR	0.2514	R-8 PUD
6008 INDIGO DR	0.2639	R-8 PUD
6018 INDIGO DR	0.2637	R-8 PUD
6020 ERIE ST	15.1800	R-3
6025 INDIGO DR	0.2514	R-8 PUD
6121 EAGLE POINT DR	0.5114	R-3
6130 NORTHWESTERN AVE	11.0000	R-3
621 BROOKVIEW CT		R-3 PUD
6215 BLUE RIVER WAY	0.4624	R-3
6235 MIDDLE RD	50.1800	R-4 PUD
628 BROOKVIEW CT		R-3 PUD
6309 6 MILE RD	26.7800	R-2
6315 BLUE RIVER WAY	0.4659	R-3

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
6319 MIDDLE RD	0.5616	R-4
6321 MIDDLE RD	0.7220	R-4
633 BROOKVIEW CT		R-3 PUD
6401 BLUE RIVER WAY	0.4634	R-3
6403 BEL MAR AVE	0.4599	R-3
6427 HOODS CREEK RD	11.2800	R-2S
6444 CHARLES ST	13.5100	R-3 PUD
6622 CHARLES ST	0.6758	R-3
6731 BLUE RIVER WAY	0.4650	R-3
6736 RUNNING HORSE RD	1.5930	R-2
6737 ELDERBERRY RD	0.2639	R-4
6745 ELDERBERRY RD	0.2555	R-4
6753 ELDERBERRY RD	0.2555	R-4
6754 ELDERBERRY RD	0.2479	R-4
6761 WESTLAKE DR	0.2834	R-4
6763 ELDERBERRY RD	0.2707	R-4
6800 MIDDLE RD	1.6530	R-7
6810 BEECHNUT DR	0.4147	R-2S
6827 ELDERBERRY RD	0.3006	R-4
6829 WESTLAKE DR	0.3042	R-4
6901 ELDERBERRY RD	0.3006	R-4
6905 WESTLAKE DR	0.3042	R-4
6922 WESTLAKE DR	0.4126	R-4
6929 5 MILE RD	20.2100	R-2
6930 WESTLAKE DR	0.3083	R-4
705 BROOKVIEW CT	0.4000	R-3 PUD
706 BROOKVIEW CT		R-3 PUD
7149 LAKESHORE DR	0.4202	R-5
725 BROOKVIEW CT	0.3352	R-3 PUD
727 BROOKVIEW CT		R-3 PUD
730 BROOKVIEW CT		R-3 PUD
7604 TREEVIEW DR	1.7940	R-2
800 HORNER DR	0.3023	R-4
805 MARWOOD CT	0.2851	R-4
809 KAYWOOD DR	0.2342	R-4
810 KAYWOOD DR	0.3184	R-4
814 MARWOOD CT	0.2439	R-4
815 MARWOOD CT	0.2500	R-4
817 KAYWOOD DR	0.2342	R-4
820 KAYWOOD DR	0.3132	R-4
8207 DUNKELow RD	32.5300	R-3
825 KAYWOOD DR	0.2342	R-4
825 MARWOOD CT	0.2922	R-4
825 MARWOOD CT	0.2726	R-4
832 MARWOOD CT	0.2439	R-4
835 MARWOOD CT	0.2536	R-4
8825 BAY FILLY LN	1.9600	R-2
8910 MAPLE DR	0.3458	R-2
902 MARWOOD CT	0.3368	R-4
9025 PRAIRIE CROSSING DR	0.1589	R-3
903 KAYWOOD DR	0.2342	R-4
905 MARWOOD CT	0.3030	R-4

