

1. Minutes Of Comprehensive Planning Board Meeting.

Documents: [COMPREHENSIVE PLANNING BOARD MINUTES AUGUST 13 2013.PDF](#)

1. CALL TO ORDER

Chairman Tom Richart called the meeting to order at 1:03 pm. Comprehensive Planning Board (CPB) members present included: Chairman Tom Richart, Cindy Bock, Glenn Stumpf, Irena Macek, and Barbara Jobs. Ozaukee County staff present included: County Administrator Tom Meaux, Planning and Parks Department Director Andrew Struck, UW-Extension Coordinator Kate Pawasarat, and Planning and Parks Intern Lisa Haselow. Southeastern Wisconsin Regional Planning Commission (SEWRPC) staff present included Nancy Anderson and William Stauber.

2. ASSURANCE THAT THE MEETING HAS BEEN PROPERLY NOTICED AND ADOPTION OF AGENDA

Chairman Tom Richart asked staff if the meeting had been properly noticed and agenda posted. Andrew Struck noted the meeting was properly noticed and agenda posted.

Motion by Cindy Bock and seconded by Glenn Stumpf to adopt the agenda as printed. All members present voting aye, motion carried unanimously.

3. APPROVAL OF MINUTES (JUNE 11, 2013)

Motion by Irena Macek and seconded by Barb Jobs to approve the minutes of the June 11, 2013 meeting of the Comprehensive Planning Board. All members present voting aye, motion carried unanimously.

4. PUBLIC COMMENT AND WRITTEN COMMUNICATIONS

Andrew Struck noted that there were no written communications. Chairman Richart asked if there were any public comments. There were no public comments.

5. UPDATE / DISCUSSION / POSSIBLE ACTION ON THE ADOPTED MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR OZAUKEE COUNTY: 2035

- **UPDATE, DISCUSSION AND POSSIBLE ACTION ON ASSISTANCE AGREEMENT WITH SEWRPC FOR PREPARATION OF THE PROPOSED AMENDMENT 2013-02 TO THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR OZAUKEE COUNTY: 2035 (INCORPORATION OF THE FARMLAND PRESERVATION PLAN FOR OZAUKEE COUNTY)**

Tom Meaux joined the meeting at 1:05 pm.

Andrew Struck noted the logistics of preparing the amendment 2013-02 to the Multi-jurisdictional Comprehensive Plan for Ozaukee County: 2035 are still being worked out with SEWRPC staff, with a goal to incorporate the Farmland Preservation Plan for Ozaukee County (FPP). Mr. Struck noted the project will require a significant amount of GIS mapping and a very tight timeline. Mr. Struck passed out a document showing the tentative timeline for the adoption process and discussed the dates listed. Mr. Struck noted the tasks will be completed by County staff with assistance from SEWRPC. Mr. Struck noted the project will require updates to the planned land use map in addition to text amendments. Mr. Struck noted that he would like to

present the proposed amendment at the next Comprehensive Planning Board meeting on September 17, 2013. Mr. Struck noted the FPP was already submitted to DATCP for re-certification, but that he has not heard any response yet. Andrew Struck noted that this amendment involves only the FPP, but he hopes to get SEWRPC assistance again in 2014 to add all local land use amendments to the Multi-Jurisdictional Comprehensive Plan for Ozaukee County: 2035 since the original adoption. Cindy Bock noted the meeting scheduled for September 17, 2013 will not work well for the schedules of her and others on the Board. Mr. Struck discussed scheduling options with the CPB members and decided to reschedule the September 17, 2013 meeting for September 18, 2013 at 1:00 pm. Mr. Struck discussed the scheduling for the November 19, 2013 Comprehensive Planning Board meeting and the CPB members decided to keep the meeting as scheduled on November 19, 2013 at 1:00 pm.

6. UPDATE / DISCUSSION ON THE ADOPTED PARK AND OPEN SPACE PLAN (POSP) FOR OZAUKEE COUNTY: 2035

- **UPDATE, REVIEW, DISCUSSION ON THE SOUTHEASTERN WISCONSIN REGIONAL SUMMARY COMPARISON DATA ON PUBLIC PARK AND OPEN SPACE OWNERSHIP PER THE PARK AND OPEN SPACE PLAN FOR OZAUKEE COUNTY: 2035**

Andrew Struck handed out a document to the CPB members and noted it provides comparison summary data of existing and planned park and open spaces (e.g. acreages) in each of the seven Southeastern Wisconsin counties. Mr. Struck discussed the acreage values listed on the document and discussed comparisons to other counties. Mr. Struck noted the acreages for park and open spaces in Ozaukee County are near the bottom of the seven county region, by comparison. Andrew Struck also noted that Ozaukee County's planned acreages are in proportion or on the low end with other counties. Tom Meaux asked if Nancy Anderson created the document. Ms. Anderson responded that SEWRPC created the document from its regional data on park and open spaces. Mr. Meaux noted it is nice to see these numbers and see that we are in line with others and even on the low side. Tom Meaux noted the document should contain a SEWRPC reference to give SEWRPC credit in case it is distributed around further.

