

ENROLLED RESOLUTION 168-5

AMEND THE REGIONAL WATER QUALITY MANAGEMENT PLAN FOR THE  
VILLAGE OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

WHEREAS, the Southeastern Wisconsin Regional Planning Commission, duly created by the Governor of the State of Wisconsin in accordance with Section 66.0309 of the Wisconsin Statutes on August 8, 1960, upon the petition of the Counties of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington and Waukesha, has the function and duty of making and adopting a Master Plan for the physical development of the region, and

WHEREAS, the Southeastern Wisconsin Regional Planning Commission prepared and adopted on July 12, 1979 a report entitled "Regional Water Quality Management Plan for Southeastern Wisconsin-Year 2000," (Southeastern Wisconsin Regional Planning Commission Report No. 30), and

WHEREAS, the Waukesha County Board of Supervisors has supported, participated in the financing of, and generally concurred in the Regional Planning Programs undertaken by the Southeastern Wisconsin Regional Planning Commission and believes that the Regional Water Quality Management Plan for the Southeastern Wisconsin Region is a sound and valuable guide providing technical data and support to the concept of further refinement of the adopted Regional Land Use Plan, and

WHEREAS, the County Board of Supervisors has adopted the "Regional Water Quality Management Plan for Southeastern Wisconsin – Year 2000," Planning Report No. 30 on October 23, 1979 in Resolution No. 140, and

WHEREAS, the Village of Hartland requested in an e-mail letter dated July 12, 2013 an amendment to the Adopted Regional Water Quality Management Plan Hartland Sanitary Sewer Service Area to add certain lands to the Village of Hartland Sanitary Sewer Service area, and after due notice of a public hearing held on August 26, 2013 and preparation of a report entitled "Amendment to the Regional Water Quality Management Plan for the Village of Hartland, Waukesha County, Wisconsin" dated September 2013, said Plan amendment was adopted by the Southeastern Wisconsin Regional Planning Commission on September 11, 2013 and by the Hartland Village Board on August 26, 2013, and

WHEREAS, the subject matter of this Resolution has been duly considered by the Waukesha County Park and Planning Commission and the Waukesha County Land Use, Parks and Environment Committee, which recommend its adoption.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA  
RESOLVES that the report entitled "Amendment to the Regional Water Quality Management Plan for the Village of Hartland, Waukesha County, Wisconsin" dated September 2013 is hereby approved signifying the County's agreement with the change to the "Regional Water Quality Management Plan" identified in the amendment document.

BE IT FURTHER RESOLVED that the Waukesha County Clerk shall transmit a certified copy of this Resolution to the Southeastern Wisconsin Regional Planning Commission and the Village of Hartland Clerk upon its adoption.

AMEND THE REGIONAL WATER QUALITY MANAGEMENT PLAN FOR THE VILLAGE  
OF HARTLAND, WAUKESHA COUNTY, WISCONSIN

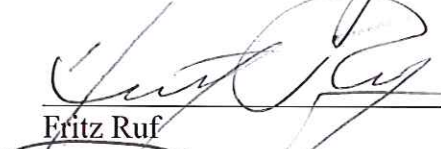
Presented by:  
Land Use, Parks, and Environment Committee

  
James A. Heinrich, Chair

  
Jim Batzko

  
Walter Kolb

  
Pamela Meyer

  
Fritz Ruf

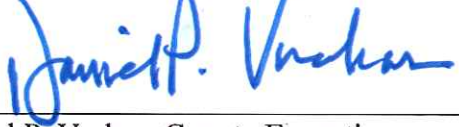
  
Thomas J. Schellinger

  
David D. Zimmermann

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 11/26/2013,   
Kathleen Novack, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: 8  
Vetoed: \_\_\_\_\_  
Date: 12-3-13,   
Daniel P. Vrakas, County Executive

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-11/26/13

(RES) NUMBER-1680005

- |   |                         |
|---|-------------------------|
| 1 C. SLATTERY.....                              | 2 D. Zimmermann.....AYE |
| 3 R. MORRIS.....AYE                             | 4 J. BATZKO.....AYE     |
| 5 J. BRANDTJEN.....AYE                          | 6 J. JESKEWITZ.....     |
| 7 J. GRANT.....AYE                              | 8 P. HAUKOHL.....       |
| 9 J. HEINRICH.....AYE                           | 10 D. SWAN.....AYE      |
| 11 F. RUF.....AYE                               | 12 P. WOLFF.....AYE     |
| 13 P. <del>DECKER</del> <i>HAUKOHL</i> .....AYE | 14 P. MEYER.....        |
| 15 W. KOLB.....AYE                              | 16 M. CROWLEY.....AYE   |
| 17 D. PAULSON.....AYE                           | 18 L. NELSON.....AYE    |
| 19 C. CUMMINGS.....AYE                          | 20 T. SCHELLINGER...AYE |
| 21 W. ZABOROWSKI.....AYE                        | 22 P. JASKE.....AYE     |
| 23 K. HAMMITT.....                              | 24 D. DRAEGER.....AYE   |
| 25 G. YERKE.....                                |                         |

