

Attachment 9

Community Housing Mix Policies (insert on page IV-19 of Chapter IV)

Several local governments in the Region have developed housing mix policies in addition to land use control ordinances to help guide local residential development decisions. Some policies can be found in local comprehensive plans and older land use plans and master plans that will be phased out as comprehensive plans are adopted by communities per the State comprehensive planning law. Other housing mix policies have been adopted as freestanding written documents or reports. Table IV-34 lists communities in the Region that have a currently-adopted housing mix policy specifying a percentage split between housing types. Because it is not feasible to construct substantial amounts of multi-family or small-lot housing in communities without a sanitary sewerage system, Table IV-34 includes only those communities that provide sewer service. The table also indicates if the community limits or provides exemptions for multi-family housing for seniors. Communities with sewer service that have adopted a policy recommending that 70 percent or more of the housing units in the community should be single-family include the Village of Fredonia, Village of Thiensville, City of New Berlin, Village of Mukwonago, Village of Waterford, and Town of Salem.

Table IV-34

HOUSING MIX POLICIES IN SEWERED COMMUNITIES IN THE SOUTHEASTERN WISCONSIN REGION: 2010

Analysis Area/Community	Housing Policy ^a	Percentage Split Between Housing Types	Exceptions for Elderly Multi-Family
1 Village of Belgium Village of Fredonia	Yes Yes	65% single-family; 25% two-family; 10% multi-family 75% single-family; 15% two-family; 10% multi-family	No No
2 City of Port Washington Village of Saukville	Yes Yes	-- ^b 50% single-family; 15% two-family; 35% multi-family	-- ^b No
3 City of Cedarburg Village of Grafton	No ^c Yes	-- 68% single-family; 10% two family; 22% multi-family	-- Yes
4 City of Mequon Village of Thiensville	No Yes	-- 86.3% single-family; 1.7% two-family; 12.0% multi-family	-- No
Ozaukee County	No	--	--
5 Village of Kewaskum	Yes	60% single-family; 10% two-family; 30% multi-family	No
6 City of West Bend Village of Newburg	Yes Yes	55% single-family; 14% two-family; 31% multi-family 60% single-family; 40% two- and multi-family	No No
7 Town of Addison	No	--	--
8 Village of Jackson	No	--	--
9 City of Hartford Village of Slinger	Yes Yes	55% single-family; 15% two-family; 30% multi-family 60% single-family; 10% two-family; 30% multi-family	No No
10 Village of Germantown	No ^c	--	--
Washington County	No	--	--
12 City of Glendale Village of Bayside Village of Brown Deer Village of Fox Point Village of River Hills Village of Shorewood Village of Whitefish Bay	-- ^d No (built out) No No No ^e -- ^d No (built out)	-- -- -- -- -- -- --	-- -- -- -- -- -- --
13-16 City of Milwaukee	No ^c	--	--
17 City of Greenfield City of Wauwatosa City of West Allis Village of Greendale Village of Hales Corners Village of West Milwaukee	No No -- ^d No (built out) No No (built out)	-- -- -- -- -- --	-- -- -- -- -- --
18 City of Cudahy City of St. Francis City of South Milwaukee	No No No	-- -- --	-- -- --

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HOUSING MIX POLICIES IN SEWERED COMMUNITIES IN THE SOUTHEASTERN WISCONSIN REGION: 2010
(continued)

Community/Analysis Area	Housing Policy ²	Percentage Split Between Housing Types	Exceptions for Elderly Multi-Family
19 City of Franklin City of Oak Creek	No ^c No ^c	-- --	-- --
Milwaukee County	No	--	--
20 Village of Butler Village of Lannon Village of Menomonee Falls	No -- ^d No ^c	-- -- --	-- -- --
21 City of Brookfield Village of Elm Grove Town of Brookfield	No ^c No No	-- -- --	-- -- --
22 City of New Berlin	Yes	80% single-family; 20% two- and multi-family	No
23 City of Muskego	No ^c	--	--
24 Village of Sussex	No ^c	--	--
25 City of Delafield City of Oconomowoc Village of Hartland Village of Lac La Belle Village of Nashotah	No Yes No ^c No ^e No	-- 60% single-family; 40% two- and multi-family -- -- --	-- No -- -- --
26 City of Pewaukee City of Waukesha Village of Pewaukee	No Yes ^f No	-- 65% single-family; 35% two- and multi-family --	-- No --
27 Village of Mukwonago	Yes	80% single-family; 20% two- and multi-family	Yes
28 Village of Dousman	No	--	--
Waukesha County	No	--	--
29 Village of Caledonia Village of Elmwood Park Village of Mt. Pleasant Village of Sturtevant Village of Wind Point	No No No No No	-- -- -- -- --	-- -- -- -- --
30 City of Racine ^g Village of North Bay	No No ^g	-- --	-- --
31 Village of Rochester Village of Union Grove Village of Waterford Town of Norway Town of Yorkville	No No Yes No No	-- -- 70% single-family; 30% two- and multi-family -- --	-- -- No -- --
32 City of Burlington	No	--	--
Racine County	No	--	--

