

CALL TO ORDER AND MEMBER INTRODUCTIONS

Chairman Beimborn called the meeting to order at 5:35 PM. All the members present did self-introductions.

Members Present:

Al Schlecht, Bill McGill, Bob Rathsack, Brian Biernat, Cathy Stern, Dave Verley, Ed Beimborn, Eric Rathke, Francis Kleckner, Jim Culotta, Jill Hapner, Joette Heckenbach, John Bauer, Katie Smith, Kit Keller, Michael Heili, Nina Look, Pat Marchese, Roger Strohm, Ron Stadler and Susan Nelson

Members Excused:

Angie Cope, John Treffert, Lou Hefle, Phil Beitz and Randy Tetzlaff

Members Absent:

Andy Pederson, Jon Censky, Lila Mueller, Scott Heatwole and Town of Saukville Representative

Staff Present:

Andrew Struck - Ozaukee County - Planning, Resources and Land Management Department
Paul Roback - UW-Extension, Ozaukee County
Ben McKay - Southeastern Wisconsin Regional Planning Commission (SEWRPC)
Nancy Anderson - Southeastern Wisconsin Regional Planning Commission (SEWRPC)

AVAILABLE HANDOUTS

- Information received from participating local governments
- List of maps and figures for local government comprehensive plans

ASSURANCE THAT THE MEETING WAS PROPERLY NOTICED

Andrew Struck noted that the agenda was properly noticed and posted.

ADOPTION OF AGENDA

A motion was made by Mike Heili and seconded by Al Schlecht to adopt the agenda as written. All members present voting aye, the motion carried unanimously.

APPROVAL OF MINUTES

A motion was made by Katie Smith and seconded by Al Schlecht to approve the minutes of the December 5, 2006 meeting of the Ozaukee County Comprehensive Planning Citizen Advisory Committee as written. All members present voting aye, the motion carried unanimously.

UPDATE/DISCUSSION/POSSIBLE ACTION ON THE MULTI-JURISDICTIONAL COMPREHENSIVE PLANNING PROCESS, WDOA GRANT, AND THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR OZAUKEE COUNTY

- **DISCUSSION/POSSIBLE ACTION ON CHAPTER IX, "HOUSING ELEMENT" OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR OZAUKEE COUNTY: 2035**

Andrew Struck commented that the majority of the changes are in Part 4 of the Chapter, although there are a few updates to the inventory portion based on comments submitted and additional information provided.

Nancy Anderson provided an update on the additions to the inventory portion of the Housing Element chapter. These include:

- Two additional tables on the disabled population - pages 33 and 34
- HUD programs for the elderly and disabled
- Housing and income information for non-resident workers
- Table on housing conditions - missing information from five communities still
- Definition of a housing trust fund

Joette Heckenbach inquired about the term "private, non-profit." Information that she has from HUD only lists as a "non-profit." Andrew Struck discussed the difference between a public, non-profit and private, non-profit. Ben McKay and Nancy Anderson will double check with HUD regarding these terminologies and provide information at the next CAC meeting.

Cathy Stern inquired about footnote #2 on page 2. If the census data is incorrect, how can we rely on it to make decisions? Ben McKay responded that the incorrect data for the Town of Fredonia relates to group-quartered population mistakenly assigned to the Town, which should not affect any of the census information on housing in the Town. Nancy Anderson added that the census will only correct the total population number and will not go back and change the remainder of the census categories.

Ron Stadler inquired why we could not reassign the dwelling units to the appropriate community. Nancy Anderson responded that SEWRPC corrected the census data where possible, but in many cases there is not enough information available to SEWRPC to make the necessary corrections.

Ed Beimborn inquired about the missing numbers in this chapter, such as projecting how many houses need to be added. They seem to be important numbers when discussing goals, objectives, programs and policies. Ben McKay responded that these numbers were blank because not all local municipalities have turned in their population projection data. Ben commented that we could put in the regional housing projections for the county and then adjust that number once all communities have turned in their data. Ed replied that this would be good as long as we would footnote that it is regional data projections for the County that is inserted.

Al Schlecht asked about the homeless population in the County and their housing preferences during the summer and winter months. Nancy Anderson responded that a variety of housing options and price ranges are encouraged in the plan in an attempt to provide housing for all, including homeless people.

Susan Nelson inquired if this housing chapter will be shared with school boards to assist in their planning efforts. Andrew Struck responded that the data was provided to them and they were asked to comment on it.

Pat Marchese inquired on how local communities will implement these recommendations. Ben McKay responded that each community can decide which recommendations are appropriate for them. Andrew Struck replied that the County programs are primarily to promote (e.g. incentives) and educate while the local communities will have control over the regulation of local programs and policies concerning housing.

Ed Beimborn inquired how the data will be kept up to date in order to track changes in housing construction and affordability. Nancy Anderson responded that the Wisconsin Department of Administration publishes an annual report of the number of building permits by structure type for each local government in the State; however, it does not include information on prices or affordability. The committee agreed that a program should be developed at the County level to address this issue.

Brian Biernat and Al Schlecht discussed affordable and workforce housing. There is a need to look at the wages provided by businesses in the community and develop houses that these workers can afford. The City of Hartford was cited as an example. Andrew Struck commented that the workgroup discussed that in order to develop workforce housing, housing needs to be developed in the sewer service areas with increased density and smaller sized houses. Pat Marchese inquired if the County could play a proactive role in helping communities accomplish this. Katie Smith responded that the County and UW-Extension could provide educational workshops that would provide resources to communities.

