

Southeastern Wisconsin **Regional Planning Commission**



Whitewater Housing Roundtable

April 25, 2024

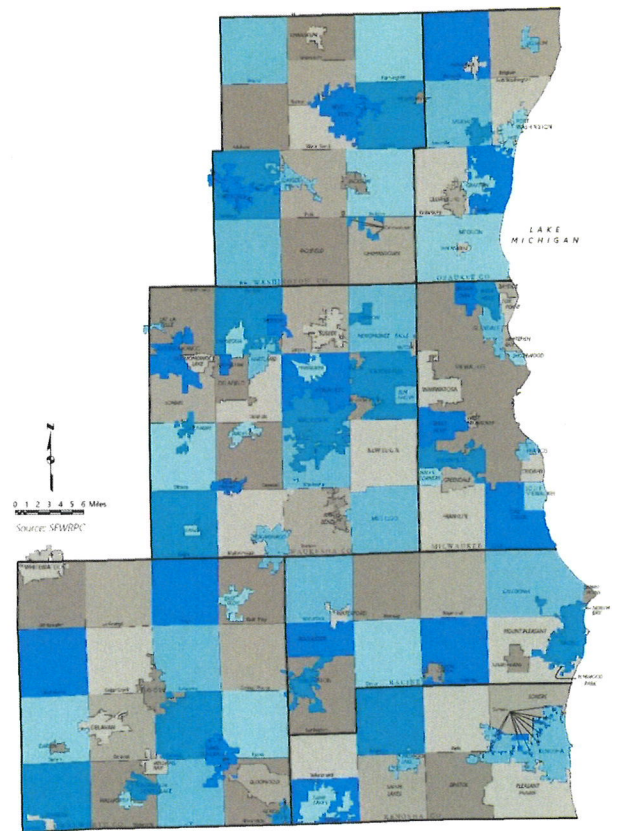
●●●●● About the Commission

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➤ One Region

- 7 counties
- 147 cities, villages, and towns
- 5% of State's land area, 35% of State's population and jobs

➤ Advisory land use and infrastructure planning to local, county, and State governments



●●●●● Regional Housing Plan

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- Analyses and advisory recommendations for local governments
- 29 member Advisory Committee guided the process
 - County, local, and State government representatives
 - Home builders
 - Housing advocacy organizations
 - Research and policy organizations

VISION

"Financially sustainable housing for people of all income levels, age groups, and needs throughout the entire Southeastern Wisconsin Region."



●●●●● Affordable Housing Need

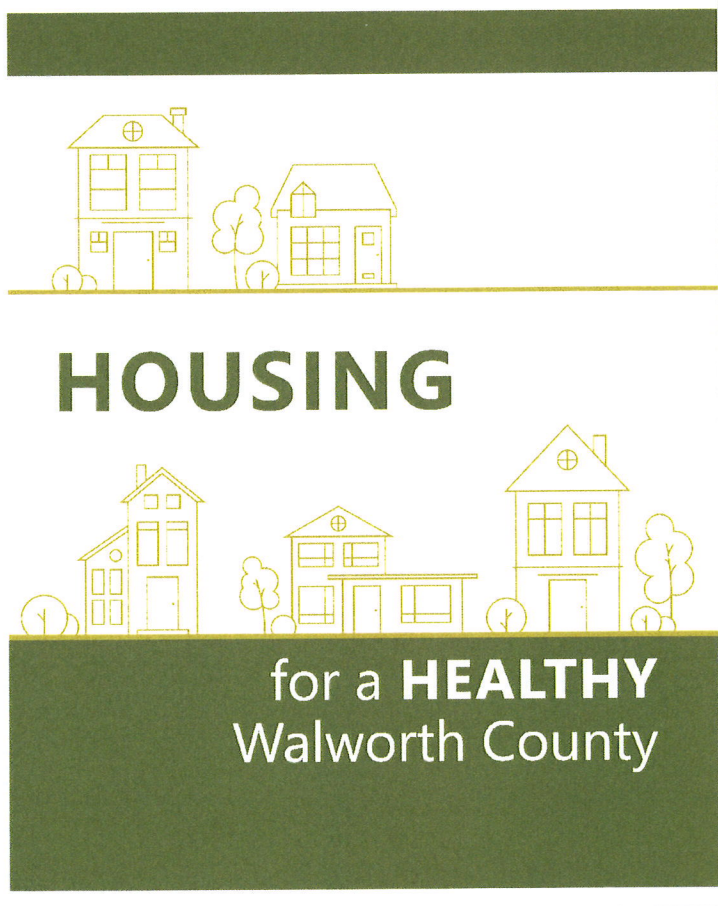
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- Generally-accepted standard – household should spend no more than 30% of its income on housing (including rent, mortgage, taxes, insurance, and utilities)
- 282,500 or 36% of Region households spend more than 30% of their income on housing
 - Two-thirds of these households are below the median household income of \$53,879