TOTAL AYES-19

TOTAL NAYS-00

CARRIED \_\_\_\_\_

DEFEATED \_\_\_\_\_

UNANIMOUS X

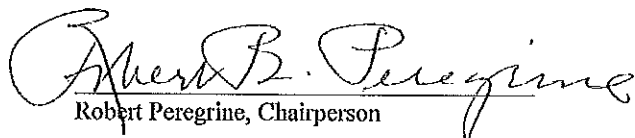
TOTAL VOTES-19

COMMISSION ACTION

The Waukesha County Park and Planning Commission, after giving consideration to the subject matter of the Resolution, hereby recommends approval of the following: "Amend the Regional Water Quality Management Plan for the Village of Hartland, Waukesha County, Wisconsin dated September 2013" in accordance with the attached "Amendment".

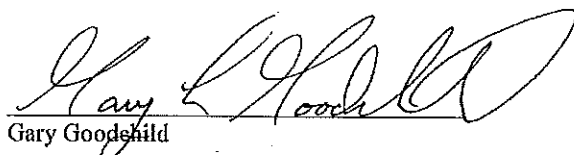
PARK AND PLANNING COMMISSION

October 3, 2013

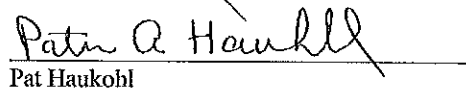
  
Robert Peregrine, Chairperson

REFUSED  
James Siepmann, Vice Chairperson

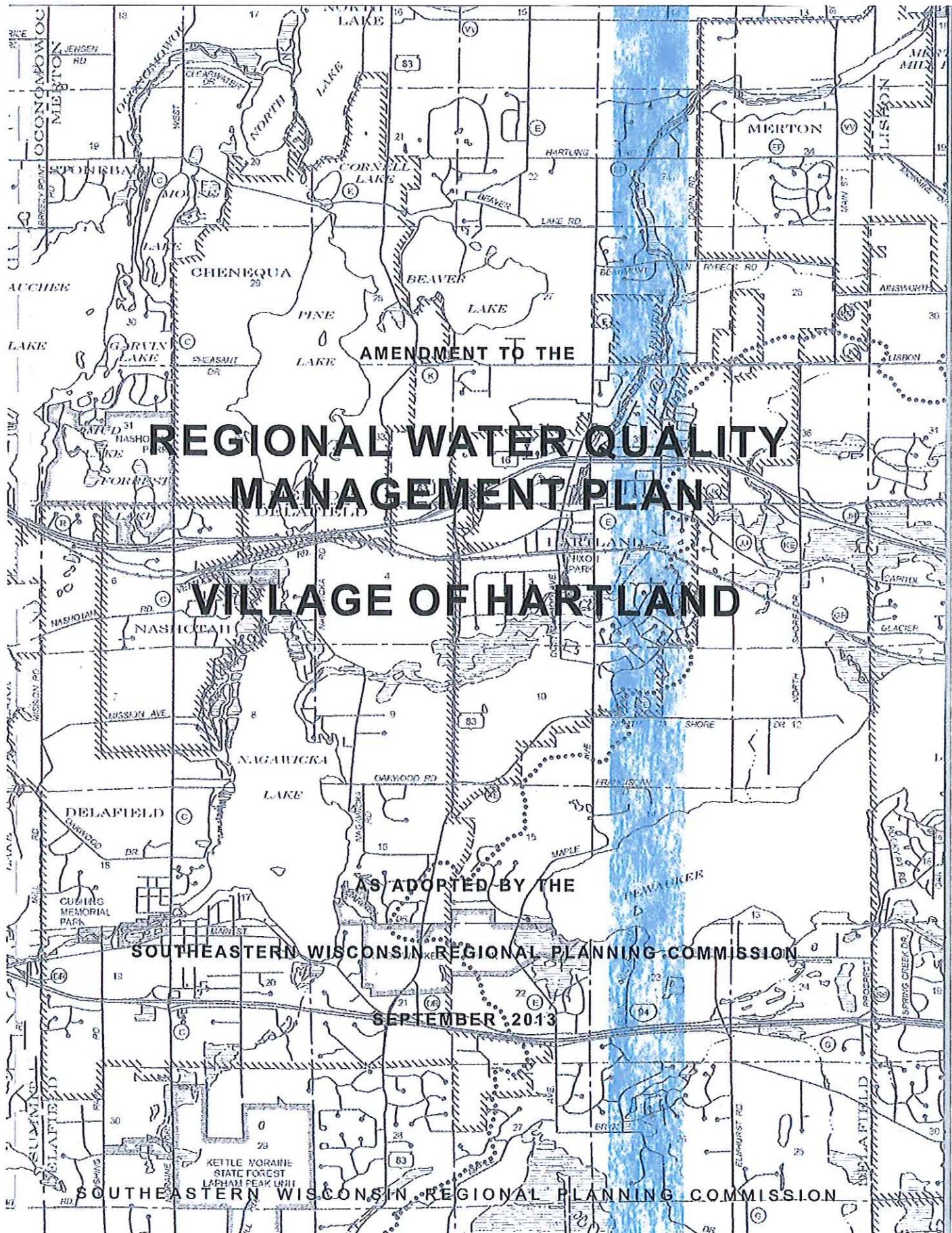
(Absent)  
William Mitchell

  
Gary Goodchild

  
Walter Kolb

  
Pat Haukohl

  
Fitz Ruf



**SOUTHEASTERN WISCONSIN  
REGIONAL PLANNING COMMISSION**

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Secretary  
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Michael Skaltzky

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David Eberle  
Peggy L. Shumway

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William R. Drew,  
Vice Chairman  
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Linda J. Seemeyer

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David L. Strok,  
Chairman

**WAUKESHA COUNTY**

Michael A. Crowley  
Jose Delgado  
James T. Dwyer

**SOUTHEASTERN WISCONSIN REGIONAL  
PLANNING COMMISSION STAFF**

Kenneth R. Yunker, PE..... Executive Director  
Stephen P. Adams..... Public Involvement and Outreach Manager  
Nancy M. Anderson, AICP..... Chief Community Assistance Planner  
Michael G. Hahn, PE, PH..... Chief Environmental Engineer  
Christopher T. Hiebert, PE..... Chief Transportation Engineer  
Elizabeth A. Larsen..... Business Manager  
John G. McDougall..... Geographic Information Systems Manager  
Dr. Donald M. Reed..... Chief Biologist  
Donald P. Simon, RLS..... Chief Planning Illustrator  
William J. Stauber..... Chief Land Use Planner

# SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

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Serving the Counties of:

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WAUKESHA