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
910 HORNER DR	0.2792	R-4
9101 PRAIRIE CROSSING DR	0.1573	R-3
911 HORNER DR	0.2448	R-4
9111 PRAIRIE CROSSING DR	0.1658	R-3
9114 PRAIRIE CROSSING DR	0.1727	R-3
9119 PRAIRIE CROSSING DR	0.1738	R-3
9120 PRAIRIE CROSSING DR	0.1785	R-3
9126 PRAIRIE CROSSING DR	0.1790	R-3
9200 PRAIRIE CROSSING DR	0.1729	R-3
921 KENTWOOD DR	0.2390	R-4
940 KENTWOOD DR	0.2591	R-4
9600 PRAIRIE CROSSING DR	0.2238	R-3
9714 PRAIRIE CROSSING DR	0.1836	R-3
9811 DANA DR	0.4182	R-4
9918 DUNKELow RD	0.4323	R-4
BAY FILLy LN	1.7840	R-2
BAY FILLy LN	1.4550	R-2
BAY FILLy LN	1.3720	R-2
BAY FILLy LN	1.6790	R-2
BEL MAR AVE	0.9087	R-3A
BEL MAR AVE	0.9087	R-3A
BLUFFSIDE DR	4.6740	R-2S
BLUFFSIDE DR	0.3323	R-2S
BONITA LN	0.6829	R-4
BROOKSIDE DR	0.7716	R-2
BROOKSIDE DR	0.9104	R-2
BROOKSIDE DR	0.0198	R-2
BUCKLEY RD	0.3589	R-4
CANDLELIGHT DR	0.2537	R-4
CHARLES ST	1.3640	R-3
CHARLES ST	12.5700	R3
CHARLES ST	34.0700	R-3 PUD
CHARLES ST	10.5900	R-3 PUD
CHARLES ST	0.2958	R-3A
CHARLES ST	0.3083	R-3
CHARLES ST	14.3700	R-4
CHESTER LN	1.2480	R-6
CIRCLEWOOD DR	0.5273	R-3
CIRCLEWOOD DR	0.7363	R-3
COBBLESTONE DR	14.6600	R-2S PUD
COLORADO CT	0.1149	R-5
COLORADO CT	0.1658	R-5
COLORADO CT	0.2393	R-5
COLORADO CT	0.2545	R-5
COUNTY LINE RD	0.6583	R-2
CTH H	0.6840	R-3
DANA DR	1.8030	R-4
DANA DR	1.7790	R-4
DOUGLAS AVE	2.4820	R-3
DOUGLAS AVE	5.5080	R-3
DOUGLAS AVE	1.4140	R-3
DOUGLAS AVE	2.0000	R-3

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
DOUGLAS AVE	6.7330	R-3
DOUGLAS AVE	4.2860	R-7 PUD
DOUGLAS AVE	0.8597	R-7
DUNKELow RD	1.8620	R-4
DUNKELow RD	14.4300	R-4
DUNKELow RD	17.7600	R-2
DUNKELow RD	11.3200	R-2
DUNKELow RD	4.5640	R-3A
DUNKELow RD	5.6630	R-3
DUNKELow RD	0.7289	R-3
EDGAR TER	0.4345	R-7
EDGAR TER	15.5100	R-7, R-3
ELLEN DR	0.3441	R-3
EMMERTSEN RD		R-3 PUD
ERIE ST	0.1812	R-4
ERIE ST	8.0150	R-4
ERIE ST	4.8560	R-4
ERIE ST	0.2282	R-4
ERIE ST	0.2283	R-4
ERIE ST	0.2861	R-4
ERIE ST	0.2829	R-4
ERIE ST	0.2828	R-4
FOLEY RD	3.5880	R-2
FOLEY RD	1.5830	R-2
FOLEY RD	8.7890	R-2
FOREST HILLS DR	2.6770	R-2
FRONITER DR	1.2110	R-4
GOLEYS LN	0.6325	R-4
GREEN BAY RD	0.9896	R-4
GREEN BAY RD	1.6990	R-4
GREEN BAY RD	0.3818	R-4
GREEN BAY RD N	1.2100	R-4
GREEN BAY RD N	0.4992	R-4
HIALEAH DR	0.9303	R-4
HIALEAH DR	0.9356	R-4
HIALEAH DR	0.3091	R-4
HIALEAH DR	0.3082	R-4
HOLY CROSS RD	19.2200	R-3
HOUNDS TRL	10.0000	R-3
HOUNDS TRL	1.5020	R-3
HOUNDS TRL	1.5170	R-3
HOUNDS TRL	1.4990	R-3
HOUNDS TRL	1.4970	R-3
HOUNDS TRL	1.5050	R-3
HOUNDS TRL	1.5090	R-3
HOUNDS TRL	0.8575	R-3
HOUNDS TRL	1.0600	R-3
HOUNDS TRL	1.5030	R-3
HOUNDS TRL	1.5100	R-3
HOUNDS TRL	1.5040	R-3
HOUNDS TRL	1.5000	R-3
HOUNDS TRL	1.5010	R-3

