

## COMMUNITY ASSISTANCE POLICY ADOPTED

Recently the Southeastern Wisconsin Regional Planning Commission adopted a policy statement on the Commission's role in local planning throughout the Region. Following is a discussion of the major principles set forth in this policy statement.

The policy statement adopted by the Commission is based upon two basic premises:

First, that it is absolutely essential that the Commission establish a sound working relationship with the local units of government within the region for it is at the local community level that the goals and objectives expressed in any regional plans will be, to a large extent, accomplished. Therefore, assisting local communities in the formulation and effectuation of local planning programs should be a major function of a Regional Planning Agency.

Second, that it is equally essential that any planning advisory services be founded on a sound framework of regional plans and basic planning data.

Prior to the establishment of the SEWRPC, long range planning within the seven county region was largely confined to local areas, and therefore sometimes resulted in a lack of consideration of area-wide problems. Opportunity now exists to overcome this weakness, thereby promoting the orderly development of the entire region, provided sound working relationships can be established with the local units of government. The extension of advisory service is probably the best way to establish such relationships.

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## **A POLICY ON COMMUNITY PLANNING ASSISTANCE . . . continued**

### *Purpose and Objective*

It is the purpose and objective of the adopted policy statement to define the type and extent of local planning advisory services to be offered by the Commission during that interim period extending from the creation of the Commission to the completion of the first regional planning studies.

It is resolved that the SEWRPC should confine itself to an interim policy of limited local planning assistance until the completion of a reasonable framework of regional plans and planning studies. It was further resolved that such interim assistance should consist of:

1. Providing counties, on request, with limited technical assistance in establishing and coordinating county planning agencies and programs.
2. Providing functional guidance and advice to local municipalities on request. During the interim period such advice will be limited to general matters not requiring a regional framework of plans and planning studies.
3. Preparing and issuing planning guides relating to land subdivision and development; subdivision design concepts and plat review problems; recommended standards and procedures; official mapping; zoning, and others.
4. Sponsoring planning workshop meetings to discuss local and regional problems, provide technical information to local officials and to advise local communities on planning organization, programs and procedures.

It is the Commission's intent to limit the interpretation of the term "functional guidance and advice" to matters concerning the "how and why" of planning rather than the "what and where" and, therefore, to matters of recommended procedures and practices and not to include the preparation of actual plans. The Commission will, upon request, extend assistance and advice on, for example, the benefits to be derived from official mapping and on recommended procedures to be followed in preparing an official map but will not actually prepare such a map for a local unit of government.

continued ....

## **A POLICY ON COMMUNITY PLANNING ASSISTANCE . . . continued**

### *Three Important Points*

It is essential that three points be clearly understood in regard to local planning assistance to be offered by the Regional Planning Commission.

1. What the Commission is proposing to offer in the way of assistance is not intended to duplicate the work of other agencies within the region, but rather is intended to assist in establishing initial planning programs or to supplement existing planning programs. No duplication of effort can be afforded by any planning agency since there is indeed too much work to be accomplished within the limited resources available for planning;
2. that the Commission's assistance within the framework of this policy statement will be available upon request to all units of government within the region on a first come-first serve basis and that community officials wishing to discuss the possibility of obtaining staff assistance in the establishment and formulation of planning programs or plan implementation devices should contact one of the three SEWRPC commission members in their county. It is only upon request that any community assistance can be effectively extended.
3. The intent of this policy statement is to provide an interim policy on local assistance during the preparation of regional plans and planning studies, and that this policy will be reviewed and revised as a regional framework of plans providing a broader basis for advisory services becomes available, and as local units of government may suggest revisions.

*We are approaching the season in which joy, friendship, and good will to all men abounds. It is in this spirit the Southeastern Wisconsin Regional Planning Commission and Staff extend to you the Seasons Greetings.*

## **PLANNING GUIDES PROPOSED**

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Recently an application was filed with the Housing and Home Finance Agency(HHFA) in Chicago to obtain additional Section 701 Planning Grant Funds to cover a portion of the cost of preparing and publishing four planning guides or handbooks. It is intended that the proposed guides will provide communities and counties throughout the region with information helpful in the preparation of sound local codes and ordinances which will aid in the implementation of local as well as regional plans. These guides are also intended to assist local public officials and citizens within the region in carrying out their day-to-day planning functions.

The four proposed guides or handbooks are listed as follows in the order of their anticipated publication during 1963:

- (1) Land Development Guide
- (2) Inventory and Analysis of Local Planning in Southeastern Wisconsin
- (3) Official Mapping Guide
- (4) Zoning Guide

The Land Development Guide has a twofold purpose. First, it is intended to explain clearly, through photographs, illustrations and explanatory text, the fundamentals of good land subdivision practices, procedure and design. Second, it is intended to be used as a guide in the formulation of local subdivision control ordinances, and thereby to assist the local units of government in achieving higher standards for land subdivision throughout the region.

The second guide will present the results of a comprehensive inventory of the status of local planning within the region, providing local officials and citizens with a basis for comparison with other governmental units within the region. A guide for establishing local planning programs will also be included.

Like the Land Development Guide, the guides relating to Official Mapping and Zoning will explain through the use of explanatory text and illustrations, the fundamentals of sound procedures and practices in the preparation of local mapping and zoning ordinances.

