

Minutes of the Land Use, Housing and Transportation Element Subcommittee

Tuesday, January 29, 2008

Mr. Siepman, Chairperson, called the meeting to order at 9:00 a.m.

Subcommittee Members Present

- Jim Siepman, Comprehensive Development Plan Advisory Committee Representative
- Tim Barbeau, R.A. Smith and Associates
- Matt Carran, Village of Menomonee Falls
- Harlan Clinkenbeard, City of Pewaukee
- Marilyn Haroldson, Town of Merton
- Kathy Moore, Town of Mukwonago, Village of Oconomowoc Lake
- Bruce Kaniewski, Ruekert and Mielke
- Kori Schneider, Metropolitan Milwaukee Fair Housing Council
- Richard Mace, Planning and Zoning Manager, Waukesha County Department of Parks and Land Use
- Jason Gallo, City of Oconomowoc
- Gary Goodchild, Town of Ottawa, Waukesha County Park and Planning
- Wally Thiel, Village of Hartland
- Brian Pionke, Independent Inspections, Towns of Waukesha, Eagle and Village of Big Bend
- Phil Evenson, Southeastern Wisconsin Regional Planning Commission
- Jeff Herrmann, Towns of Oconomowoc and Genesee
- Dan Ertl, City of Brookfield

Committee Members

Absent (Name and Municipality):

- Matt Neumann, Neumann Enterprises
- Richard Bolte, Waukesha County Public Works Department
- Bill Biersach, Village of Chenequa
- Roger Dupler, City of Delafield
- Steve Crandell, City of Waukesha
- Henry Elling, Town of Summit
- Jeff Musche, Town of Lisbon

Staff Contacts:

- Dale Shaver, Director, Waukesha County Department of Parks and Land Use
- Jerry Braatz, UW Extension Associate Professor of Community Development
- Sandy Scherer, Senior Planner, Waukesha County Department of Parks and Land Use
- Jason Fruth, Senior Planner, Waukesha County Department of Parks and Land Use
- George Morris, Environmental Health Manager, Waukesha County Department of Parks and Land Use

Others Present:

None.

Public Comment

None.

Approval of the December 20, 2007, Joint Minutes of the Comprehensive Development Plan Advisory Committee and the Land Use, Housing and Transportation Subcommittee

- *Mr. Clinkenbeard moved, seconded by Mr. Pionke and carried unanimously, for approval of the December 20, 2007, Minutes.*

Discussion of Draft Chapter 5 - Housing

Mr. Braatz provided the subcommittee with a brief overview of the changes made to the Housing chapter brought forward at the December 20th meeting. The changes were highlighted in the text distributed to subcommittee members.

Considerable discussion occurred regarding the connection between housing cost and employment conditions in the County. Specifically, subcommittee members discussed the text associated with Table V-18. No specific outcomes were generated.

Mr. Shaver then presented the revised text contained in the implementation recommendations. It was noted that the Metropolitan Milwaukee Fair Housing Council submitted correspondence to Mr. Shaver providing a thorough list of implementation recommendations. Mr. Shaver explained that the recommendations were reviewed and discussed with representatives from SEWRPC preparing housing chapters for neighboring counties involved in comprehensive planning efforts, as well as the Waukesha County Community Development office. Many of the submitted recommendations were included in the draft text.

Mrs. Moore provided to Mr. Braatz suggested edits to further explain the Town of Mukwonago housing value analysis conducted and presented under the “Housing Mix” section.

Discussion on Draft Chapter 7 – Land Use

Mr. Shaver discussed the sections prepared for the draft Land Use chapter. A subcommittee member suggested adding text concerning water supply issues to the “Land Use Concerns and Weaknesses” section.

Mr. Evenson asked if text could be added to explain the planning approach if the conflict resolution process identified on Page 7-2 was unsuccessful.

It was suggested that a section be added to Page 7-2 discussing refined area plans prepared by municipalities.

After the “Municipal Boundary Agreements” section, a section on municipal consolidations was suggested.

Mr. Evenson offered that the SEWRPC would post on their website copies of the signed boundary agreements as referenced in Table VII-1. Mr. Clinkenbeard suggested rearranging the information presented in Table VII-1 in chronological order.

The subcommittee requested a section be added under “Official Mapping” describing the County Street and Highway Width Map and how it is adopted by municipalities to satisfy a portion of their official map provisions.

Mr. Evenson will have staff provide clarifying text for the “Review of Previous Development Plan Projections” section on Page 7-9. In addition, Mr. Evenson clarified how the employment projections were adjusted for use in the Year 2035 regional land use plan.

The subcommittee discussed the proposed definitions for the various land use categories. It was suggested that text should be added to the introductory paragraph explaining the challenge of developing general definitions to fit the categories used by 37 municipalities. In addition, the following were suggested:

1. Delete “Business Park” since it is covered under “Commercial and Office Park”
2. Amend to “Commercial *and/or* Office Park”
3. Amend “Commercial and/or Office Park” to state “development is defined as land devoted to retail, office, service activities, general business activities, *and/or research and development* and related off-street parking.”
4. Amend the “Industrial” definition to “defined as land devoted to manufacturing, wholesaling and storage activities, *attendant offices* and related off-street parking.”
5. Amend “Mixed Use” to “defined as development that *must* contain residential and *could contain a combination of* public, institutional, office, retail, service, light industrial, research and development, and/or other commercial uses, and may take the form of a business park.”

The subcommittee recommended moving the description of “sub-urban density” development on Page 7-20 to the Implementation section. In addition, under subparagraph #1, insert “*clusters or conservation designs*” after “Planned Unit Developments”. Further, under subparagraph #2, insert “*upland Primary*” before “Environmental Corridors”.

In the “Planned Land Use” section beginning on Page 7-21, Mr. Ertl suggested using the same land use categories for the Year 2035 planned conditions as the categories defined in an earlier section.

Under the “Implementation Recommendations” section discussing “Regulatory Implementation Measures”, amend the last sentence to read “Accordingly, upon adoption of their comprehensive plans, the county, cities, villages, and towns should review the *text of their* ordinances and adjust as necessary *to carry out the various implementation recommendations contained in this Plan.*”

Meeting Time and Dates:

The next meeting of the Land Use, Housing and Transportation Subcommittee meeting will be held on February 21, 2008, from 8:30 a.m. to 10:30 a.m. in Room 255/259 of the Waukesha County Administration Center.

There being no further business to come before the Subcommittee, Mr. Pionke moved, seconded by Mr. Thiel to adjourn at 11:20 a.m.