●●●●● Housing for a Healthy Walworth County

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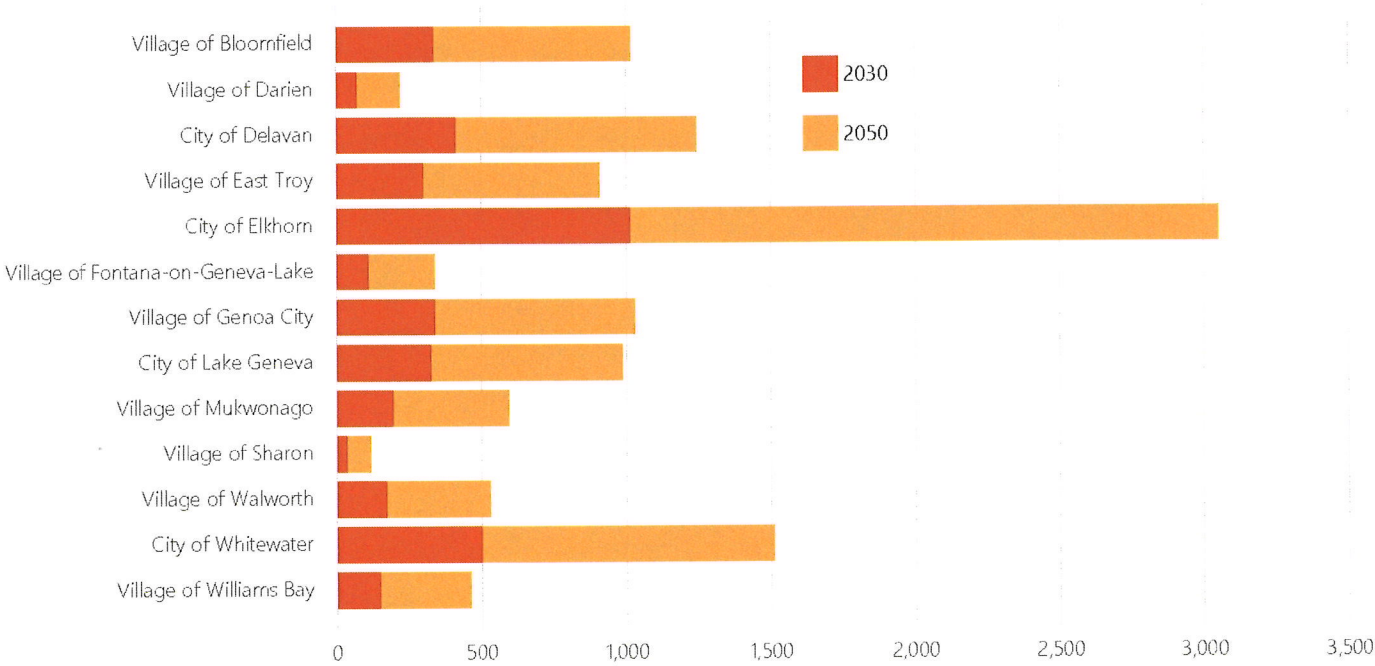
Sections

- What is a CHIP?
- Why does housing affect health?
- How much housing do we need?
- What kind of housing do we need?
- What kind of housing do we have?
- What are the housing needs of businesses?
- What can communities do?



How much housing do we need?

Additional Housing Unit Demand



Source: A Multi-Jurisdictional Comprehensive Plan Update For Walworth County (adopted June 2019) and SEWRPC



What kind of housing do we need?