**SUBJECT:** Certification of Amendment to the Adopted Regional Water Quality Management Plan (Hartland Sanitary Sewer Service Area)

**TO:** The Legislative Bodies of Concerned Local Units of Government within the Southeastern Wisconsin Region, namely: the County of Waukesha, the Village of Hartland, and the Delafield-Hartland Water Pollution Control Commission.

This is to certify that at the meeting of the Southeastern Wisconsin Regional Planning Commission, held at the Mount Pleasant Village Hall, Mount Pleasant, Wisconsin, on the 11th day of September 2013, the Commission did by unanimous vote of all Commissioners present, being 18 ayes and 0 nays, and by appropriate Resolution, a copy of which is made a part hereof and incorporated by reference to the same force and effect as if it had been specifically set forth herein in detail, adopt an amendment to the regional water quality management plan, which plan was originally adopted by the Commission on the 12th day of July 1979, as part of the master plan for the physical development of the Region. Said amendment to the regional water quality management plan pertains to the revised Hartland sanitary sewer service area and consists of the documents attached hereto and made a part hereof. Such action taken by the Commission is recorded on, and is a part of, said plan, and the plan as amended is hereby transmitted to the constituent local units of government for consideration, adoption, and implementation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal and cause the Seal of the Southeastern Wisconsin Regional Planning Commission to be hereto affixed. Dated at the City of Pewaukee, Wisconsin, this 12th day of September 2013.

David L. Stroik, Chairman  
Southeastern Wisconsin  
Regional Planning Commission

ATTEST:

Kenneth R. Yunker, Deputy Secretary



RESOLUTION NO. 2013-11

RESOLUTION OF THE SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION AMENDING THE ADOPTED REGIONAL WATER QUALITY MANAGEMENT PLAN, THAT PLAN BEING A PART OF THE MASTER PLAN FOR THE PHYSICAL DEVELOPMENT OF THE REGION CONSISTING OF THE COUNTIES OF KENOSHA, MILWAUKEE, OZAUKEE, RACINE, WALWORTH, WASHINGTON, AND WAUKESHA IN THE STATE OF WISCONSIN (HARTLAND SANITARY SEWER SERVICE AREA)

WHEREAS, pursuant to Section 66.0309(10) of the *Wisconsin Statutes*, the Southeastern Wisconsin Regional Planning Commission, at a meeting held on the 12th day of July 1979, duly adopted a regional water quality management plan as documented in the three-volume SEWRPC Planning Report No. 30, *A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000*; and