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
JOHNSON AVE	0.2499	R-5
JOHNSON AVE W	0.2896	R-3
JOLSON ST	0.8448	R-4
KAYWOOD DR	0.2781	R-4
KIMBERLY LN	0.3991	R-3A
KIMBERLY LN	0.5657	R-3A
KRAUT RD	2.6500	R-4
LAKESHORE DR	2.9450	R-3
LAKESHORE DR	2.0240	R-3
LEAWOOD LN	0.3564	R-3A
LEEWARD LN	2.0710	R-2S
MAIN ST N	2.0770	R-4
MAPLE DR	6.4050	R-2
MAPLE DR	0.6011	R-2
MATTHEW DR	3.9460	R-3
MICHNA RD	7.7480	R-2
MICHNA RD	0.5188	R-4
MIDDLE RD	1.0800	R-8
MIDDLE RD	3.0870	R-8
MIDDLE RD	0.4440	R-4
MIDDLE RD	0.4821	R-4
MIDDLE RD	2.2500	R-4
MIDDLE RD	4.5790	R-4
MIDDLE RD	1.7000	R-4
MIDDLE RD	0.8462	R-4
MIDDLE RD	0.9997	R-4
MIDDLE RD	1.0000	R-4
MIDDLE RD	2.8190	R-4
MIDDLE RD	4.9000	R-4
MIDDLE RD	0.5383	R-4
MIDDLE RD	1.4000	R-4
MORRIS ST	4.5140	R-4
MORRIS ST	0.2065	R-5
MORRIS ST	0.1785	R-5
NEWMAN RD	20.9800	R-3
NEWMAN RD	14.1500	R-3
NEWMAN RD	10.5700	R-3
NEWMAN RD	0.5969	R-4
NEWMAN RD N	10.0200	R-3A
NEWMAN RD N	0.2259	R-4
NICHOLSON RD	1.0330	R-3A
NORTHWAY DR	0.2341	R-4
NORTHWESTERN AVE	0.5500	R-3
NORTHWESTERN AVE	1.2100	R-3
NORTHWESTERN AVE	8.4330	R-3
NORTHWESTERN AVE	0.6108	R-3A
NORTHWESTERN AVE	7.0880	R-3
NORTHWESTERN AVE	18.4500	R-6 PUD
NORTHWESTERN AVE	48.3800	R-3 PUD
NORTHWESTERN AVE		R-3
NORTHWESTERN AVE	9.6020	R-3
NORTHWESTERN AVE	9.3270	R-3

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
NORTHWESTERN AVE	0.4540	R-3
NOVAK RD	1.5400	R-5
OLD WOOD TRL	1.1950	R-3
OLD WOOD TRL	12.2000	R-3
OVERLOOK TER	0.6692	R-2
OVERLOOK TER	0.8655	R-2
OVERLOOK TER	0.5508	R-2
OVERLOOK TER	0.5801	R-2
PATZKE LN	0.6209	R-3
PATZKE RD	0.4941	R-3
RICHWOOD LN	0.2881	R-4
RIVER HILLS RD	4.3860	R-2
RIVER RD E	1.6620	R-2
ROBERTS ST	3.7040	R-4
ROBERTS ST	0.0976	R-5
ROBIN LN	1.0040	R-3
ROBIN LN	1.0010	R-3
ROBIN LN	1.5760	R-3
ROBIN LN	0.6175	R-3
RUBY AVE	0.1790	R-4
RUBY AVE	0.1790	R-4
RUBY AVE	0.2684	R-4
RUBY AVE	0.2685	R-4
RUBY AVE	0.1789	R-4
RUBY AVE	0.1789	R-4
RUBY AVE	0.3578	R-4
RUNNING HORSE RD	1.8450	R-2
RUNNING HORSE RD	1.4950	R-2
RUNNING HORSE RD	1.4410	R-2
RUNNING HORSE RD	2.0150	R-2
RUNNING HORSE RD	1.7150	R-2
RUNNING HORSE RD	1.7310	R-2
RUNNING HORSE RD	1.4770	R-2
RUNNING HORSE RD	1.4880	R-2
RUNNING HORSE RD	1.9680	R-2
SANTA ANITA DR	1.1970	R-4
SHORT RD	13.4200	R-2
SHORT RD	15.3800	R-2
SHORT RD	24.4400	R-2
SHORT RD	10.8100	R-2
SHORT RD	4.8210	R-2
SHORT RD	9.4750	R-2
SOUTH LN	1.8390	R-2S
SOUTH LN	0.2955	R-2S
SOUTH LN	7.0460	R-2S
ST RITAS RD	0.3902	R-4
STH 31	23.5600	R-2
STH 31	8.1350	R-3
STH 31	10.1200	R-3
STH 31	0.9979	R-3
STH 31	5.4180	R-3
STH 31	0.4761	R-3