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Housing Cost Burden

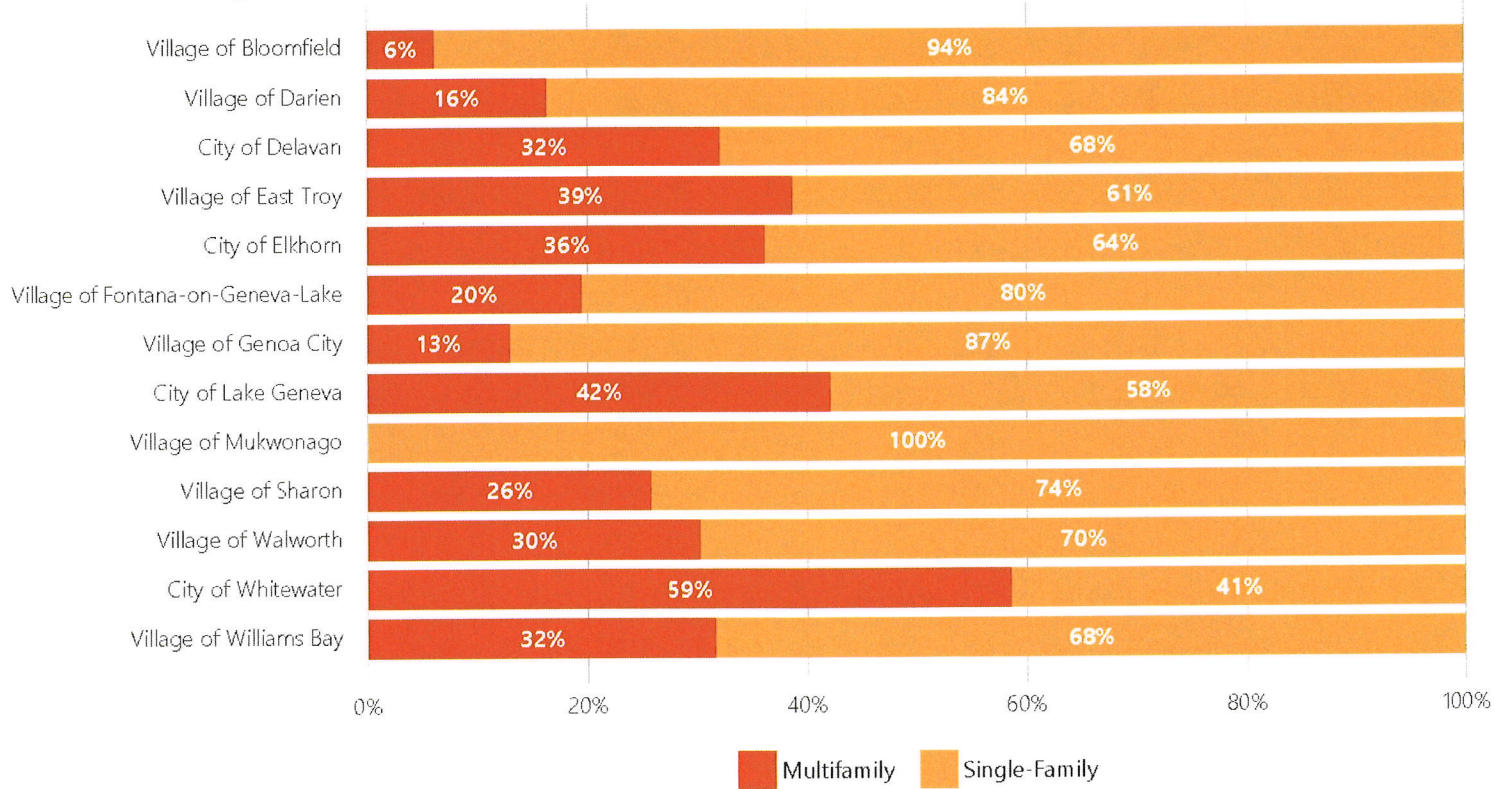
Community	Owner-Occupied Households		Renter-Occupied Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
Village of Bloomfield	222	17.9	61	18.5	283	18.1
Village of Darien	63	16.6	29	23.6	92	18.3
City of Delavan	285	13.8	550	42.4	835	24.8
Village of East Troy	231	17.5	184	22.5	415	19.4
City of Elkhorn	386	17.1	716	39.8	1,102	27.1
Village of Fontana-on-Geneva-Lake	243	24.8	28	22.2	271	24.5
Village of Genoa City	244	24.8	69	39.2	313	27.0
City of Lake Geneva	419	19.7	809	47.2	1,228	32.0
Village of Mukwonago	--	--	--	--	--	--
Village of Sharon	70	19.9	68	30.9	138	24.1
Village of Walworth	108	19.7	233	54.7	341	35.0
City of Whitewater	225	20.6	1,306	55.2	1,531	44.2
Village of Williams Bay	204	22.8	104	31.0	308	25.0
Walworth County*	5,576	19.3	4,771	40.3	10,347	25.4

