

**Minutes of the
Land Use, Housing and Transportation Element Subcommittee
Thursday, February 21, 2008**

Mr. Shaver called the meeting to order at 8:45 a.m.

Subcommittee Members Present

- Tim Barbeau, R.A. Smith and Associates
- Matt Carran, Village of Menomonee Falls
- Harlan Clinkenbeard, City of Pewaukee
- Marilyn Haroldson, Town of Merton
- 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
- Brian Pionke, Independent Inspections, Towns of Waukesha, Eagle and Village of Big Bend
- Jeff Herrmann, Towns of Oconomowoc and Genesee
- Henry Elling, Town of Summit
- Roger Dupler, City of Delafield

Committee Members

Absent (Name and Municipality):

- Matt Neumann, Neumann Enterprises
- Richard Bolte, Waukesha County Public Works Department
- Bill Biersach, Village of Chenequa
- Steve Crandell, City of Waukesha
- Jeff Musche, Town of Lisbon
- Jim Siepman, Comprehensive Development Plan Advisory Committee Representative
- Kathy Moore, Town of Mukwonago, Village of Oconomowoc Lake
- Phil Evenson, Southeastern Wisconsin Regional Planning Commission
- Dan Ertl, City of Brookfield
- Wally Thiel, Village of Hartland

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
- Rick Kania, Southeastern Wisconsin Regional Planning Commission

Others Present:

Brian Peters, Housing and Policy Advocate, IndependenceFirst

Public Comment

Due to a change in the meeting time, a member of the audience suggested that Public Comment be postponed until later in the meeting. Mr. Shaver agreed.

Approval of the January 29, 2008, Minutes

- *Mr. Clinkenbeard moved, seconded by Mr. Pionke and carried unanimously, for approval of the January 29, 2008, Minutes as amended.*

Discussion of Draft Chapter 5 - Housing

Mr. Shaver presented the draft Chapter 5 to the Subcommittee for review and noted that additions/revisions to the text suggested at the prior meeting have been highlighted. The Subcommittee reviewed the document and indicated the following additional text changes to be made:

- Page 5-30, re-insert language into the text regarding “commuting from another County” which was previously removed.
- Mr. Kania suggested the Subcommittee explore/consider universal design housing and other potential specialized housing such as co-op housing, co-housing and incorporate it into the chapter.
 1. Mr. Braatz read the language from Kenosha County which states “Promote construction design concepts such as Universal Design and Visitability. Visitability is a movement to change home construction practices so that all new homes, not just custom built homes, offer a few specific features that make the home easier for people with mobility impairment to live in at least one zero-step entrance approached by an accessible route on a firm surface no steeper than a 1:12 grade from a driveway or public sidewalk”. “cooperative housing” (sometimes called “coop-housing or co-habiting housing”), “cohousing” and university or campus-related housing for seniors, which may also socially support and help seniors and/or persons with disabilities be self-sufficient.
- A member of the Subcommittee submitted edits where the text of the document contained different numbers than the tables.

Mr. Clinkenbeard moved, seconded by Mr. Kaniewski and carried for approval of the Draft Chapter 5 with the above mentioned revisions. (Ms. Schneider voted against the approval)

Ms. Schneider felt the Subcommittee was being more careful than need be and the Housing issue could have been addressed more strongly. She also felt the role of the County and municipalities may not be understood relating to language/action terms within the Chapter.

Public Comment

Mr. Peters, Housing and Policy Advocate from IndependenceFirst indicated that his agency serves a four county area and works with people with disabilities and helps them to be more independent. They support the integration of people with disabilities into the communities and he noted that housing is an important part. Waukesha County has a lower percentage (approximately 11.7% above the age of 5) of people with disabilities compared to statewide or nationwide figures. He stressed that people with disabilities in general have a lower employment rate or are underemployed and it means they don't work in the best jobs because some employers are not willing to hire them or they may have jobs in the lower paying sectors. It is also harder for them to find affordable housing which is an important issue for his agency. He noticed in the Smart Growth Plan, that many of the communities have a very high percentage of home ownership, which is good, but for people with disabilities or older persons they prefer not to live in single-family housing or something they own. He was glad to see that the Smart Growth Plan addresses that issue. He agreed with Ms. Schneider that the plan could be more assertive about what communities should be doing and encouraging a diversity of housing options. He suggested, the County work with other organizations to identify some ways it would be possible to find more affordable housing. In addition, housing, transportation and employment are all interconnected. He supported the comments that Ms. Schneider made in her letter and felt the communities should be more proactive in explaining how to accomplish affordable housing needs. Mr. Peters complimented the County for including in the implementation recommendations an examination of zoning codes for impediments to affordable housing. He was prepared to offer more comments, but noticed the most recent draft of the chapter contains many of the items.

A member of the subcommittee suggested that Mr. Peters meet with the local community's politicians because it may draw more attention to their concern. Sometimes there is disconnect with housing and it may not be looked at directly due to other pressing concerns. Mr. Shaver added that he planned to present an overview of the document to the Waukesha County Cooperation Council whose members are the lead elected officials of all of the municipalities in the County. The council meets quarterly and deals with large issues of countywide importance ranging from library studies, dispatch to water supplies. He felt this topic of comprehensive planning would be a good issue to discuss.

Discussion of Draft Chapter 7 – Land Use

Mr. Shaver presented the draft Chapter 7 to the Subcommittee for review and noted that additions/revisions to the text are highlighted. The Subcommittee reviewed the document and indicated the following text changes to be made:

- Page 1, under “Land Use Concerns and Weaknesses”, Bullet No. 7, revise to read “Waukesha County’s water supply is finite. The trends show that ~~deep aquifer~~ ground water supply and quality is declining.”
- Page 7-5, Table VII-1, change title of third column to “Year Adopted”.
- Page 7-5, Table VII-2, third column “Statute”, Row 2 and Row 10 change “66.027” to “66.0227”
- Page 7-21, “Mixed Use” definition, change “must” to “should”.

- There was mention of the transfer of development rights as shown on Page 7-38. Mr. Shaver noted there is potential for it to be used, but not often.

Mr. Shaver noted the changes listed above would be corrected/revised in the text and additional text would be added.

Discussion of Rural Development Area Density Calculation

Mr. Mace explained the methodology for calculating the number of dwelling units allowed in rural development areas and noted that Table VII-8 is a refinement of Table 139 from the original plan. Mr. Shaver said the intent is to use the formula in rural development areas for towns, the western half of the City of New Berlin and the northern part of Big Bend. Mr. Clinkenbeard suggested that on Page 7-30, Statement No. 1, be revised to read as follows: The development plan for a given site must incorporate an absolute minimum of 40 percent of the site in common **(private)** open space.” Mr. Mace and Mr. Shaver indicated they did not have a problem with the change.

Mr. Clinkenbeard moved, seconded by Mr. Pionke and carried unanimously for approval of the text of Chapter 7, except for the Recommended Land Use Plan section.

Demonstration of Web-Based Economic Census Files

Mr. Braatz referred to the website, www.census.gov and noted he would e-mail the Committee members the link and instructions for the website.

Meeting Times and Dates

Mr. Shaver said the next meeting date would depend upon when the remaining land use plans are submitted so the analysis can be completed.

There being no further business to come before the Subcommittee, Mr. Carran moved, seconded by Mr. Barbeau and carried unanimously to adjourn at 10:50 a.m.