WHEREAS, the Commission duly adopted an amendment to the regional water quality management plan refining and detailing the Hartland sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 93, *Sanitary Sewer Service Area for the Village of Hartland, Waukesha County, Wisconsin*, April 1985, as amended; and

WHEREAS by e-mail letter dated July 12, 2013, the Village of Hartland requested that the Commission amend the Hartland sanitary sewer service area to include certain land located outside of the currently adopted sewer service area; and

WHEREAS, the proposed amendment to the regional water quality management plan is documented in a Commission staff memorandum entitled, "Response to Request by the Village of Hartland to Amend the Hartland Sanitary Sewer Service Area," attached hereto and made a part hereof; and

WHEREAS, the requested change to the regional water quality management plan, as documented in the aforementioned staff memorandum, was the subject of a public hearing held jointly by the Village of Hartland and the Regional Planning Commission on August 26, 2013; and

WHEREAS, Section 66.0309(9) of the *Wisconsin Statutes* authorizes and empowers the Regional Planning Commission, as the work of making the whole master plan progresses, to amend, extend, or add to the master plan or carry any part or subject thereof into greater detail;

NOW, THEREFORE, BE IT HEREBY RESOLVED:

FIRST: That the regional water quality management plan for the Southeastern Wisconsin Region, being a part of the master plan for the physical development of the Region and comprised of SEWRPC Planning Report No. 30, Volumes One, Two, and Three, which was adopted by the Commission as a part of the master plan on the 12th day of July 1979, and which was subsequently amended to include the refined Hartland sewer service area, be and the same hereby is amended in the manner identified on Map 1 of the aforementioned SEWRPC staff memorandum.

SECOND: That the Executive Director is authorized to submit findings to the Wisconsin Department of Natural Resources and the Wisconsin Department of Safety and Professional Services that public and private sanitary sewer extensions necessary to serve the anticipated development on the lands concerned are in conformance with, and would serve to implement, the adopted regional water quality management plan as herein amended.

RESOLUTION NO. 2013-11

THIRD: That a true, correct, and exact copy of this resolution, together with the aforementioned SEWRPC staff memorandum, shall be forthwith distributed to each of the local legislative bodies of the local governmental units within the Region entitled thereto and to such other bodies, agencies, or individuals as the law may require or as the Commission, its Executive Committee, or its Executive Director, at their discretion, shall determine and direct.

The foregoing resolution, upon motion duly made and seconded, was regularly adopted at the meeting of the Southeastern Wisconsin Regional Planning Commission held on the 11th day of September 2013, the vote being: Ayes 18; Nays 0.



David L. Stroik, Chairman

ATTEST:



Kenneth R. Yunker, Deputy Secretary

## SEWRPC STAFF MEMORANDUM

### RESPONSE TO REQUEST BY THE VILLAGE OF HARTLAND TO AMEND THE HARTLAND SANITARY SEWER SERVICE AREA

#### INTRODUCTION

By e-mail letter dated July 12, 2013, the Village of Hartland requested that the Southeastern Wisconsin Regional Planning Commission amend the Village of Hartland sanitary sewer service area tributary to the Delafield-Hartland Water Pollution Control Commission wastewater treatment plant, as that area is currently documented in SEWRPC Community Assistance Planning Report No. 93, *Sanitary Sewer Service Area for the Village of Hartland, Waukesha County, Wisconsin*, dated April 1985, as amended. The basic purpose of the amendment would be to include within the planned sewer service area certain land located immediately adjacent to, but outside, the currently adopted sewer service area.

#### AREA DESCRIPTION

The area proposed to be added to the Hartland sewer service area is shown on Map 1. The subject site is located just south of Lisbon Road, about one-fourth mile east of Jungbluth Road. The subject site encompasses about 100 acres, including about 40 acres of secondary environmental corridor and 60 acres of agricultural and other land. It is anticipated that the subject parcel would be developed as a single-family residential subdivision, accommodating about 56 new housing units and an associated clubhouse. It is envisioned that an existing single-family home would be retained and the existing farm buildings would be razed.

A more detailed delineation of the amended sewer service area and of the environmentally significant lands within is shown on the aerial photograph reproduced as Map 2. The environmentally significant lands shown on Map 2 have been updated to reflect the most recent available natural resource base information.