Source: U.S. Bureau of the Census 2017-2021 American Community Survey



What kind of housing do we have?

Housing Structure Type



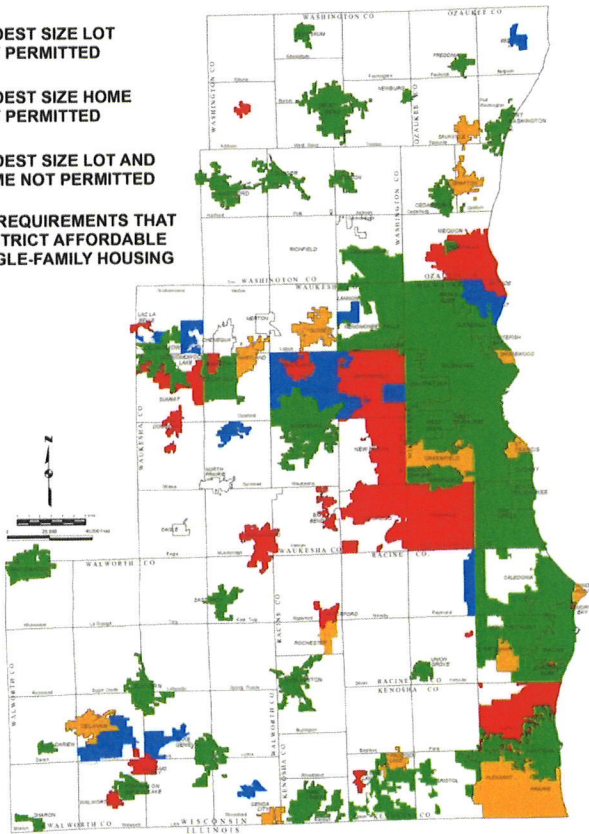
Source: U.S. Bureau of the Census, 2017-2021 American Community Survey



Zoning

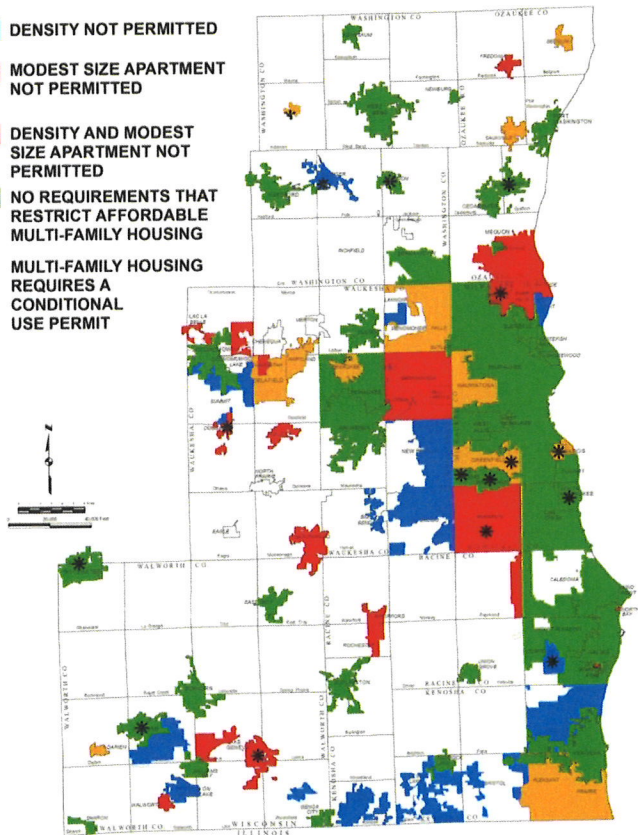
Single-Family

- MODEST SIZE LOT NOT PERMITTED
- MODEST SIZE HOME NOT PERMITTED
- MODEST SIZE LOT AND HOME NOT PERMITTED
- NO REQUIREMENTS THAT RESTRICT AFFORDABLE SINGLE-FAMILY HOUSING