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**HOUSING MIX POLICIES IN SEWERED COMMUNITIES IN THE SOUTHEASTERN WISCONSIN REGION: 2010
(continued)**

Community/Analysis Area	Housing Policy^a	Percentage Split Between Housing Types	Exceptions for Elderly Multi-Family
33 Village of Pleasant Prairie Town of Somers	No ^c No ^c	-- --	-- --
34 City of Kenosha	No ^c	--	--
35 Village of Paddock Lake Village of Silver Lake Village of Twin Lakes Village and Town of Bristol ^h Town of Salem	No No No Yes Yes	-- -- -- -- --	-- -- -- No No
Kenosha County	No	--	--
36 Village of East Troy	Yes ^k	60% single-family; 15% two-family; 25% multi-family	No
37 City of Whitewater	-- ^j	--	--
38 City of Delavan City of Elkhorn City of Lake Geneva Village of Darien Village of Genoa City Village of Sharon Town of Bloomfield Town of Delavan Town of Geneva	Yes ^k No Yes ^k Yes ^k No No No Yes No	65% single-family; 35% two- and multi-family -- 60% single-family; 15% two-family; 25% multi-family 65% single-family; 15% two-family; 20% multi-family -- -- -- 85% single-family; 15% two- and multi-family --	No -- No No -- -- -- No --
39 Village of Fontana on Geneva Lake Village of Walworth Village of Williams Bay	Yes -- ^m -- ^d	65% single-family; 15% two-family; 20% multi-family -- --	No -- --
Walworth County	No	--	--

^aHousing mix policy included in community's adopted comprehensive plan.

^bThe City of Port Washington housing mix policy includes 50 percent single-family units, 5 percent single-family condominiums, 15 percent multi-family units, 10 percent duplex, 12 percent apartments for the elderly, 6 percent apartments for families and individuals, and 2 percent mixed use, which are typically apartments.

^cHousing mix policy included in earlier community master or land use plan, but not carried forward in the adopted comprehensive plan.

^dComprehensive plan not adopted as of May 1, 2010.

^eCommunity's zoning ordinance allows only single-family housing units.

^fHousing mix policy also included in the City of Waukesha Ad Hoc Housing Mix Committee Report.

^gThe area of the City of Racine containing Johnson Park is included in Sub-area 29.

^hThe Village of Bristol was incorporated from a portion of the Town of Bristol in December 2009. The Village subsequently adopted Town land use-related plans and ordinances as Village plans and ordinances.

ⁱThe Town of Bristol housing mix policy retains the same percentages of housing unit types as it had in the year 2000; single-family detached housing units, 77 percent; single-family attached units, less than 1 percent; units in two-family structures, 2.3 percent; units in multi-family structures, about 6 percent; and mobile home units, 14 percent.

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**HOUSING MIX POLICIES IN SEWERED COMMUNITIES IN THE SOUTHEASTERN WISCONSIN REGION: 2010
(continued)**

^jThe Town of Salem adopted a housing mix policy that retains the same percentages of housing unit types as it had in 1990; single-family detached housing units, about 86 percent; single-family attached units, less than 1 percent; units in two-family structures, 3 percent; units in multi-family structures, about 7 percent; and all other units, 1 percent.

^kHousing mix policy applies in designated planned neighborhoods.

^lThe City of Whitewater has adopted a comprehensive plan, but has not provided a copy of the plan to SEWRPC.

^mThe Village of Walworth has not provided an adopted comprehensive plan to SEWRPC. Attempts to determine the status of the Village plan have been unsuccessful.

Source: SEWRPC.