#### RELATIONSHIP OF THE PROPOSED CHANGE TO THE EXISTING SANITARY SEWER SERVICE AREA

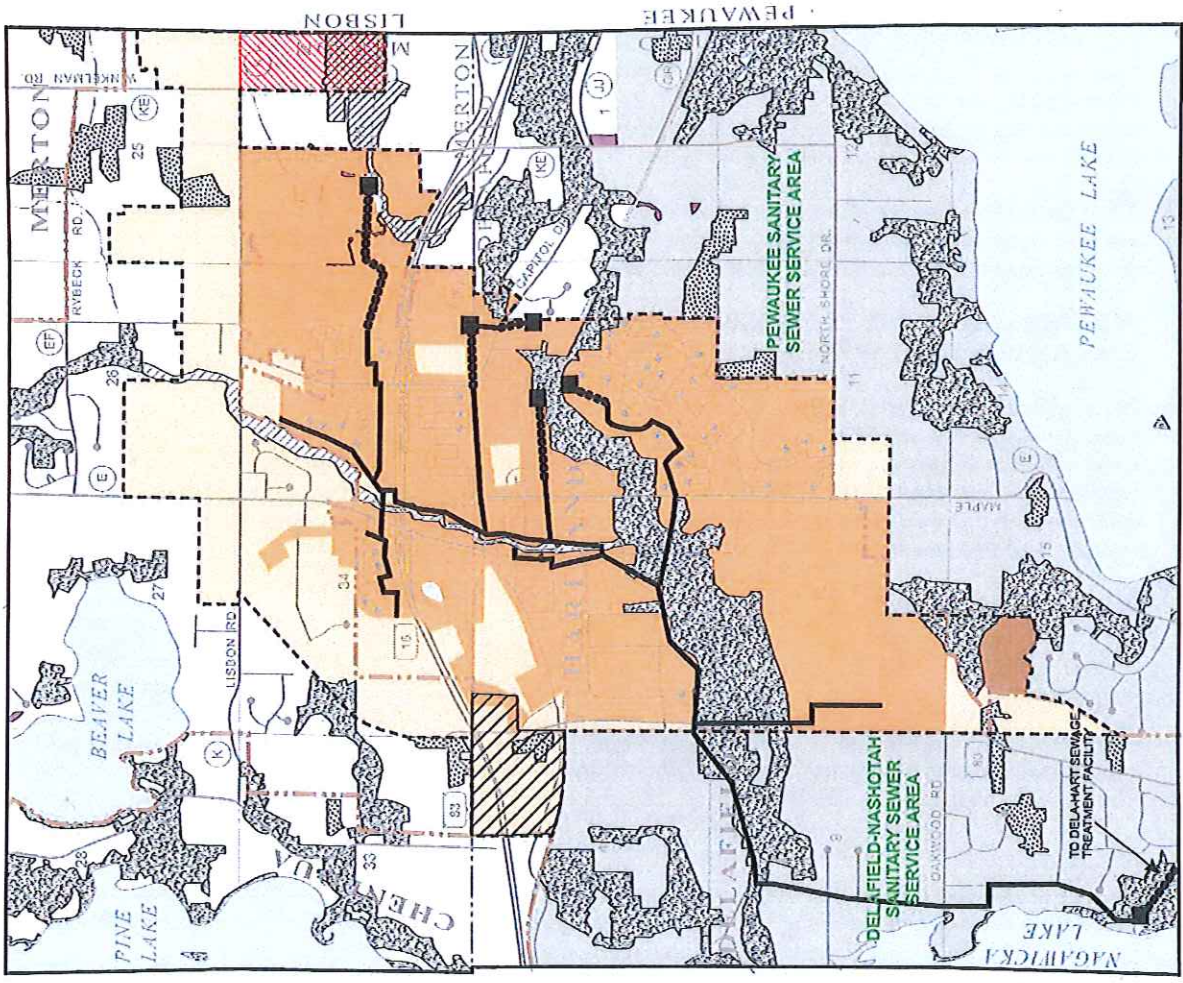
The proposed addition of 100 acres to the Hartland sanitary sewer service area represents an increase in the planned sewer service area of just over 2 percent. The provision of 56 new housing units along with the existing home within the subject area would increase the resident population of the sewer service area by 140 persons. The estimated buildout population of the expanded sewer service area—that is, the population which could be accommodated under full development of the sanitary sewer service area—would approximate 10,740 persons.<sup>1</sup> The year 2035 population range for this area embodied in the regional land use plan is 11,300 to 13,300 persons.

#### WATER QUALITY IMPACTS

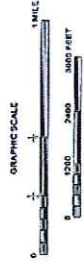
Under the adopted regional water quality management plan and the Hartland sanitary sewer service area plan, it is envisioned that all new urban development within the planned sewer service area would receive sanitary sewer service. Assuming that all applicable Federal, State, and local permits are obtained and that proper site development and construction practices are employed, there should be no significant adverse water quality impacts attributable to the development of the planned sanitary sewer service area.

<sup>1</sup>As part of the most recent sewer service area amendment for the Village of Hartland completed in 2002, the buildout population of the sewer service area was estimated to be 10,600 persons. The proposed amendment to the sewer service area would increase the buildout population by approximately 140 persons.