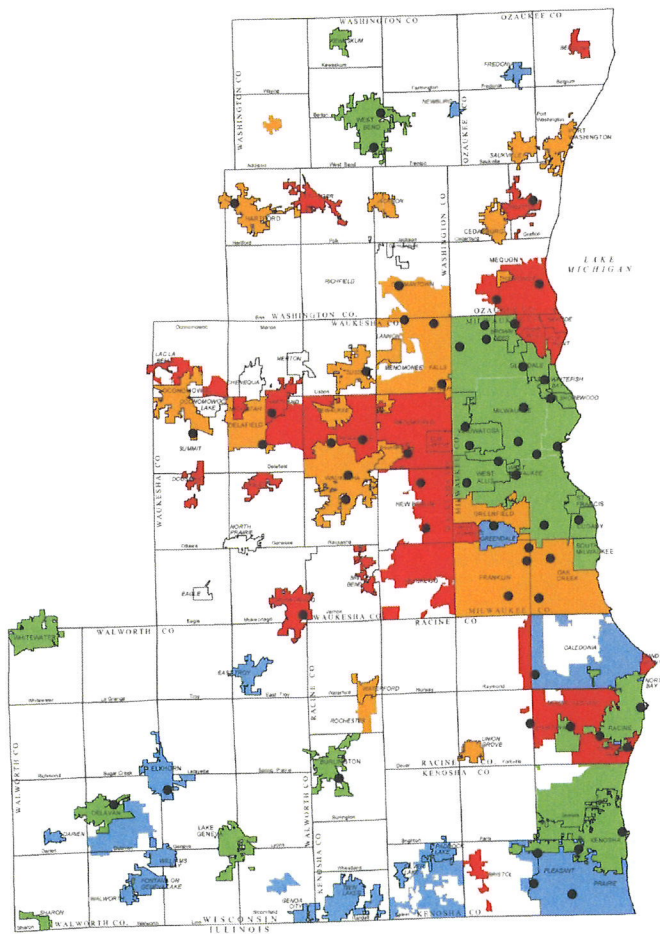


Multifamily






- DENSITY NOT PERMITTED
- MODEST SIZE APARTMENT NOT PERMITTED
- DENSITY AND MODEST SIZE APARTMENT NOT PERMITTED
- NO REQUIREMENTS THAT RESTRICT AFFORDABLE MULTI-FAMILY HOUSING
- * MULTI-FAMILY HOUSING REQUIRES A CONDITIONAL USE PERMIT



Job/Housing Balance



PROJECTED JOB/HOUSING IMBALANCES IN SEWERED COMMUNITIES IN THE SOUTHEASTERN WISCONSIN REGION: 2035

-  SHORTAGE OF LOWER-COST HOUSING COMPARED TO LOWER-WAGE JOBS
-  SHORTAGE OF MODERATE-COST HOUSING COMPARED TO MODERATE-WAGE JOBS
-  SHORTAGE OF BOTH
-  NO SHORTAGE OF AFFORDABLE HOUSING COMPARED TO JOB WAGES
-  MAJOR EMPLOYMENT CENTER: 2035