## **TRANSPORTATION STUDY DIRECTOR JOINS SEWRPC STAFF**

Transportation Study Director Louis E. Keefer joined the staff of the SEWRPC on December 3. In his words..."the first tasks will be to prepare a more detailed study design for the technical organization and sequencing of the joint land use-transportation study and to begin to build the staff necessary to carry out the design. Based on the Regional Planning Program Prospectus the study design will represent the framework for day-to-day progress by each study division.

Generally, the study may be divided into several successive phases: data collection and processing, basic analysis, and forecasting and planning. During the first year, the greatest emphasis must be placed on the collection of planning data -- the taking of stock on hand. This will include the inventory of person and vehicle travel, of land use, of transportation facilities, and of many other factors affecting and affected by regional travel patterns. Thus, the first part of the study design must reflect many decisions relating to how such data are collected and processed, for example, whether by study staff or through contractual agreements with other groups. Three major requirements must be borne in mind: speed, cost, and accuracy. Although the study design must also detail the subsequent phases of all the work to be accomplished, the immediate objective is to start first things first.

Another early and difficult task will be to build an interdisciplinary staff capable of carrying out the study design. For the most part, each member of this staff will be strong in his own specialty but lack previous experience within the comprehensive approach required for regional land use-transportation planning; one goal of the study administrative group is to develop this broader viewpoint on the part of all study staff. At the same time, office quarters and equipment must be provided, punch card and computer rentals must be arranged, and contractual agreements for services must be obtained. These are some of the preliminary steps that must precede the subsequent planning studies and they are now underway."

### *Quarters for the Transportation Study Selected*

The address of the Transportation Study Staff will be the same as the SEWRPC: 916 N. East Avenue, Waukesha.

## **2nd ANNUAL PLANNING CONFERENCE**

Nearly 300 interested citizens, public officials and planners from within and outside of the Southeastern region attended the Second Annual Regional Planning Conference to hear explanations and discussions on the various aspects of transportation planning generally, and on the SEWRPC Regional Land Use-Transportation Study specifically.

A high point of the Conference was the luncheon address. Frederick T. Aschman, Secretary of the Northeastern Illinois Metropolitan Area Planning Commission, speaking from his intimate knowledge of regional planning said:

...."There is another kind of challenge that presents itself to you as governmental and civic leaders and planners in this area. It is the more specific challenge of whether or not you can get on with the job before you without major departures from our accepted forms of government. I remember well the discussions that I was privileged to have with your Commission in its earliest organizational stages, in which one of the common fears that was cited as an obstacle to your work was that of "super-government". For it was not so long ago that many experts forecast that only through radical re-working of our traditional forms of government could we achieve solution of metropolitan problems.

"This question is by no means yet answered. But you have posed today an alternative to those schemes that would result in super-government. You have submitted a proposal for planning and acting for regional improvement through a great combination of established political jurisdictions. You are enlisting the support of the Federal government through two of its most-interested elements, the Bureau of Public Roads and the Housing and Home Finance Agency. You have the cooperation of the State of Wisconsin, which is among the foremost of the states in its interest in state-wide planning and resource development. Perhaps more significantly your counties are linked together through the Regional Planning Commission to direct and coordinate your planning efforts. It would be wrong to call this a partnership. This is a collaboration that clearly remains under truly local leadership, subject to the direction of officials whose ultimate authority is derived from the people of these seven counties.

"The question is: "Will it work?" If it does, then you will

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## **2nd ANNUAL PLANNING CONFERENCE . . . continued**

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have provided at least the major part of the answer to how best can we solve our metropolitan problems without the panaceas of radical government re-structuring."

He continued....."The success of this endeavour will depend in most part not on how well the able planners perform the complex technical tasks....., instead it will depend upon how well you, the elected officials and their appointed aides, and your civic leadership respond in the critical planning function of policy determination: in the setting of goals and in the making of intelligent choices from among the different directions in which your community may go. You must provide for this planning through policies that must be developed not by planners and technicians alone, but by the body politic."

### **QUESTION BOX**

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#### *What is an Official Map?*

The term "official map" is often misunderstood and misused. This confusion is probably due to the fact that governments may have maps for different purposes which are regarded as official documents; including maps showing sewer and water lines, zoning districts or plans for future land use. None of these are official maps as defined by the Wisconsin Statutes.

The primary function of the official map is to implement the community's master plan of highways in a manner similar to that in which the zoning ordinance and map should implement the community's land use plan. The official map may also implement those portions of the master plan which are concerned with parkways, parks and playgrounds. Therefore, the official map is, and should be, an integral part of the master plan.

The official map is given the full force of law and deemed to be final and conclusive as to the location and width of both existing and proposed streets, highways, parkways and the location and extent of parks and playgrounds. The official map can thus be used to protect the beds of future as well as existing streets and highways which are to be established or widened, by assisting in averting the construction of new buildings in such beds.



## QUOTABLE QUOTE...

"NIMAPC has recently received a \$14,000 urban planning grant to aid in the preparation of Planning Guides for Community development within the Northeastern Illinois Metropolitan Area. According to Mr. Opperman, NIMAPC Executive Director, the work done under the new grant is intended "to help provide the proper planning tools to the local units of government in order that they might do a better planning job at the local level. The Planning Commission feels that if the communities and counties in Northeastern Illinois are engaged in intelligent planning, they will be better equipped to review and implement metropolitan plans as these are developed by the Commission.

Paul Opperman, Director,  
NIMAPC, Chicago, Illinois

Translated to the Southeastern region, Mr. Opperman has expressed precisely the reason for the existence of the Community Assistance Section of the Regional Planning Commission.

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