

**WASHINGTON COUNTY**  
**MULTI-JURISDICTIONAL COMPREHENSIVE PLANNING**  
**TECHNICAL ADVISORY COMMITTEE**  
**MINUTES OF OCTOBER 12, 2006**

The meeting was called to order by David Radermacher at 4:30 p.m. at the Public Agency Center Room 1023. Those present included:

**Members Present:**

Lawrence Hoffman ..... County Board Supervisor  
David Radermacher ..... County Board Supervisor  
Linda Walter ..... Health Department Director  
Linda Olson ..... Office on Aging Director  
Ken Pesch ..... Highway Department

**Members Absent:**

James Schwartz ..... County Board Supervisor

**Staff:**

Debora Sielski ..... Assistant Administrator for Planning  
Washington County Planning and Parks Department

Joanne Wagner ..... Office Manager  
Washington County Planning and Parks Department

**Visitors:**

Supervisor Roy Justman  
Herb Wolf, Assistant Administrator – Planning and Parks Dept.

**FIRST ORDER OF BUSINESS:** Call Meeting to Order/Review Agenda

Radermacher called the meeting to order. Quorum present.

**SECOND ORDER OF BUSINESS:** Approval of July 25, 2006 Minutes  
**Motion by Pesch, seconded by Olson to approve as submitted. Motion carried.**

**THIRD ORDER OF BUSINESS:** Review, discussion and possible action of  
Preliminary Draft Chapter 10 – Housing Element  
- Deb Sielski

Sielski began overview/review of highlights of the Chapter.  
Chairman Radermacher introduced and welcomed Supervisor Roy Justman, who was visiting this meeting in order to gain more information on the Smart Growth Planning process.

A handout regarding housing conditions in various townships was provided to the Committee.

On page 6, regarding "Existing Housing Stock Condition," Sielski stated that we need to determine the projected number of housing units that will be needed to serve the population in 2035. Housing conditions still need to be determined. We have some, but not all of this information. The housing condition information comes from the Assessors of each municipality, and we have not gotten this information from any of them except one. We are still in the process of getting this information from the contracted Assessors' offices of the remaining municipalities.

Reviewed statistics on housing in Washington County. Sielski highlighted information from each section. On page 7 of the draft chapter, regarding Washington County Housing Affordability Facts, a longer discussion ensued. Walter asked whether there was something that tied the age of the homes to the lead paint risk, stating that older, lower value homes often have a higher risk of that problem. Sielski will consult with the GIS Division, and add that information.

Sielski stated that part 3 of the Chapter involves making a tie to the local zoning regulations, as this has such a significant impact on the type of homes that can be built in the County, including minimum lot size and floor area requirements. Discussion ensued. On page 17 – Flexible Zoning Techniques highlighted and discussed. Regarding Table 24, Wolf inquired about why the Hamlet of Richfield density requirements, were not included. Deb will check into that information.

Mix of Housing Types section discussed, referred to Table 25. Wolf mentioned the Rainbow Lake development and the density discrepancy between the City of West Bend and Town of Barton. The ordinance was being changed to allow a higher density. Radermacher stated that this information should be added. Deb will check into this.

Condos and ownership discussed. Pesch stated he feels that ownership of multi-unit condos as single family owners could be misleading, as multiple families will be living in that building. Sielski will have a separate section included to cover condos and clarify this.

Wolf - pointed out discrepancy on pages 20-21. First bulleted item on page 20 shows 45,853 total housing units. Second bulleted item on page 21 shows total number of residential units as 45,808. One of these numbers is incorrect. Sielski will check into this.

Sielski requested a motion to approve the inventory portion of the Chapter at this time. **Motion by Olson, seconded by Walter to approve the inventory portion of Draft Chapter X with the five changes as requested. Motion carried unanimously.**

**FOURTH ORDER OF BUSINESS:**    Goals, Objectives and Recommendations

Over the next year, we will be developing the County-wide goals, objectives & recommendations. Sielski stated she is looking for input, assistance and direction from this committee in how she should proceed with this. Sielski will meet with the main Committees whose roles are overlapping with the Comprehensive Planning elements and update them on Comprehensive Planning. This will include an overview of the Comprehensive Planning Elements, as well as Public Participation results. The Committees she will be working with are: the Planning, Conservation and Parks Committee, Highway Committee, Health & Aging/Board of Health, and Transit Committee. Those are the four most critical committees. Sielski stated she is already working with the Washington County Economic Development Corporation to tie in those elements. Sielski asked whether to include Local Emergency Planning? Stated she is looking for insight on whether to meet with the County Traffic Safety Commission. Are there any other committees that she should meet with? Radermacher suggested the Department of Social Services as an important possibility. Pesch stated that neither Local Emergency Planning nor the Traffic Safety Commission would be interested. Linda Walter disagreed and felt they should be interested and included. Olson stated that perhaps meeting with them after the recommendations are completed would work better rather than having them involved at an early juncture. Sielski needs to get the meetings with all of these committees done by the end of December. Linda Walter asked if joint meetings with some of these committees would be possible. Discussion regarding that possibility and dates ensued.

Future meeting dates/times handout given to Committee. The next meeting will be covering the Economic Development Inventory. The next scheduled meetings will be **Monday, November 6<sup>th</sup> – at 9:00 a.m.**  
**Friday, December 15<sup>th</sup> – 9:00 a.m. (will cover LESA process).**

**FIFTH ORDER OF BUSINESS:**    Public Comment

No one present from the public. No comment.

**SIXTH ORDER OF BUSINESS:**    Adjournment

Motion by Pesch seconded by Hoffman to adjourn. Meeting adjourned at 4:29 p.m.

Respectfully Submitted,

Deb Sielski  
Assistant Administrator for Planning

Approved by \_\_\_\_\_  
David N. Radermacher, Chairperson

Date \_\_\_\_\_