●●●●● Key Recommendations

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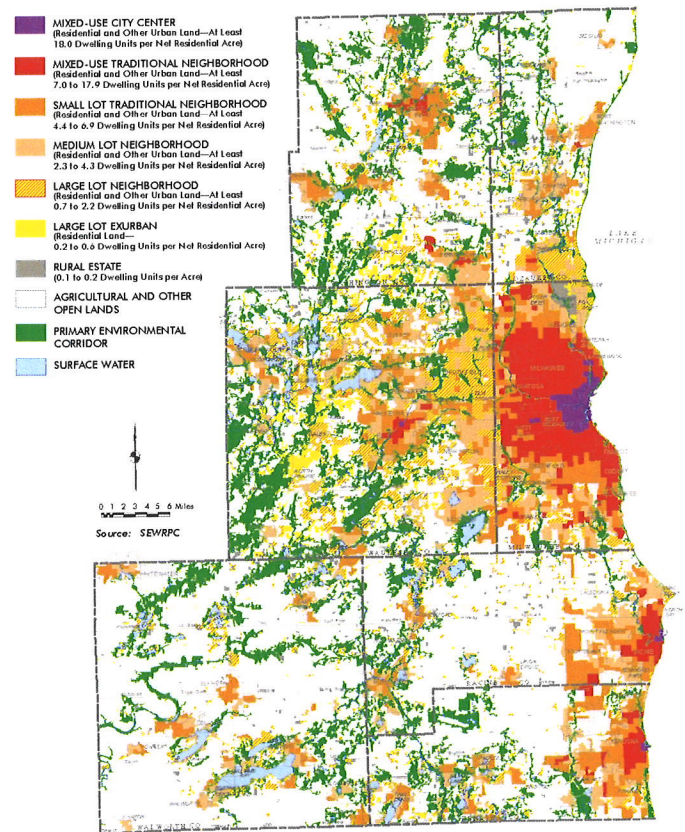
- Sewered communities should provide areas for developing modest single-family and multifamily housing
- Sewered communities with a job/housing imbalance should review/update their comprehensive plans and zoning ordinances to provide housing affordable for the workforce in their community
- Sewered communities should have flexible zoning regulations to encourage a variety of housing types
- Extend TID for one year to fund affordable housing, as permitted by State law
 - Commission report identified several ways TID extension could help implement the City's comprehensive plan



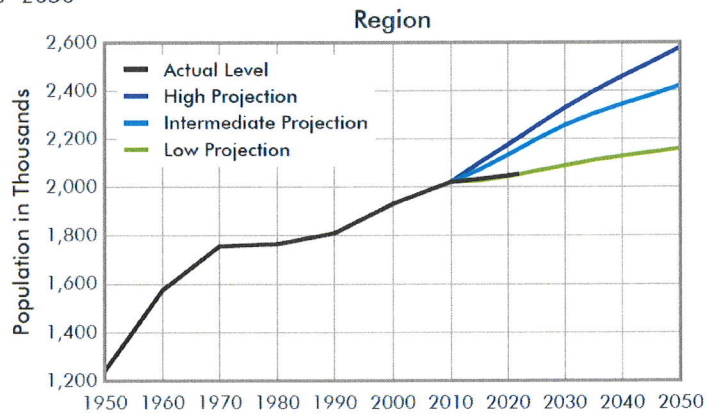
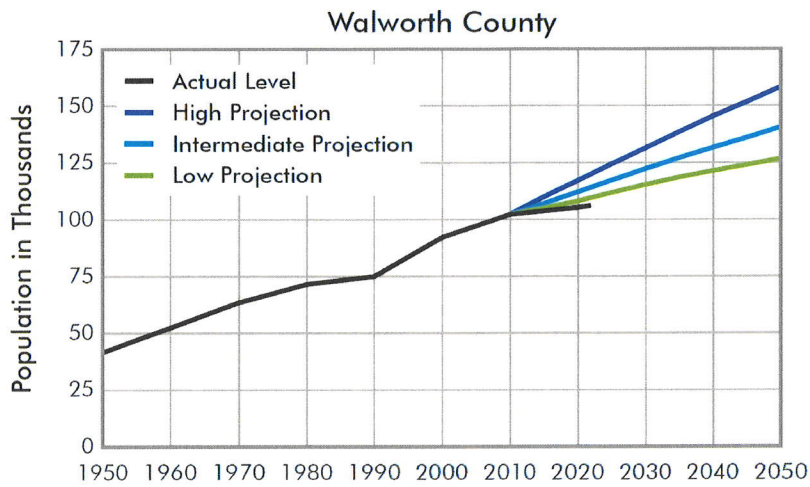
●●●●● VISION 2050

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- Focus new development in urban centers
- Reverse trend in declining density and provide a mix of housing types and uses
- Preserve primary environmental corridors
- Preserve productive agricultural land



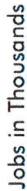
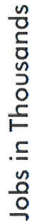
Population



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



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LEARN MORE AT:
www.sewrpc.org

