

Minutes of the Twenty-Eighth Joint Meeting of the

**ADVISORY COMMITTEES ON REGIONAL LAND USE PLANNING
AND REGIONAL TRANSPORTATION PLANNING**

DATE: February 3, 2026
TIME: 9:30 a.m.
PLACE: ThriveOn King
Neighborhood Hall
2153 N. Dr. Martin Luther King Jr. Drive
Milwaukee, WI 53212

Members Present

Committee on Regional Land Use Planning

Andy BuehlerDirector of Planning and Development, Kenosha County
Matthew CarranDirector of Economic Development & Tourism, Village of Menomonee Falls
Timothy Casey Director of City Development, City of Kenosha
Krystal Freimark (alternate for Roley Behm)Planning Specialist, Racine County
Jason Fruth Planning and Zoning Manager, Waukesha County
Roberto Gutierrez..... Director, Southeast Region,
Wisconsin Department of Transportation
Mark Hammond Director of Development, City of Wauwatosa
Bob Harris Director of Planning and Development, City of Port Washington
Aaron Hertzberg.....Director of Administrative Services, Milwaukee County
Trevor JungTransit and Mobility Director, City of Racine
Kristi LaineDirector of Community Development, City of Oak Creek
Flannery Marlin Municipal Program Manager, Milwaukee Metropolitan Sewerage District
Maria Pandazi Deputy Director, Community Development Department, City of Waukesha
Jim Reinke (alternate for John Fellows) Business & Development Planner, City of West Bend
Steven Schaer..... Manager of Planning and Zoning, City of West Allis
Andrew StruckDirector, Planning and Parks Department, Ozaukee County
Michael Thompson Secretary's Director, Southeast Region,
Wisconsin Department of Natural Resources
Richard VanDerWal..... Planning Administrator, City of Brookfield
Gina Vlach City Planner, City of Greenfield
Monica Wauck Smith (alternate for Tanya Fonseca) Senior Planner, City of Milwaukee

Committee on Regional Transportation Planning

Allison Bussler..... Director of Public Works, Waukesha County
Chair
Gregory BoldtDirector of Highways/Highway Commissioner, Kenosha County
Melinda DejewskiCity Engineer, City of West Allis
Brian Engelking (alternate for Alex Damien)..... Transit Manager, City of Waukesha
Steve Fuentes President and CEO, Milwaukee County Transit System
Roberto Gutierrez..... Director, Southeast Region,
Wisconsin Department of Transportation

Jerrel KruschkeCommissioner of Public Works, City of Milwaukee
 Joe Lamers Director, Milwaukee County Department of Transportation
 Andrew Levy (alternate for Charles Wade)..... Systems Planning Supervisor, Southeast Region,
 Wisconsin Department of Transportation
 Max Marechal City Engineer, City of West Bend
 Kevin Muhs..... City Engineer, City of Milwaukee
 Jeff Rau (alternate for Brian Cater)..... City Engineer, City of Kenosha
 John Rodgers..... Deputy Director, Milwaukee County Department of Transportation
 Steven Shea..... Supervisor, District 11, Milwaukee County Board of Supervisors
 David Simpson..... Director of Public Works, City of Wauwatosa

Guests and Staff Present

Anthony Barth..... Planning Section Chief, Wisconsin Department of Transportation
 Barry Gore Principal Special Projects Planner, SEWRPC
 Stephanie Hacker Executive Director, SEWRPC
 Christopher Hiebert..... MPO Director, SEWRPC
 Ryan HoelChief Transportation Engineer, SEWRPC
 Sandy Kellner..... Chief Administrative Officer, Milwaukee County Transit System
 Paul Keltner Construction Management Engineer, City of Milwaukee DPW
 Eric Lynde..... Special Projects Director, SEWRPC
 Benjamin McKay Deputy Director, SEWRPC
 Sima Meadows..... Planner, City of West Allis
 Samuel Mercier..... Senior Transportation Planner, SEWRPC
 Xylia Rueda Senior Transportation Planner, SEWRPC
 Adam Schumacher..... Land Use Planner, SEWRPC
 Bryan Walter..... Senior Land Use Planner, SEWRPC
 Miranda Walser..... Special Projects Planner, SEWRPC
 Tom Wangerin Street Services Manager, City of Milwaukee DPW

CALL TO ORDER

Ms. Bussler called the joint meeting of the Advisory Committees on Regional Land Use Planning and Regional Transportation Planning (“VISION 2060 Committee”) to order at 9:42 a.m., welcoming those in attendance. She indicated roll call would be accomplished by the sign-in sheet at the door.