**7. UPDATE / DISCUSSION ON THE SEWRPC TECHNICAL REPORT NO. 11 (5TH EDITION), THE POPULATION OF SOUTHEASTERN WISCONSIN AND SEWRPC TECHNICAL REPORT NO. 10 (5TH EDITION), THE ECONOMY OF SOUTHEASTERN WISCONSIN
([HTTP://WWW.SEWRPC.ORG/SEWRPC/LANDUSE/POPULATIONANDECONOMICFORECASTS.HTM](http://www.sewrpc.org/sewrpc/landuse/populationandeconomicforecasts.htm))**

- **PRESENTATION BY WILLIAM STAUBER, CHIEF LAND USE PLANNER, SEWRPC**

Andrew Struck noted this study and subsequent presentation was at the request of Chairman Tom Richart. Mr. Struck noted the packets included introductions and summaries for Technical Report No. 11 (5th Edition), The Population of Southeastern Wisconsin, and Technical Report No. 10 (5th Edition), The Economy of Southeastern Wisconsin. Mr. Struck noted William Stauber, from SEWRPC, was present to discuss these technical documents that were developed with the assistance of the technical advisory committee. Mr. Struck noted that he chaired the

technical advisory committee and it was a very diverse membership with additional expertise to assist SEWRPC staff

Mr. Stauber passed around printed PowerPoint slides and explained that SEWRPC looks forward for decades in order to plan for the region. Mr. Stauber noted the most recent projections before this plan were for the year 2035, and material generated so far is at the regional and county level. Mr. Stauber noted projections at urban service area levels will be generated soon. Mr. Stauber noted the two technical reports consider population and economics projected out to year 2050. Mr. Stauber discussed trends for population growth, noting the aging "baby boom" generation effects the population and age distribution in each of the counties. Mr. Stauber noted the median age has increased over time in the region. He noted the pie chart on page 5 shows most of the region's minority population resides in Milwaukee County. He noted page 6 summarizes population changes over time, considering natural increase and net migration. Natural increase is a population increase due to more births and less mortality that has been a dominant contribution to the population increase in the region for decades.

Mr. Stauber noted planners are interested in numbers of households in addition to population because they both affect the demand for land. Currently, there are about 800,000 houses in the region, a 7% increase since 2000. Households have historically increased faster than population. Cindy Bock asked how families and households are defined. Mr. Stauber responded families always involve more than one persons that are related, while non-families are most commonly single-person households. Mr. Stauber explained there are also college students or other non-related people living in the same house who can make up a household, but not a family.

Mr. Stauber noted the population in 2010 for Ozaukee County was approximately 86,000, and it has since increased. This is moderate growth compared to the historical growth. Mr. Stauber noted the City of Mequon is experiencing stronger increases in population than other areas within the County. Mr. Stauber noted the median age for Ozaukee County is the oldest of the seven county regions, reaching 42.9 years. Mr. Stauber continued by discussing other trends in Ozaukee County. Cindy Bock asked if the length of peoples' lives in an area is ever tracked and how it changes over time. Supervisor Bock noted it would be interesting to determine whether people are long or short-term residents. Mr. Stauber noted there may be a way to track that data. Nancy Anderson noted she thinks the census tracks this information.

Mr. Stauber discussed the number of jobs available in the region because they are closely related to land use. Mr. Stauber noted the graph on page 9 shows a long term increase in jobs for the region. Mr. Stauber noted there is some fluctuation in job trends due to the recessions. Mr. Stauber discussed the different types of jobs available in the region and their trends. Mr. Stauber noted page 11 discusses the jobs available specifically in Ozaukee County.

Mr. Stauber noted the PowerPoint document also demonstrates trends for the future. Mr. Stauber explained that SEWPRC projects high, medium and low forecasts for the future and planning usually follows intermediate projections. Mr. Stauber described the methodology for projecting data and explained some of the key factors considered in creating a model projection. Mr. Stauber noted life expectancy will most likely continue to improve. Mr. Stauber noted page 14 shows projections at a region level and noted a 17% population growth is expected over the 40-year period. Mr. Stauber noted page 15 shows the components of the change projected. He noted natural increase is expected to decrease over the coming years and number of deaths is expected to increase. This change relates to the aging "baby boom" population.

