

MINUTES

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

PLANNING AND RESEARCH COMMITTEE

Tuesday, May 15, 2012

1:30 p.m.

SEWRPC Office Building
Commissioners' Conference Room
W239 N1812 Rockwood Drive
Waukesha, Wisconsin

Present:

Excused:

Committee Members:

Daniel S. Schmidt, Chairman
Gilbert B. Bakke, Vice-Chairman
Michael A. Crowley
José M. Delgado
William R. Drew
David L. Eberle
William E. Johnson
Robert W. Pitts
John Rogers
Nancy Russell
Daniel W. Stoffel
David L. Stroik

Kimberly L. Breunig
Charles L. Colman
Linda J. Seemeyer
Peggy L. Shumway
John F. Weishan, Jr.

Staff:

Kenneth R. Yunker
Debra A. D'Amico
Nancy M. Anderson

Executive Director
Executive Secretary
Chief Community Assistance Planner

ROLL CALL

Chairman Schmidt called the meeting to order at 1:30 p.m. Roll call was taken and a quorum was declared present. Mr. Yunker noted for the record that Commissioners Breunig, Colman, Seemeyer, Shumway, and Weishan had asked to be excused.

APPROVAL OF MINUTES OF MEETING OF FEBRUARY 7, 2012

Chairman Schmidt asked if there were any changes or additions to the February 7, 2012, meeting minutes.

On a motion by Mr. Drew, seconded by Mr. Rogers, and carried unanimously, the minutes of the meeting of February 7, 2012, were approved as published.

CONSIDERATION OF AMENDMENTS TO THE REGIONAL WATER QUALITY MANAGEMENT PLAN

Sewer Service Area Plan for the City of Kenosha (copy attached to Official Minutes)

Chairman Schmidt asked Mr. Yunker to review with the Committee the proposed amendment to the adopted regional water quality management plan pertaining to the sanitary sewer service area for the City of Kenosha. A copy of the preliminary draft of a SEWRPC Staff Memorandum dated April, 2012, concerning this matter had been provided to the Committee members for review prior to the meeting.

Mr. Yunker indicated that by letter dated February 1, 2012, the Kenosha Water Utility requested to expand the sanitary sewer area. He directed the attention of the Committee members to three maps that show the existing area and two small expansion areas. He noted that total expansion of the sewer service area encompasses 86 acres, an increase of less than 1 percent. He noted that Area A encompasses 59 acres including 5 acres of wetlands, 14 acres of land located within existing street rights-of-way, and 40 acres of other open land. He further noted that Area A does not encompass any lands that have been identified as environmental corridors or isolated natural resource areas and that this area would be developed for commercial use. He indicated that Area B encompasses 27 acres; does not include any environmental corridors, isolated natural resource areas, or wetlands; and would be developed to accommodate a product distribution facility. He then stated that the City of Kenosha wastewater treatment plant has a capacity of 28.6 million gallons per day, and currently handles about 22.9 million gallons per day. The additional 0.03 million gallons per day expected from Areas A and B will easily be managed. He further stated that this sanitary sewer area addition is consistent with the regional land use plan and the regional water quality management plan, and the amendment complies with Chapter NR 121 of the *Wisconsin Administrative Code*, which requires that sewer service areas promote cost-effective and environmentally sound wastewater collection and treatment and be consistent with 20-year population projections. He then noted that the amendment was presented at a public hearing on March 28, 2012, and subsequently approved by the Kenosha Water Utility.

There being no questions or discussion, on a motion by Mr. Johnson, seconded by Mr. Pitts, and carried unanimously, the SEWRPC Memorandum dated April, 2012, was approved and recommended for Commission adoption.

Sewer Service Area Plan for the City of New Berlin (copy attached to Official Minutes)

Chairman Schmidt asked Mr. Yunker to review with the Committee the proposed amendment to the adopted regional water quality management plan pertaining to the sanitary sewer service area for the City of New Berlin. A copy of the preliminary draft of a SEWRPC Staff Memorandum dated April, 2012, concerning this matter had been provided to the Committee members for review prior to the meeting.

Mr. Yunker indicated that by letter dated October 18, 2011, and in subsequent e-mail messages, the City of New Berlin requested that the Commission amend the City of New Berlin sanitary sewer service area tributary to the Milwaukee Metropolitan Sewerage District (MMSD) sewage treatment facility. He said that this amendment includes the addition of two areas as shown on Map 1. He noted that Area A consists of 61 acres—53 acres of open land and 8 acres of primary environmental corridor which will be required to be preserved. He then said Area B encompasses about 4 acres and contains a vacant existing single-family house. He noted that this amendment increases the sanitary sewer service area by a total of 65 acres, or less than 1 percent. He stated that the estimated base sanitary flow from these two areas would be about 0.09 million gallons per day, and will be accommodated by the MMSD sewerage system.