**REVIEW AND APPROVAL OF MINUTES OF THE JOINT MEETING
 HELD ON APRIL 10, 2024, FOR THE 2024 REVIEW & UPDATE OF VISION 2050**

Ms. Bussler then asked if there were any questions or comments on the minutes from the last meeting on April 10, 2024, held during the 2024 Review & Update of VISION 2050. There were none. On a motion by Mr. Carran seconded by Mr. Buehler, the April 10, 2024, minutes were approved unanimously.

**WELCOME AND INTRODUCTION TO ADVISORY COMMITTEES
 AND THEIR ROLE IN THE REGIONAL PLANNING PROCESS**

Ms. Bussler introduced Ms. Hacker, who noted that this meeting marked the official kickoff of the VISION 2060 planning process. She explained that the Committee had been convened to guide the development of a “connected” vision for what the Region could be in the future. Ms. Hacker stressed that it was important

to include a variety of perspectives in the process and to involve all the Region's actors in the Commission's planning efforts if we want to implement this vision. Ms. Hacker introduced all present Commission staff.

REVIEW OF SURVEY RESULTS ON VISION 2050 STRUCTURE AND USABILITY

Mr. Mercier reviewed the results of a survey sent to Committee members in January 2026. He noted that Commission staff created the survey to ask how easy VISION 2050, the currently adopted regional land use and transportation plan, is to use and how the Region's governments incorporate the plan's recommendations into their planning processes. Mr. Mercier emphasized that understanding usability at the outset of the VISION 2060 planning process is important because the Commission is advisory, and implementation of its recommendations depends on State, county, and local governments being able to use its plans. Noting the inconclusive nature of such a small survey, Mr. Mercier indicated that several key themes did emerge from the responses:

- The VISION 2050 website is easy to find.
- Mixed reviews on the ease of finding specific analyses or content within it.
- Respondents interacted with VISION 2050 through both the website and PDF documents.
- Few respondents indicated they had used VISION 2050 or its recommendations to support a specific local project.
- Finally, most respondents indicated they had not used or referenced VISION 2050's implementation guidance, but those who did generally found it helpful.

Mr. Mercier thanked everyone who completed the survey and noted that Commission staff would consider these results and themes as part of the VISION 2060 planning process.

Mr. Mercier introduced Mr. McKay who provided an overview of the Commission's updated population, household, and economic projections (available [here](#)). Mr. McKay noted that the updated projections had been approved in January by the Advisory Committee on Regional Population and Economic Forecasts. He indicated that related technical reports would be finished within the next few months. He presented a comparison of the updated 2060 projections and the prior 2050 projections, reviewed how actual growth since 2010 compared to the 2050 projections, and provided a brief overview of the methodology used to develop the projections. He then turned the meeting over to Mr. Walter.

SMALL GROUP DISCUSSIONS IN ROUNDTABLE FORMAT REGARDING LOCAL AND REGIONAL ISSUES

Mr. Walter introduced a group discussion activity and provided instructions for participants. He stated that the goal of the activity was to encourage participants to identify and share individual issues with partners from across the Region to find regional connections and common goals. Mr. Mercier introduced main topic questions for participants to discuss.

Committee members engaged in the small group discussion activity with those seated at their tables. Participants were asked to identify the most important planning issues in their community or organization, consider whether those issues had a regional component, and record their thoughts on both individual and group worksheets. The results of these discussions were collected by Commission staff and shared with the larger group.