Cindy Bock asked what caused people to leave the region between 1970 and 1990. Mr. Stauber noted it was a time for large growth in the South (of the Country) and the Midwest had the loss of jobs and households due to the decline in industry and manufacturing jobs. Irena Macek asked what caused an increase in reverse migration in the region. Mr. Stauber explained Milwaukee County experienced major reverse migration over the past years, but the City's reverse migration is expected to decline. Also, job growth is expected to moderately increase in the area. Ms. Macek asked if Milwaukee is expected to head in the way of Detroit. Mr. Stauber responded that there is no certainty, but it is conceivable that the net out migration is reversing.

Mr. Stauber noted, again at the region level, that age makeup is projected to increase for population members 65 and over. Minority share of the population is also expected to increase. Mr. Stauber noted page 17 projects a 22% increase in number of households for the region and 17% increase in population. Mr. Stauber noted page 18 summarizes Ozaukee County data, projecting increases in population and households by 2050. Chairman Tom Richart asked if SEWPRC adjusts projections to consider the time period between 2010 and present day. Mr. Stauber noted SEWRPC does not make adjustments for those few years. The data is an estimate rather than a census. Mr. Stauber noted the introduction data shows outdated projections for 2035, while this new data projects to 2050. Kate Pawasarat asked for more information about how the minority population will increase specifically within Ozaukee County. Mr. Stauber noted it was not projected because making good assumptions about various minority groups proves difficult.

Mr. Stauber noted page 20 provides employment projections for the region. Mr. Stauber noted the projections are straight lines because they show long-term changes, but in the real world there will be some fluctuations. Mr. Stauber noted projections for employment in Ozaukee County are shown on page 21. Ozaukee County employment is expected to increase by 32% over the next 40 years. Mr. Stauber discussed the historic employment trends for Ozaukee County. He noted the last few pages of the PowerPoint monitor projections and actuals as compared to previous projections. Mr. Stauber explained that sometimes SEWPRC does not foresee certain aspects that effect projections.

Chairman Tom Richart noted he was confused about the text on page 46 and a few other pages in the economic summary. Mr. Stauber noted the text could have been

written in a different way and clarified that employment in each county increased differently, but stayed within the described range.

**8. UPDATE / DISCUSSION / POSSIBLE ACTION ON THE REGIONAL HOUSING PLAN FOR SOUTHEASTERN WISCONSIN: 2035
([HTTP://WWW.SEWRPC.ORG/SEWRPC/HOUSING/CURRENTREGIONALHOUSINGPLANUPDATE.HTM](http://www.sewrpc.org/sewrpc/housing/currentregionalhousingplanupdate.htm))
PRESENTATION BY NANCY ANDERSON, CHIEF COMMUNITY ASSISTANCE PLANNER, SEWRPC**

Nancy Anderson noted A Regional Housing Plan for Southeastern Wisconsin: 2035 was recently completed to update a plan created in 1975. The plan was adopted by the Advisory Committee in January and the Regional Planning Commission in March. Ms. Anderson noted the plan is now being distributed, so it can be endorsed and implemented under the various local units of government. She noted that the Advisory Committee included representatives of the larger cities and each of the seven counties as well as builders, realtors, fair housing organizations and other interested parties. The plan calls for a good distribution of affordable housing throughout the seven-county region. Ms. Anderson discussed the various objectives included in the plan and noted page 6 of the printed PowerPoint document discusses housing affordability. Ms. Anderson noted the standard developed by HUD was used to define affordability; whereby, housing costs should not be more than 30% of a person's total income. Cindy Bock was surprised that only 29% of households in Ozaukee County (compared with the region) were spending more than 30% of their income on housing. Nancy Anderson noted it is because the average income is higher. Ms. Anderson noted an analysis of housing affordability was also completed within the region and discussed the trends.

Nancy Anderson discussed subsidized housing and tax credit housing findings and explained where they are most concentrated. Ms. Anderson discussed new housing development findings and pointed out areas on the maps provided in the documents passed around. Chairman Tom Richart noted sometimes the zoning is working properly to allow affordable housing, but it comes down to getting the developers to create smaller homes. Chairman Richart asked what can be done to solve that problem. Ms. Anderson noted there is not much that can be done besides promoting smaller home sizes to the developers and communities. Cindy Bock asked if there is any incentivizing that can occur. Andrew Struck noted some ideas that were discussed on incentives, but it is not always an easy process.

Nancy Anderson noted page 10 considers minority population distribution findings. Ms. Anderson discussed the locations of various minority groups and noted the income rates effect where they live because housing is cheaper in certain areas. She went on to discuss job/housing balance findings. Nancy discussed transit connections between affordable housing and job locations.

