

COPY

## SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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August 5, 2004

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Ms. Karyn L. Rotker  
Poverty, Race & Civil Liberties Attorney  
American Civil Liberties Union of Wisconsin  
207 E. Buffalo St., Suite 325  
Milwaukee, WI 53202-5774

Dear Ms. Rotker:

The Commission has received your letter of July 21, 2004, relative to the matter of housing planning both for the seven county Southeastern Wisconsin Region and for Waukesha County. Please be advised of the following in response to the points raised in your letter:

1. With respect to the seven county Region, the Commission does intend, as indicated on the material posted on our website, to prepare an updated regional housing plan element. The timing and scope of that updating effort is constrained by available resources. It is our intention to undertake the updating effort just as soon as we complete an updated regional land use plan. At present, we anticipate that the housing plan updating effort will begin in late Spring 2005. We will, at that time, create an Advisory Committee to help us structure and undertake that work effort.
2. It is correct that the regional housing plan prepared and adopted in the mid-1970s has not been reevaluated or updated since that time. This result is reflective of a determination by the Federal government in the early 1980s to no longer support metropolitan housing planning. The lack of Federal and State resources in this subject area significantly constrains what the Commission is able to accomplish. Nevertheless, we will do our best with the available resources to meet the new Wisconsin comprehensive planning requirements as they apply to the Commission.
3. We agree with you that housing planning should address "affordable housing" for low and moderate income persons. Our website summary of Wisconsin's comprehensive planning requirements does not use that term because the Wisconsin Statutes that set forth those requirements do not use that term.
4. Commission emphasis relative to providing a range of housing choices to meet the needs of persons of all income levels may be focused on those civil divisions which hold themselves out as full service communities, including being the locations of jobs. The 147 civil divisions that comprise our seven county Region represent a wide range of community types. For example, the Town of Belgium is a community where regional and local plans seek to maintain a strong agricultural base and to avoid any urban land use development. The Village of North Bay is a very small civil division which fully is developed and entirely residential in nature. What is important in those types of civil divisions is to raise the awareness of local officials as to the need to help ensure that the available farms, in the case of the Town of

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Belgium, and the available homes, in the case of the Village of North Bay, are marketed to all individuals in a non-discriminatory manner.

5. The Waukesha County comprehensive planning effort is being carried out under the direction of Waukesha County staff, led by Dale Shaver, the Waukesha County Director of Parks and Land Use. We would suggest that you direct your comments concerning that county planning effort to Mr. Shaver. The Commission is supporting the Waukesha County effort by providing data, regional plan recommendations, service on advisory committees, and review comments on plan document drafts prepared by Waukesha County staff.

We trust that the foregoing responds to the concerns raised in your letter.

Sincerely,

Philip C. Evenson  
Executive Director

PCE/gh  
#98148 V1 - Rotker Letter

cc: Dale Shaver, Director, Waukesha County Department of Parks and Land Use