Discussion groups identified several common regional issues that broadly fit into the categories of housing, development, and local funding; transportation safety and access; and environmental concerns. Key points and themes raised by participants included:

Housing, Development, and Local Funding

1. Rising cost of housing and lack of affordable housing: Committee members noted the upward trend in housing costs and the associated scarcity of affordable housing options across the Region.
2. Housing type and mix: Committee members expressed a concern that the current types and mix of housing being developed may not adequately address the diverse needs of residents, often driven by developers' profit motives.
3. Pressure on local/municipal budgets: discussion highlighted the financial strain on local government budgets, exacerbated by insufficient funding mechanisms and State-imposed limitation on revenue generation.
4. Landlocked communities and revenue generation: Committee members recognized that certain communities, particularly those without the ability to expand their borders or lacking empty land for development, face geographic constraints that restrict opportunities to increase revenues through development and property taxes.
5. Aging infrastructure maintenance: a significant challenge for municipalities is the increasing difficulty in maintaining existing, aging infrastructure.
6. Redevelopment challenges: while redevelopment, particularly of brownfield sites, is highly desirable for numerous reasons, such projects present greater complexities and challenges compared to greenfield sites.
7. Community opposition to multifamily development: members frequently observed resident opposition to proposed multifamily housing developments within communities.

Transportation Safety and Access

1. Infrastructure maintenance vs. new projects: Committee members identified that securing funding for the maintenance of roadways and existing transportation facilities is difficult, often contrasting with the relative ease of funding new construction projects, and noted that this imbalance contributes to declining infrastructure conditions.
2. Declining transit service: Committee members expressed concern regarding the observed trend of declining public transit service levels throughout the Region.
3. Need for safer streets and bicyclist/pedestrian accommodation: The creation of safer street environments, especially improved accommodations for pedestrians (including compliance with Americans with Disabilities Act (ADA) requirements), bicyclists, and transit users, is a significant need in many communities.
4. Driver behavior and safety: A major contributing factor to safety concerns on regional roadways is reckless driver behavior, encompassing speeding, aggressive driving, and non-adherence to traffic laws.

Environmental Concerns

1. Water quality: Several Committee members raised concerns about lead and nitrate pollution present in water sources.
2. Air quality: Committee members underscored the ongoing importance of maintaining and improving air quality within the Region.
3. Data center impacts: There was discussion about the potential environmental impacts stemming from the proliferation and operation of data centers.
4. Flooding due to catastrophic weather events: Committee members highlighted the increasing frequency and severity of flooding events, attributed to catastrophic weather patterns, as a challenge for the Region.

INTRODUCTION TO VISION 2060, THE NEXT MAJOR UPDATE TO THE REGIONAL LAND USE AND TRANSPORTATION PLAN

Mr. Walter was joined by Mr. Mercier to present an overview of the VISION 2060 development process and proposed concept and format. During the presentation (available [here](#)), Mr. Mercier reviewed the structure of VISION 2050 and proposed a significant reorganization for VISION 2060. He noted that the proposed plan structure was designed to provide a clear entry point for most readers and present the plan's recommendations in an accessible, concise, and highly visual publication. He outlined a modular report structure for VISION 2060 as a hierarchical series of related reports geared towards different audiences. Mr. Walter provided an overview of the core plan's outline and introduced the community context framework, which is intended to make the plan place-based and present integrated environmental, land use, and transportation recommendations. He noted that this framework was designed to make it easier to understand how the plan's recommendations would be implemented at the community level. Mr. Mercier and Mr. Walter concluded the presentation with an overview of the project's anticipated timeline, noting that the plan needed to be completed and adopted by June 2028, before introducing Mr. Lynde to review the results of the small group discussion activity

RESULTS OF SMALL GROUP DISCUSSION

Mr. Lynde recapped the key themes surfaced in the earlier small-group discussion activity, as presented above.

PUBLIC COMMENTS

Ms. Bussler asked if there were any public comments; there were none.

NEXT STEPS AND ADJOURNMENT

Ms. Bussler thanked everyone for attending and asked for a motion to adjourn the meeting, Mr. Harris moved and Mr. Struck seconded the motion. The motion was approved unanimously. The meeting was adjourned at 11:01 a.m.

Respectfully submitted,

Adam Schumacher
Recording Secretary