Ms. Anderson noted page 13 shows accessible housing findings. She noted demand for housing accessible to people with disabilities continues to exceed supply. She noted the percentage of houses with disabilities is expected to continue to increase as the population gets older. Ms. Anderson discussed key plan recommendations including developing more modest multi- and single-family homes to accommodate lower income families, encouraging communities to include a variety of housing types (e.g. workforce housing), establishing programs to maintain affordable housing, improving public transit, and more.

Glenn Stumpf asked what types of ordinances would help communities improve housing. Ms. Anderson noted ordinances for maintenance to prevent broken windows, peeling paint and so on. She noted there could also be some home improvement grants to help maintain homes. Andrew Struck noted there is limited grant funding for maintenance to address issues like lead paint and other improvements in the region. Ms. Anderson explained each county, at least for the first year, will receive about \$200,000 for home maintenance. However, she noted that the good thing is that counties who have never received any money before will now be able to apply for funding because of an equal distribution of funds for participating counties in the region.

Ms. Anderson discussed more key recommendations related to the job/housing balance. She discussed recommendations related to subsidized and tax credit housing and discussed recommendations for fair housing opportunities, shown on page 18. She discussed key recommendations for accessible housing. Mrs. Anderson noted the final page concludes by recommending the implementation of the housing plan for five reasons- to support economic development in the region by encouraging affordable housing near jobs, to make safe housing affordable, to better meet the needs for accessible housing, to reinforce the need for improved and expanded public transit, and to increase diversity for communities in the region. She asked if there were any questions or comments. Andrew Struck noted there was a resolution included in the packet for recommending endorsement of the plan to the County Board. He passed out the support document for the resolution that would endorse the regional housing plan.

9. REVIEW, DISCUSSION, AND POSSIBLE ACTION ON THE RESOLUTION FOR ENDORSEMENT AND RECOMMENDATION OF ENDORSEMENT OF A REGIONAL HOUSING PLAN FOR SOUTHEASTERN WISCONSIN: 2035 PER SEWRPC'S PLANNING REPORT 54 TO THE OZAUKEE COUNTY BOARD OF SUPERVISORS

Andrew Struck asked whether a similar summary presentation is needed at the upcoming County Board meeting or not. Cindy Bock noted if we provide the housing plan summary newsletter and website links to the County Board members, she did not feel that we need a presentation. Chairman Tom Richart noted the housing plan resolution asks to consider endorsement and recommendation. Chairman Richart noted we are completing the endorsement, but would it be integrated into the County Comprehensive Plan. Mr. Struck noted that some of the recommendations are already part of the adopted Comprehensive Plan and additional integration would occur with updates to the County Comprehensive Plan. He noted that this resolution is mainly to endorse the Regional Housing Plan. Chairman Tom Richart noted most of the recommendations would come from city and town government rather than the County because local municipalities primarily deal with housing. Tom Meaux asked if the plan creates any obligation for local governments or if it is only a guide. Andrew Struck noted it is a guide to assist local governments.

Chairman Tom Richart asked for any discussion. Andrew Struck noted he would like to suggest adding a "Whereas" discussing when the last regional housing plan was completed to show that it is not updated often.

Motion by Cindy Bock and seconded by Glenn Stumpf to approve the resolution as amended for endorsement and recommend by resolution to the Ozaukee County Board of Supervisors endorsement of A Regional Housing Plan for Southeastern Wisconsin:

2035 as set forth in SEWRPC Planning Report No. 54.. All members present voting aye, motion carried unanimously.

Andrew Struck clarified this topic will be scheduled for the next County Board meeting, and there will not be a presentation, but that the Year 2035 Regional Housing Plan for Southeastern Wisconsin summary newsletter will be provided to County Board members.

9. PLANNING INFORMATION/NEWS AND EDUCATION & OUTREACH

Andrew Struck shared a document showing a Habitat for Humanity house built in Port Washington, Wisconsin. Andrew noted the dedication ceremony is coming up and anyone interested is welcome to attend. Mr. Struck passed around another document providing an update from DATCP about progress with the Farmland Preservation Program.

10. NEXT MEETING DATE(S) – SEPTEMBER 17, 2013

Chairman Tom Richart noted the next meeting will now be on **September 18, 2013 at 1:00 pm.**

11. ADJOURNMENT

A motion was made by Glenn Stumpf and seconded by Irena Macek to adjourn the meeting. All members present voting aye, the motion carried unanimously.

Meeting adjourned at 2:58 pm.

Respectfully recorded and submitted by Lisa Haselow and Andrew Struck.