

**Minutes of the Sixteenth Meeting
Racine County Comprehensive Plan Multi-Jurisdictional Advisory Committee**

DATE: May 15, 2008

TIME: 6:30 pm

PLACE: Racine County Ives Grove Auditorium
14200 Washington Ave
Sturtevant, WI

Attendance:

Connie Mellem (Vice-Chairperson), Village of North Bay
Phil Peterson, Town of Burlington
Jim Moyer, Town of Yorkville
Dave Pattengale, Village of Rochester
Tom Roanhouse, Village of Waterford
Rebecca Ewald, Village of Waterford
Matt Sadowski, City of Racine
Katie Simenson, City of Burlington
Tom Kramer, Town of Norway
Mark Januik, Village of Sturtevant
Gary Hanson, Village of Union Grove
Julie Anderson, Planning & Development
Dave Schilling, SEWRPC
Tom Moes, SEWRPC
Kristen Lie, Racine County UW-Extension

1. Roll Call

Connie Mellem called the meeting to order at 6:30 p.m. Roll call was taken by circulating a sign-up sheet.

2. Approval of April 17, 2008 meeting minutes

Jim Moyer made a motion to approve the minutes of the previous meeting. Motion was seconded by Dave Pattengale. Connie Mellem corrected the spelling of Mary Kacmarcik's name under "roll call." Upon a voice vote, the minutes were unanimously approved.

3. Review of Preliminary Draft of Parts 1 and 3 of XI, "Housing Element," of the SEWRPC Community Assistance Planning Report No. 301, A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035

Tom Moes of the Southeastern Wisconsin Regional Planning Commission (SEWRPC) presented an overview of Parts 1 and 3 of the Housing Element, and provided a brief update on the overall progress of the element. He reminded the committee that in June 2007, the MJAC had decided to form a housing work group to look at countywide housing issues and needs. The housing work group consisted of local residents and government officials, as well as representatives from the Housing Authority of Racine County, Homeless Assistance Coalition, Metropolitan Builders Association, Legal Action of Wisconsin, and Society's Assets, Inc. Between February and May of 2008, the group met four times to develop and revise the Housing Element. Minutes from these meetings are available on the Smart Growth website. Tom Moes then reviewed the format of the housing element, State requirements of the element, and information contained in Parts 1 and 3 of the draft, including: housing trends and projections, housing issues, and housing programs and organizations.

Connie Mellem requested clarification on some apparent contradictions within the element. She noted that in Table XI-1, under "Costs of Building Housing," one issue stated that impact fees might be unwarranted and impose unnecessary costs while another issue stated that local governments do not always take into account the increased cost

of services; Ms. Mellem pointed out that the impact fees are the local government's way of taking those increased costs into account. Tom Moes commented that the table was inclusive, representing the views of all housing work group members, which sometimes results in conflicting ideas within the element. Phil Peterson also noted that the comprehensive plan is intended to include the entire County, and some communities might experience issues that do not apply to other communities.

Under the same topic on Table XI-1, Connie Mellem noted that the phrasing of one issue, "Racine County has experienced increasing costs of acquiring land prior to any planning of residential developments," suggests that Racine County is purchasing land for residential development. SEWRPC will revise the language to clarify that land costs have increased in Racine County.

Connie Mellem then commented that one of the housing work group's identified issues was a mismatch between housing costs and income, particularly the "lack of incentives by County and local units of government and agencies to help reduce housing costs" (page seven). Given that the housing element concludes with a large list of County agencies, organizations, and programs that specifically address housing needs, she wondered whether it was accurate to say that there was a lack of incentives. Dave Schilling replied that the incentives for developers to produce affordable housing did not meet the demand for such housing in the County. Tom Moes suggested the phrase be revised to indicate that additional incentives might be considered. Ms. Mellem agreed to the revision, although she also noted that government units should not be seen as wholly responsible for creating affordable housing.

Tom Roanhouse asked for a definition of "workforce housing." Tom Moes replied that the term was defined in Part 2 of the chapter, and involved ensuring that housing located near major employment centers is affordable to workers, particularly those workers whose incomes may be too high to qualify for Federal and State subsidy programs. Generally, workforce household incomes fall within 80 to 100 percent of the County's median income. Phil Peterson commented that it was important for developers to consider housing for the average-wage worker, as well as the impacts on traffic that result from workers being unable to afford housing near their place of employment.

Mark Januik asked whether State policies could be addressed as part of the housing affordability issue, noting that State levy limits have a large effect on housing costs at the local level and often discourage communities from providing affordable housing units. After a brief discussion on the impacts of levy limits, it was decided that SEWRPC would add this as an additional issue and develop an additional policy.

Dave Schilling stated that Part 2 of the Housing Element was being revised with suggestions from the final Housing Work Group meeting, which took place the previous morning. Part 2 contains the element's goals, objectives, policies, and programs, for which local community input is essential. Tom Moes also noted that some minor revisions had been made to Parts 1 and 3.

It was agreed that no action on the chapter would be taken until the Committee has an opportunity to review the entire chapter.

5. Other Business

Connie Mellem stated that an overview of the countywide comprehensive plan survey information would be conducted when Ken Hall could be present at the committee meeting, as he was the member who requested the additional analysis.

Ms. Mellem then reminded the MJAC that the Smart Growth project would be staffing an information table at the Racine County Fair, which will take place on July 23 - 27, 2008. She indicated that Kristen Lie had created a sign-up sheet, and requested that MJAC members who were willing to volunteer should either contact Ms. Lie or sign up at the June committee meeting. Katie Simensen asked what was expected of MJAC members who volunteered at the Fair. Julie Anderson replied the Smart Growth table would consist of newsletters, fact sheets, maps, and other documents from the planning process. She stated that people generally asked basic questions about the comprehensive plan, but for more complicated issues, MJAC members could refer people to the County Planning and Development

Department, SEWRPC, or UW-Extension. Ms. Anderson further noted that the Fair was an opportunity to interact with people who might not attend more formal meetings.

Dave Schilling stated that additional information for several draft chapters would be reviewed at the next MJAC meeting, including: the Wisconsin Geological and Natural History Survey information on quarrying and nonmetallic mineral resources in Racine County for Chapter III, *Inventory of Agricultural, Natural and Cultural Resources*; on-call transportation information and information about the current countywide transit planning process for Chapter XII, *Transportation Element*; and an update on the Racine County Workforce Development Strategic Plan, which is expected to be released on May 29, 2008, for Chapter XIV, *Economic Development Element*.

6. Determination of next meeting date

Connie Mellem announced that the next meeting date would be Thursday, June 19, 2008, starting at 6:30 pm in the Ives Grove Auditorium.

7. Adjournment

On a motion made by Katie Simenson and seconded by Jim Moyer, the meeting was adjourned at 7:30 pm.

Minutes submitted by Kristen Lie
This meeting was tape recorded.