Mr. Yunker then indicated that this amendment is consistent with the regional land use plan, the regional water quality management plan, and Chapter NR 121 of the *Wisconsin Administrative Code*. He said that all procedural requirements, including a public hearing, have been met and that the amendment was approved by the New Berlin Common Council on April 10, 2012.

There being no questions or discussion, on a motion by Mr. Crowley, seconded by Mr. Rogers, and carried unanimously, the SEWRPC Memorandum dated April, 2012, was approved and recommended for Commission adoption.

CONSIDERATION OF CHAPTER XI, “BEST HOUSING PRACTICES” AND CHAPTER XII, “RECOMMENDED HOUSING PLAN FOR THE REGION” OF SEWRPC PLANNING REPORT NO. 54, “A REGIONAL HOUSING PLAN FOR SOUTHEASTERN WISCONSIN: 2035” AND THE SCOPE OF WORK FOR THE SOCIO-ECONOMIC IMPACT ANALYSIS OF THE HOUSING PLAN

Chairman Schmidt asked Mr. Yunker to briefly describe the chapters of the regional housing plan completed to date. Mr. Yunker summarized the scope and schedule for completion of the regional housing plan, and then briefly described the chapters that have been reviewed and approved by the Planning and Research Committee, and the remaining chapters envisioned in the report, including those that have been approved or are under review by the Housing Plan Advisory Committee. Mr. Yunker noted that Chapter XI has been reviewed and approved by the Advisory Committee. The Advisory Committee has conducted a preliminary review of Chapter XII, but has requested revisions that will be considered at a future meeting.

After Mr. Yunker’s update on the regional housing plan, he introduced Ms. Nancy Anderson, Chief Community Assistance Planner of the Commission staff and requested that she present to the Committee Chapter XI, *Best Housing Practices*, and Chapter XII, *Recommended Housing Plan*, of SEWRPC Planning Report No. 54, *A Regional Housing Plan for Southeastern Wisconsin: 2035*.

Chapter XI, “Best Housing Practices”

Ms. Anderson reviewed with the Committee Chapter XI, *Best Housing Practices*, of the regional housing plan (copy attached to Official Minutes).

Following are questions and comments that were made during Ms. Anderson’s review of Chapter XI.

Mr. Rogers commented that the Committee is adopting the Regional Housing Plan on a chapter-by-chapter basis. Ms. Anderson responded that following the chapter-by-chapter approval by the Committee, the full Commission will consider the entire plan report.

In response to an inquiry by Mr. Stroik, Mr. Yunker said that the plan recommendations will be in Chapter XII.

There being no further questions or comments, it was moved by Mr. Pitts, seconded by Ms. Russell, and carried unanimously, to approve Chapter XI for consideration and approval by the full Commission.

Chapter XII, “Recommended Housing Plan for the Region”

There being no further questions or comments relative to Chapter XI, *Best Housing Practices*, Chairman Schmidt asked Ms. Anderson to review with the Committee Chapter XII, *Recommended Housing Plan*, of the regional housing plan.

With respect to Chapter XII, Mr. Yunker noted that Part 1 summarizes the findings and conclusions of the study inventories and analyses. He further noted that Part 2 includes the plan recommendations, and Part 3 includes recommendations for monitoring implementation of the plan. Ms. Anderson noted preliminary plan recommendations had been reviewed by the Advisory Committee and the Environmental Justice Task Force, and that she will mention suggestions from those groups during her review. She then proceeded to review Chapter XII with the Committee.

The following comments and questions were made during Ms. Anderson's review:

During Ms. Anderson's presentation of the "Job/Housing Balance and Housing Cost Burden" section, Ms. Russell stated that there is a need to find a better way to fund the costs of schools and community services for housing development other than property taxes. She gave an example of certain communities in Walworth County that have developed housing for lower-income families that are unable to pay property taxes for the services that they need and use. Mr. Stoffel stated that shifting school funding away from property taxes would also lessen the cost of housing.

Mr. Rogers stated that property taxes are always a concern, but the recommendation to shift more of the cost for supporting local school districts from property taxes to other sources does not offer specifics that would assist policy makers in developing solutions to the problem. Mr. Yunker responded that the recommendation is an attempt to recognize that the use of property taxes to fund schools can affect the supply of affordable housing in a community, because local government officials often prefer higher-cost housing that will contribute more in property taxes than lower-cost housing. Mr. Rogers suggested revising the recommendation to include that rationale.