**Map 1**  
**RECOMMENDED AMENDMENT TO THE**  
**HARTLAND SANITARY SEWER SERVICE AREA**



- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- EXISTING AREA SERVED BY VILLAGE OF HARTLAND PUBLIC SANITARY SEWERS: 1993
- PLANNED SANITARY SEWER SERVICE AREA
- LANDS IN THE CITY OF DELAFIELD THAT ARE PROPOSED TO BE SERVED BY CITY OF DELAFIELD SANITARY SEWER SYSTEM TO THE VILLAGE OF HARTLAND SEWER SYSTEM FOR CONVEYANCE TO THE DELA-HART SEWAGE TREATMENT FACILITY
- AREA PROPOSED TO BE ADDED TO THE HARTLAND SANITARY SEWER SERVICE AREA
- AREA TEMPORARILY SERVED BY LAKE PEWAUKEE SANITARY DISTRICT SANITARY SEWERS
- CITY AND VILLAGE BOUNDARIES
- PLANNED SANITARY SEWER SERVICE AREA BOUNDARY
- EXISTING TRUNK SEWER
- EXISTING FORCE MAIN
- EXISTING PUMPING STATION



Source: SEWRPC.

## WASTEWATER TREATMENT PLANT CAPACITY

Wastewater from the Village of Hartland is treated at the Delafield-Hartland Water Pollution Control Commission (Dela-Hart) wastewater treatment facility. The Dela-Hart wastewater treatment plant has a design capacity of 3.26 million gallons per day (mgd) on an average annual basis. The flow rate to that plant was about 2.0 mgd on an average annual basis as of 2013. The current wastewater flow from the Village of Hartland is 1.1 mgd. The anticipated wastewater flow to be generated in the area proposed to be added to the Hartland sewer service area may be expected to be about 0.014 mgd on an average annual basis. Thus, there is adequate wastewater treatment plant capacity to serve the subject area.

## PUBLIC REACTION TO THE PLAN AMENDMENT

A public hearing was held on August 26, 2013, at the Hartland Municipal Building to receive public comment on, and reaction to, the proposed sewer service area amendment. The hearing was sponsored by the Village of Hartland and the Regional Planning Commission. A summary of the amendment was presented prior to receiving public comment. No objections to the proposed amendment were expressed at the hearing.

## LOCAL ACTION ON THE PLAN AMENDMENT

The Hartland Village Board approved the sewer service area amendment following the public hearing on August 26, 2013.

## CONCLUDING RECOMMENDATION

The Regional Planning Commission's evaluation of proposed sanitary sewer service area amendments includes a consideration of whether the amendment is consistent with the regional land use plan, the regional water quality management plan, and the provisions of the *Wisconsin Administrative Code* governing water quality management plans, and whether established procedures for amending sewer service areas have been followed.

- **Consistency with the Regional Land Use Plan**  
The regional land use plan recommends that, in addition to the infilling and redevelopment of existing urban centers, new urban development within the Region be accommodated through the orderly expansion of existing urban centers in locations and at densities which can be efficiently served by basic urban facilities, including sanitary sewer service, with the overall amount of new urban development consistent with projected growth in population and the economic base. The regional land use plan further recommends the preservation of primary environmental corridors and that consideration be given to the preservation of secondary environmental corridors and isolated natural resource areas. The proposed sewer service area amendment is consistent with these recommendations of the regional land use plan.
- **Consistency with the Regional Water Quality Management Plan**  
The regional water quality management plan recommends that new urban development within the Region be provided with centralized sanitary sewer service. The plan designates a wastewater treatment plant to serve each of the urban centers within the Region that are identified in the regional land use plan. In the case at hand, the regional plan recommends that wastewater from the Hartland urban service area be conveyed to and treated at the Delafield-Hartland Water Pollution Control Commission wastewater treatment plant. The proposed sewer service area amendment is consistent with these recommendations of the regional water quality management plan.
- **Consistency with Chapter NR 121 of the *Wisconsin Administrative Code***  
Chapter NR 121 of the *Wisconsin Administrative Code* governs the preparation of areawide water quality management plans, including the component sewer service area plans. The code requires that sewer service areas be determined in a way that promotes cost-effective and environmentally sound wastewater collection and treatment and that is consistent with 20-year population projections. Under the code, sewer

service area plans must identify lands that are to be excluded from sewer service because of physical or environmental constraints or potential adverse water quality impacts. The proposed sewer service area amendment is consistent with these provisions of the *Wisconsin Administrative Code*.