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
STH 31	1.5080	R-3
STH 31	22.4000	R-3
STH 31	19.4200	R-1
STH 31	7.1720	R-3
STH 31	2.0290	R-3
STH 31	54.9000	R-8
STH 31	0.4211	R-3
STH 31	0.4232	R-3
STH 31	0.6098	R-3
STH 31	4.5640	R-3
STH 31	1.0840	R-3, R-7
STH 38	39.3200	R-3
STH 38	0.4946	R-8 PUD
STH 38	0.4950	R-3
STONEBRIDGE DR	0.4224	R-4
SUNSHINE LN	0.3773	R-3A
TABOR RD	1.1980	R-3
VALLEY RD	0.3755	R-3
WALSH RD	1.0140	R-3
WALSH RD	0.3910	R-3
WATERS EDGE; WATERS EDGE	0.9983	R-3
WATERS EDGE; WATERS EDGE	0.5428	R-3
WORSLEY LN	0.3098	R-4
WORSLEY LN	1.1560	R-4
YOUNGBLOOD RD	0.4263	R-3





## Appendix B

# VACANT PARCELS NOT ZONED FOR RESIDENTIAL DEVELOPMENT IN THE VILLAGE OF CALEDONIA

Address	Parcel Size (acres)	Zoning District
12600 BELL RD	3	A-2
12706 BELL RD	3.33	A-2
12804 BELL RD	3	A-2
12828 CTH G	26.17	A-2
12828 CTH G	13.33	A-2
13030 CTH G	56.84	A-2
13206 7 MILE RD	3	A-2
13206 7 MILE RD	4.49	A-2
13401 BELL RD	0.5	A-2
13501 NORTHWESTERN AVE	0.48	A-2
1843 ELLIS AVE	0	B-1, R-6
3 MILE RD	12	A-2
3 MILE RD; NEWMAN RD	10.38	A-2
4 MILE RD	19.92	A-2
4 MILE RD	18.66	M-1, R-4
4 MILE RD	0	M-4, R-3
4235 CTH H	11.44	A-2
4531 STH 38	0	A-2
4531 STH 38	18.36	A-2
4531 STH 38	39.47	A-2, M-2, R-2
4828 STH 38	65.39	A-2
4907 STH 31	2.05	C-1, R-3
4907 STH 31	4.16	C-1, R-3
5245 SHORT RD	1	A-2
5351 SHORT RD	1.18	A-2
5435 4 MILE RD	25.46	A-2
5518 STH 31	66.63	A-2
5538 6 MILE RD	13.14	A-2
5750 DOUGLAS AVE	7.46	B-3, R-3
6 1/2 MILE RD	4.84	A-2
6 1/2 MILE RD	2.01	A-2
6 1/2 MILE RD	10	A-2
6 1/2 MILE RD	26.3	A-2, B-4
6 1/2 MILE RD	20.98	A-2, M-1
6 MILE RD	18.51	A-2
6034 CTH V	9.05	A-2
7 1/2 MILE RD	2.7	A-2
7 1/2 MILE RD	3	A-2
7 1/2 MILE RD	3	A-2
7 1/2 MILE RD	3.61	A-2
7 1/2 MILE RD	3.48	A-2
7 1/2 MILE RD	3.33	A-2
7 1/2 MILE RD	3.18	A-2
7 1/2 MILE RD	8.21	A-2