[Secretary's Note:

The recommendation has been revised to read as follows:

"It is recommended that the Governor and State Legislature develop a new funding strategy that would eliminate or reduce the heavy reliance on property taxes to fund schools and local government services to help reduce housing costs and to help address concerns by school district and municipal officials that lower-cost housing is not as beneficial as higher cost housing for school district and municipal revenues."]

Mr. Pitts continued Ms. Russell's property tax discussion by citing the recent decrease in the market value of housing in the City of Kenosha. He noted the community resistance to low-income housing because the property taxes received may not adequately fund schools and other services. Mr. Yunker said that based on plan analyses, there is in the City of Kenosha an adequate supply and a variety of smaller single family housing and multi-family housing that should accommodate the moderate to low income segment of the City's population. Mr. Drew then said that from a city's standpoint, there is a great need to create jobs which spurs the need for housing, but it needs to be done with careful planning to ease the tax burden on new homeowners for all services, not just school systems, but also for firefighting services, garbage pickup, and police services. He said that Tax Increment Financing (TIF) and other programs are available to assist in developing industrial areas but that no similar programs are available for developing housing.

Mr. Rogers referenced the U.S. Department of Housing and Urban Development (HUD) program that was in effect in the 1970's that provided funding for building subsidized multi-family housing. He said that today the need is still there and asked Mr. Drew how this type of Federal program would help the situation today. Mr. Drew said the problem today is the need for funding to address long-term maintenance of subsidized housing.

Ms. Russell noted that there is housing for elderly and low-income residents in the Lake Geneva area that was developed about 30 years ago and is well-managed and maintained, and that good management is key for providing desirable low-income housing. She stated that providing incentives to developers for construction of low-income housing is also important.

A discussion ensued regarding the need for resolving the large disconnect and/or affordability gap of the population whose incomes are insufficient to afford housing without financial help and the need to adjust zoning to accommodate affordable housing for low-income workers throughout the Region. Mr. Rogers suggested adding a recommendation to increase the number of housing vouchers.

[Secretary's Note:

The following recommendation has been included in Chapter XII:

“Administrators of voucher programs, county and local governments, and housing advocates should continue to work with Federal agencies and Congress to increase funding levels for additional housing vouchers to help meet the demand for housing assistance in the Region. There are 45,676 housing choice vouchers and subsidized housing units in the Region, compared to a potential need for 188,395 vouchers to help provide housing for 100,111 extremely-low income households (incomes less than 30 percent of the Regional median income, or less than \$16,164 per year) and an additional 87,284 very-low income households (incomes between 30 and 50 percent of the Regional median income, or \$16,164 to \$26,940 per year).”]

Mr. Stoffel suggested that the plan recommend that communities change the current practice of separating single- and multi-family areas and adopt zoning that allows a mix of housing types and values, including low-income housing.

[Secretary's Note:

The following recommendation has been included in Chapter XII:

“Comprehensive plans and zoning ordinances should encourage a variety of housing styles in urban neighborhoods, including apartments, townhomes, duplexes, small single-family homes and lots, and live-work units. Flexible zoning regulations intended to encourage a mix of housing types (single-, two-, and multi-family) and a variety of lot sizes and housing values within a neighborhood, such as planned unit development (PUD), traditional neighborhood developments (TND), density bonuses for affordable housing, and adaptive re-use of buildings for housing should be included in zoning ordinances in sewerred communities. Accessory dwellings should be considered in sewerred and non-sewerred communities to help provide affordable housing in single-family residential zoning districts.”]

Mr. Delgado suggested that all of the design-related recommendations in the “Affordable Housing” section of Part 2 be combined under a single recommendation, and to clarify that the recommendations are examples rather than the only means of reducing housing costs.

[Secretary's Note:

The following recommendation has been included in Chapter XII:

“Communities should eliminate requirements that increase housing costs but do not contribute to housing and site design and functionality. For example:

- a. Communities should strive to keep housing affordable by limiting zoning ordinance restrictions on the size and appearance of housing, such as requiring masonry (stone or brick) exteriors or minimum home sizes of more than 1,100 square feet in all single-family residential zoning districts. Home builders and local governments should limit the use of restrictive covenants that require masonry exteriors and home sizes larger than 1,100 square feet.