- **Consistency with Procedural Requirements**

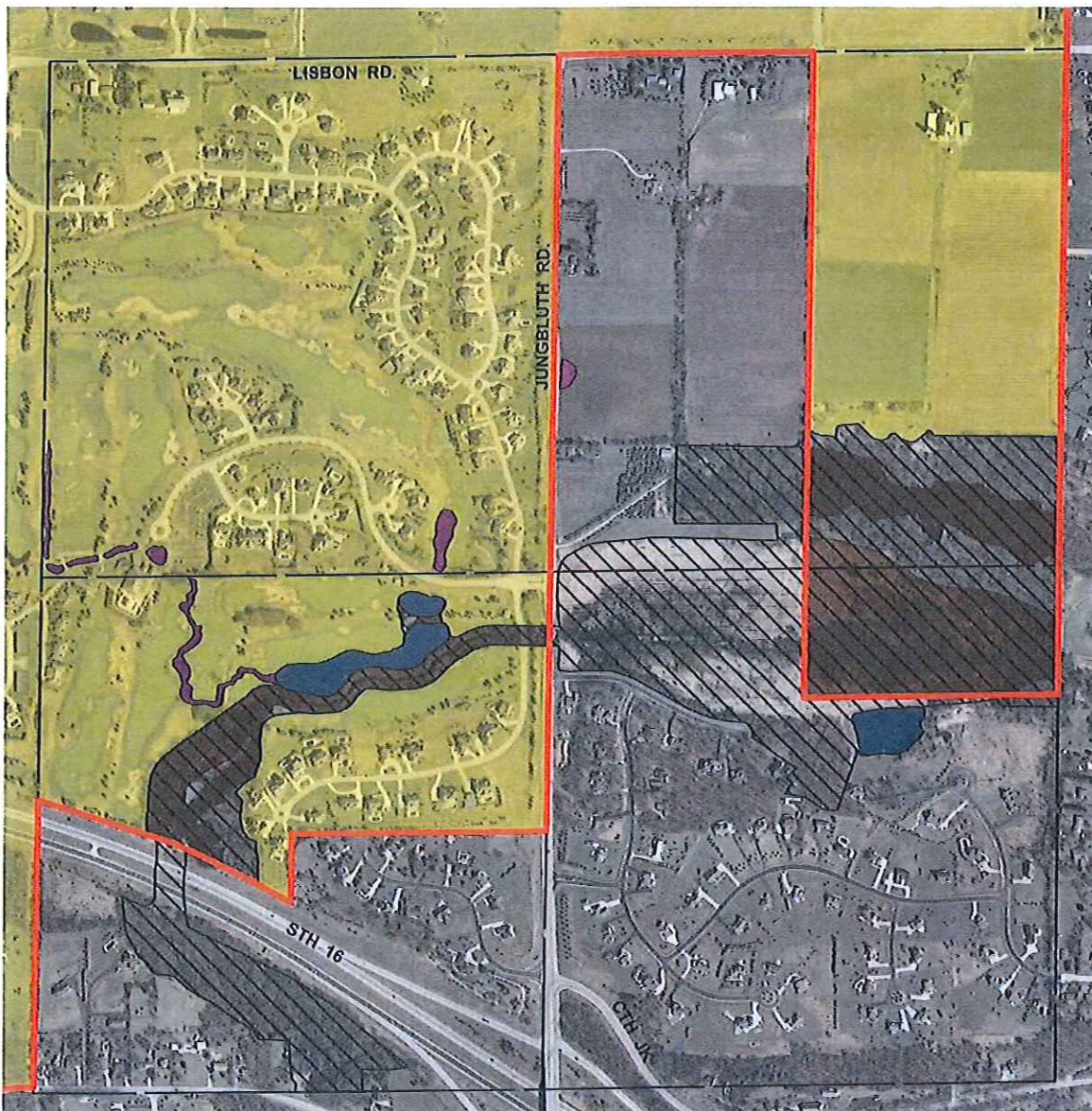
As carried out by the Regional Planning Commission, the sewer service area amendment process must begin with a request to the Commission from the appropriate local unit of government or government agency to process the amendment. A public hearing must be held on the proposed amendment; the hearing is jointly sponsored by the Regional Planning Commission and the requesting agency or unit of government. Subsequent to the public hearing, the requesting agency or unit of government must act to approve the amendment as presented at the hearing, approve a modified amendment, or deny the amendment. Only after approval by the requesting agency or unit of government will the proposed amendment be considered for adoption by the Regional Planning Commission as an amendment to the areawide water quality management plan. All of the Commission's procedural requirements have been met for this amendment.

Given all of the foregoing, it is recommended that the Southeastern Wisconsin Regional Planning Commission formally amend the Village of Hartland sanitary sewer service area as documented in SEWRPC Community Assistance Planning Report No. 93, in the manner shown on Map 1. It is also recommended that that the Wisconsin Department of Natural Resources approve this sewer service area plan amendment and transmit the plan amendment to the U.S. Environmental Protection Agency for certification.