Susan Nelson inquired if there were any studies identifying the cost to a community for not developing adequate senior housing. Andrew Struck responded that he is unaware of any such data. It was noted that a local government recommendation could be to conduct a financial evaluation (cost-benefit) of proposed housing developments as it relates to affordability.

Dave Verley commented that the success of the County plan will be dependent on the actions of the local communities. The challenge will be for the County to identify the areas where the local plans are failing without infringing on their local control. There is a conflict between what people want for themselves versus what people want for others. The key to success will be intergovernmental cooperation.

Ben McKay reviewed the updates to Part 4. These include:
Page 26 - program to recognize new housing developments
Page 27 - housing trust fund
Page 29 - Visitability

Bob Rathsack commented that the study on housing trust funds should be in conjunction with local governments. The program was changed to read "Study the feasibility of a County affordable housing trust fund that uses dedicated public funds to increase the availability of affordable housing in Ozaukee County. This type of affordable housing program could also be promoted as a model program for local governments in the County."

Jill Hapner requested that the definitions for the various housing condition scores be included in Appendix P and added to Table IX-19 on page 6A.

Roger Strohm made a suggestion that the County consider waiving fees for County review of subdivisions that provide affordable housing. (Note: the County currently charges subdivision review fees only for subdivisions proposed within the shoreland area).

A motion was made by Mike Heili and seconded by Nina Look to approve the draft of Chapter IX "Housing Element" of the Multi-Jurisdictional Comprehensive Plan for Ozaukee County with the additions/corrections discussed. Eighteen members present voting aye and one member present (Cathy Stern) voting nay, the motion carried.

▪ **DISCUSSION ON THE REVISED COUNTY REPORT TIMELINE AND MEETING SCHEDULE FOR THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR OZAUKEE COUNTY: 2035**

Andrew Struck reported that an updated County report preparation timeline and meeting schedule was included in the Committee packet. Staff envisions that this timeline and meeting schedule will have to be updated frequently. For example, when an element work group requires additional time to review a chapter, there is a ripple effect further down the meeting schedule. Andrew noted that a revised meeting schedule would be provided in the packets as needed to update the CAC members.

▪ **UPDATE/DISCUSSION ON THE PREPARATION OF LOCAL GOVERNMENT COMPREHENSIVE PLAN REPORTS**

Andrew Struck reported that the two County planning interns are preparing the text and maps for the first five inventory chapters of each participating local government plan document. Nancy Anderson discussed and explained the legend on the handout entitled "List of maps and figures for local government comprehensive plans."

UPDATE/DISCUSSION ON IMPLEMENTING PUBLIC PARTICIPATION PLANS (PPP) FOR OZAUKEE COUNTY AND PARTICIPATING LOCAL GOVERNMENTS

▪ **LOCAL GOVERNMENT "DESIGN WORKSHOPS" / MEETINGS WITH PLAN COMMISSIONS**

Andrew Struck reported that a meeting with the Village of Belgium plan commission has been scheduled for late January (January 23, 2007). Staff are working to schedule a meeting with the City of Mequon, as needed.

UPDATES FROM PARTICIPATING LOCAL GOVERNMENTS

Nothing was reported or discussed.

UPDATE/REPORT OF THE COMPREHENSIVE PLANNING TECHNICAL STAFF WORK GROUP, COUNTY COMPREHENSIVE PLANNING BOARD, ENVIRONMENT AND LAND USE COMMITTEE AND OZAUKEE COUNTY BOARD OF SUPERVISORS

- Comprehensive Planning Board minutes (11/21/06) were included in the Committee packets.
- Andrew Struck will present the inventory data to the County Board at their January 17, 2007 County Board Meeting.

PLANNING NEWS/EDUCATIONAL AND OUTREACH RESOURCES

- Andrew Struck referenced the articles included in the Committee packet.
- Paul Roback reported that 44 people attended the First Friday Forum on January 5, 2007 entitled "Comprehensive Planning for Ozaukee County's Future Quality of Life." Evaluations were overall very positive. Participants agreed that they gained a greater understanding of the relationship between comprehensive planning and the future quality of life for Ozaukee residents (a 4.6 on a 5-point scale).

PUBLIC COMMENT AND WRITTEN COMMUNICATIONS

No written communications were reported and there was no public comment.

CPB REPORT/LOGIN REPORT/ COMMUNITY EMAIL UPDATES

- Staff will prepare a community e-mail update.
- LOGIN will hold a meeting on January 22, 2007.

ANY OTHER BUSINESS AS ALLOWED BY LAW

Nothing was reported.

NEXT MEETING DATES: TUESDAY, FEBRUARY 6, 2007 AND 2007 MEETING SCHEDULE

ADJOURNMENT

A motion was made by Al Schlecht and seconded by Mike Heili to adjourn the meeting. All members present voting aye, the motion carried unanimously. The meeting adjourned at 7:35 PM.

Respectfully recorded and submitted by Paul Roback, Ben McKay, Nancy Anderson and Andrew Struck as proofed by Ed Beimborn, Chairman.