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SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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May 30, 2013

Chair and Members of the Milwaukee County
Board of Supervisors
c/o Mr. Joseph Czarnetzki, Clerk
County Courthouse, Room 105
901 North 9th Street
Milwaukee, WI 53233

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To the Chair and Members of the
Milwaukee County Board of Supervisors:

In accordance with Section 66.0309(10) of the *Wisconsin Statutes*, the Southeastern Wisconsin Regional Planning Commission hereby provides a certified copy of SEWRPC Planning Report No. 54, *A Regional Housing Plan for Southeastern Wisconsin: 2035*. A copy of Commission Resolution No. 2013-04 adopting this plan as a guide for the physical development of the Region is bound in the front of the report.

The focus of the housing plan is providing an adequate supply of affordable housing for all current residents and the anticipated future population of the Region through the plan design year 2035, with a focus on providing housing affordable to the existing and projected future workforce of the Region. A summary of major plan findings and recommendations is included in the enclosed newsletter.

All of the plan recommendations are set forth in Part 3 of Chapter XII, beginning on page 731 of the enclosed report. Key recommendations of the plan for local governments include a recommendation that communities seek to provide a balance between the cost of housing and wages paid to job-holders in their community and that communities with sewer service designate areas in the local comprehensive plan and zoning map for the development of modest multi-family (minimum density of 10 units per acre and about 800 square feet for two-bedroom apartments) and modest single-family housing (minimum density of about four units per acre and about 1,200 square feet per housing unit). It is also recommended that counties with zoning authority over communities with sewer service include provision for modest multi- and single-family housing in the county comprehensive plan and zoning ordinance.

Table 214, beginning on page 732 of the report, summarizes the final plan recommendations and indicates the unit of government or agency that would need to take action to implement each recommendation. Several of the plan recommendations are directed to County governments, including maintaining and expanding public transit to link areas of affordable housing to job locations, and continuing economic development efforts to provide jobs that will increase household incomes and housing options for the Region's workforce.

It is respectfully requested that your County Board refer the housing plan to the appropriate County Board Committee for review and recommendation and that the County Board consider endorsing the plan, should the Committee, following their review, recommend endorsement of the regional housing plan. County endorsement of the housing plan is important to help assure a common understanding among the units of government within the Region, as well as among the various state and federal agencies of

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government involved, and to enable work to continue on plan implementation. A sample resolution for County Board endorsement of the plan is enclosed.

Please do not hesitate to call on us if the Commission or its staff can be of any assistance to the County in its consideration of the plan. Commission staff is available to make a presentation about the plan to the County Board or the appropriate Committee, or to attend a meeting of County officials to answer questions about the plan. Please contact Nancy Anderson of the Commission staff at (262) 547-6721 or nanderson@sewrpc.org if you have questions about the regional housing plan, would like to schedule a presentation or meeting, or would like additional copies of the summary newsletter or the plan report.

Very truly yours,



David L. Stroik
Chairman

DLS/KRY/NMA/pk
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Enclosures (#211420)

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COMMUNITY DEVELOPMENT