Map 2

ENVIRONMENTALLY SIGNIFICANT LANDS AND PLANNED SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF HARTLAND AND ENVIRONS

U.S. Public Land Survey Section 36  
Township 8 North, Range 18 East



Photography Date: April 2010

-  SECONDARY ENVIRONMENTAL CORRIDOR
-  PLANNED SANITARY SEWER SERVICE AREA
-  WETLANDS AND SURFACE WATER AREAS LESS THAN FIVE ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  GROSS SANITARY SEWER SERVICE AREA BOUNDARY
-  SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- RESTRICTIONS ON SEWERED DEVELOPMENT**
-  PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, SHORELANDS, AND STEEP SLOPES. THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.

NOTE: This map replaces a portion of Map 2, page 5, of SEWRPC Amendment to the Regional Water Quality Management Plan, Village of Hartland, January 1993.



Source: SEWRPC.

**APPENDIX**



## Appendix A

### REGIONAL HOUSING PLAN: JOB/HOUSING BALANCE ANALYSIS

On March 13, 2013, the Regional Planning Commission adopted a regional housing plan for the seven-county Southeastern Wisconsin Region. That plan is documented in SEWRPC Planning Report No. 54, *A Regional Housing Plan for Southeastern Wisconsin*, dated March 2013. The plan addresses a range of housing issues and concerns, including the balance between jobs and housing throughout the Region. The plan includes a generalized analysis of the “job/housing balance” for subareas of the Region. The regional housing plan recommends that the findings of the job-housing analysis be provided to communities seeking to amend their sanitary sewer service areas. Accordingly, the findings of that analysis are summarized in this appendix.

The job/housing analysis conducted under the regional housing study examined the relationship between jobs and housing that would exist in subareas of the Region, with the implementation of adopted long-range county and community comprehensive plans for those areas. The analysis was undertaken for each sub-area of the Region shown on Map A-1, and was confined to the areas planned by local governments to be served by sanitary sewers. For each sub-area, the analysis compared the projected relative shares of lower-cost, moderate-cost, and higher-cost housing<sup>1</sup> with the projected relative shares of lower-wage, moderate-wage, and higher-wage jobs,<sup>2</sup> respectively—assuming implementation of adopted county and community comprehensive plans. Job/housing imbalances identified under this analysis are indicated on Map A-1. A “lower-cost” job/housing imbalance indicates a sub-area projected to have a higher percentage of lower-wage jobs than lower-cost housing. A “moderate-cost” job/housing imbalance indicates a sub-area projected to have a higher percentage of moderate-wage jobs than moderate-cost housing.

As shown on Map A-1, the Village of Hartland is located in Sub-area 25, which also includes other communities in the northwestern quadrant of Waukesha County. Based upon the job/housing balance analysis conducted as part of the regional housing study, Sub-area 25 overall is projected to have lower-cost and moderate-cost job/housing imbalances, assuming implementation of the currently adopted comprehensive plans for communities in that sub-area. Determination of which of the communities in Sub-area 25 have a projected job/housing imbalance would require further analysis, on a community-by-community basis. The regional housing plan encourages such community-by-community analyses, recognizing that the community-level analysis may consider community-specific wage data and housing price data that were not available on an areawide basis for the regional analysis.

The regional housing plan recommends that communities which are demonstrated to have a job/housing imbalance consider making changes to their comprehensive plan and zoning ordinance, as appropriate, in order to enable the provision of housing suitable for the people holding jobs in their community. Actions to address a moderate-cost job/housing imbalance could include modifying the comprehensive plan to permit some single-family residences on smaller lots (1/4 acre or less) and of modest square footage

<sup>1</sup> For purposes of the analysis, lower-cost housing generally includes multi-family dwellings and single- and two-family dwellings at densities of 6,000 square feet or less per dwelling unit; moderate-cost housing includes single- and two-family dwellings at densities of one dwelling per 6,000 to 20,000 square feet for homes constructed prior to 2000 and at densities of one dwelling per 6,000 to 10,000 square feet for housing constructed after 2000; and higher-cost housing includes the balance of the housing stock.

<sup>2</sup> For purposes of the analysis, lower-wage jobs include those with an average annual wage that is 80 percent or less than the average annual wage for all jobs in the county; moderate-wage jobs include those with an average annual wage between 80 percent and 135 percent of average annual wage for all jobs in the county; and higher-wage jobs include those with an average annual wage that is 135 percent or more of the annual average wage for all jobs in the county.

(1,200 square feet). Actions to address a lower-cost job/housing imbalance could include modifying the comprehensive plan to permit some modest multi-family housing (density of about 10 housing units per acre and 800 square feet per two bedroom apartment).

Additional information about the housing plan and the job/housing balance analysis is available on the SEWRPC website ([www.sewrpc.org/sewrpc/housing.htm](http://www.sewrpc.org/sewrpc/housing.htm)) or by contacting the SEWRPC staff.