- b. Public and private housing developers could make use of alternative methods of construction, such as the panelized building process, for affordable and attractive new homes. Local governments should accommodate the use of the panelized building process as a method of providing affordable housing.
- c. Site improvement standards set forth in land division ordinances and other local governmental regulations should be reviewed to determine if amendments could be made to reduce the cost of housing to the consumer while preserving the safety, functionality, and aesthetic quality of new development. Particular attention should be paid to street width and landscaping requirements. Recommended street cross-sections are provided on Table V-20 in Chapter V. Communities should also limit the fees for reviewing construction plans to the actual cost of review, rather than charging a percentage of the estimated cost of improvements.
- d. Exterior building material, parking, and landscaping requirements for multi-family housing set forth in local zoning ordinances should be reviewed to determine if amendments could be made to reduce the cost of housing to the consumer while preserving the safety, functionality, and aesthetic quality of new development. Communities should work with qualified consultants, such as architects with experience designing affordable multi-family housing, to review these requirements and develop non-prescriptive design guidelines that encourage the development of attractive and affordable multi-family housing.”]

Mr. Stoffel requested that the term “outlying areas” in policy No. 5 on page XII-28 be clarified.

[Secretary’s Note: The term “outlying areas” in the recommendation has been changed to “sewered areas outside central cities.”]

Mr. Stoffel requested that the terms “Type 1,” “Type 2,” and “Type 3” job/housing imbalances used throughout the chapter be changed to more descriptive terms.

[Secretary’s Note: The term “Type 1 job/housing imbalance” has been changed to “lower-cost job/housing imbalance,” the term “Type 2 job/housing imbalance” has been changed to “moderate-cost job/housing imbalance,” and the term “Type 3 job/housing imbalance” has been changed to “higher-cost job/housing imbalance.”]

Mr. Schmidt stated that the inclusion of the plan monitoring section in Part 3 of the chapter will be useful when the plan is updated.

There being no further questions or comments, Mr. Yunker stated that there was no need for Committee approval at this time. The Regional Housing Plan Advisory Committee will conclude their consideration of preliminary plan recommendations at their meetings in May and July, and the Planning and Research Committee can consider approval of Chapter XII at that time.

Scope of Work for the Socio-Economic Impact Analysis of the Regional Housing Plan

Mr. Yunker stated that the Environmental Justice Task Force has recommended that a socio-economic impact (SEI) analysis be conducted of each major component of the regional plan, and that a consultant be hired to conduct the SEI analysis. The consultant will be asked to determine the socio-economic impact of each plan recommendation on environmental justice populations based on the five questions set forth on page 8 of the proposed SEI scope of work. He also noted that the consultant will be expected to help staff obtain public input on the SEI findings concurrently with review of draft housing plan recommendations during the next series of public meetings. Mr. Yunker noted that the draft scope of work had been reviewed by the Environmental Justice Task Force and the Housing Plan Advisory Committee, and both committees had suggested asking the consultant to determine the impact of not implementing plan recommendations on environmental justice populations. Mr. Yunker noted that this suggestion will be incorporated into the final scope of work.

CONSIDERATION OF AMENDMENT TO THE YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN DOCUMENTED IN SEWRPC PLANNING REPORT NUMBER 49, A REGIONAL TRNASPORTATION SYSTEM PLAN FOR SOUTHEASTERN WISCONSIN: 2035

To include the widening of STH 50 from 2 to 4 traffic lanes between CTH F (south) and STH 67 (Requested by the Wisconsin Department of Transportation and the Town of Delavan) (copy attached to Official Minutes)

Mr. Yunker stated that both the Wisconsin Department of Transportation (WisDOT) and the Town of Delavan have requested a change to the adopted year 2035 regional transportation plan to add the widening of STH 50 from 2 to 4 traffic lanes between CTH F (south) and STH 67. WisDOT is nearing completion of the preliminary engineering and environmental impact study for the reconstruction of STH 50 between IH 43 and STH 67. WisDOT has worked closely with concerned and affected local governments, including the Town of Delavan, and has reached agreement on the reconstruction of STH 50 between CTH F (south) and STH 67. The year 2035 regional transportation plan currently recommends the reservation of right-of-way along STH 50 between CTH F (south) and STH 67 to accommodate a possible future widening of this facility with additional lanes beyond the design year 2035 of the plan. The Walworth County Jurisdictional Highway Planning Committee approved the proposed amendment at its meeting on May 3, 2012. Ms. Russell commented that the Walworth County Public Works Committee has recommended County Board approval of the proposed amendment, and the County Board will consider the amendment on June 12th.

There being no further comments, it was moved by Mr. Delgado, seconded by Mr. Rogers, and carried unanimously, to approve the proposed amendment to the adopted regional transportation system plan.

CORRESPONDENCE/ANNOUNCEMENTS

Chairman Schmidt asked Mr. Yunker if there were any correspondence or announcements. He reported that there was no correspondence and there were no announcements.

ADJOURNMENT

There being no further business to come before the Committee, on a motion by Mr. Drew, seconded by Mr. Rogers, and carried unanimously; the meeting was adjourned at 3:37 p.m.

Respectfully submitted,

Kenneth R. Yunker
Deputy Secretary