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
7 1/2 MILE RD	7.44	A-2
7 MILE RD	16.39	A-2
7 MILE RD	72.12	A-2
7 MILE RD	0	A-2
7 MILE RD	4.32	A-2
7 MILE RD	25	A-2
7153 USH 41	0	A-2, B-4
7153 USH 41	9.95	A-2, B-4
7226 NORTHWESTERN AVE	12.75	A-2
7330 STH 32	5.3	A-2
7444 CTH V	99.99	A-2
7616 CTH V	3.16	A-2
7836 HAGEMANN RD	0.44	A-2
8049 FRONTAGE RD E	2.39	B-3, A-2
8207 DUNKELow RD	32.64	M-2, R-3
8401 HOLLANDER DR	9.1	M-2, R-2
9908 NORTHWESTERN AVE	28.41	P-2, R-3
ADAMS RD	20.93	A-2
ADAMS RD	20	A-2
ADAMS RD	5	A-2
ADAMS RD	13.52	A-2
ADAMS RD	0	A-2
AIRLINE RD	0.94	A-2
BELL RD	1.32	A-2
BELL RD	4	A-2
BELL RD	5.35	A-2
CTH G	36.98	A-2
CTH G	9.12	A-2
CTH G	2	A-2
CTH H	5.94	A-2
CTH H	3.67	A-2
CTH V	12.96	A-2
CTH V	39.22	A-2
CTH V	1.5	A-2
CTH V	2	A-2
CTH V	3	A-2
CTH V	20	A-2
CTH V	34.33	A-2
CTH V	12.5	A-2
CTH V	70.32	A-2
CTH V	100.62	A-2
CTH V	1	A-2
DOUGLAS AVE	0.74	A-2
DOUGLAS AVE	66.19	B-4, A-2
DUNKELow RD	1.91	A-2
DUNKELow RD	0	R-2, M-2
DUNKELow RD	0	R-2, M-2
FRONTAGE RD E	8.32	A-2
FRONTAGE RD E	72.79	A-2, B-4
FRONTAGE RD E	14.52	A-2, B-4
FRONTAGE RD E	12.49	A-2, B-4
FRONTAGE RD E	8.03	B-4, A-2

<b>Address</b>	<b>Parcel Size (acres)</b>	<b>Zoning District</b>
FRONTAGE RD E	1.36	B-4, A-2
FRONTAGE RD E	1.05	B-4, A-2
GOLF RD	37.23	A-2
GOLF RD	0.86	A-2
GOLF RD	2	A-2
GOLF RD	0.59	A-2
HAGEMANN RD	5.32	A-2
HAGEMANN RD	3.05	A-2
HAGEMANN RD	0.68	A-2
HAGEMANN RD	0.66	A-2
HAGEMANN RD	7.99	A-2, B-4
NICHOLSON RD	10	A-2
NICHOLSON RD	6.22	A-2
NICHOLSON RD	15	A-2
NORTHWESTERN	40	A-2
NORTHWESTERN AVE	27.63	A-2
NORTHWESTERN AVE	27.09	A-2
NORTHWESTERN AVE	11.35	A-2
NORTHWESTERN AVE	54.51	A-2
NORTHWESTERN AVE	52.4	A-2
NORTHWESTERN AVE	1.95	A-2
NORTHWESTERN AVE	0	A-2
NORTHWESTERN AVE	65.16	A-2, B-4
ROBERTS ST	0	B-3, R-5
SHORT RD	1.82	A-2
STANLEY RD	10.11	A-2
STANLEY RD	1.27	A-2
STH 38	10.682	A-2
STH 38	17.13	A-2
STH 38	10.65	A-2
STH 38	10.44	A-2
STH 38	2.7	A-2
STH 38	6.6	A-2
STH 38	20.05	A-2
STH 38	4	A-2, C-1
STH 38	10.85	A-2, C-1
STH 38	39.31	A-2, R-3
SUNFLOWER DR	3.15	A-2
SUNFLOWER DR	3.05	A-2
USH 41	18.67	A-2
USH 41	5.03	A-2
USH 41	40	A-2
USH 41	40	A-2
USH 41	25.86	A-2, B-4
USH 41	40.91	A-2, B-4
USH 41	28.95	A-2, B-4
	10.84	A-2