

**Kenosha County**  
**Multi-Jurisdictional Comprehensive Plan Advisory Committee (MJAC)**  
**(“Smart Growth”)**

**MEETING MINUTES**

January 29, 2008

**Present:** See Attached Sign-In Sheet

Fred Ekornaas, Chairman, called the meeting to order at 2:03 p.m.

**Approval of Minutes:** Motion was made by Bill Morris to approve the November 28, 2007 MJAC meeting minutes. The motion was seconded by Jeff Butler and passed unanimously by a voice vote of the MJAC representatives.

**Status on Selection of Local Population and Employment Projections:** Kate Madison of the Southeastern Wisconsin Regional Planning Commission (SEWRPC) reported that some of the local communities had been in contact with SEWRPC regarding their population projections. Several communities have yet to respond. Ms. Madison stated that she would send an e-mail reminder to MJAC members to contact SEWRPC with their preferred community-level population projections for 2035. Responses can be directed to either Kate or Rick Kania.

**Review and possible action on Parts 1, 2, and 3, of 4 of Chapter X, “Housing Element,” of the Multi-Jurisdictional Comprehensive Plan for Kenosha County:** Kate Madison conducted a PowerPoint presentation highlighting the information contained in parts 1, 2, and 3 of Draft Chapter X – Housing Element of the Multi-Jurisdictional Comprehensive Plan. The information included: an assessment of the age, structural condition, value, and occupancy characteristics of existing housing stock in Kenosha County, housing supply and demand, housing affordability, public and private housing programs in Kenosha County, and community policies and regulations that affect the provision of housing. Ms. Madison noted that there is still some data missing, including the County’s housing goals, objectives, and policies, but that the chapter should be complete prior to the February MJAC meeting. She also stated that SEWRPC had created a handout on the Leadership in Energy and Environmental Design (LEED) Program for MJAC members to review, and there could be further discussion on whether to include information on LEED programs in the element during the February meeting. She also noted that a few communities have adopted policies specifying a desirable mix of housing types (i.e., percentages of single-, two-, and multi-family units).

Jean Werbie questioned what effect using data from the 2000 Census would have on the Housing Element, as median household income, housing vacancies, housing types, and home values have changed substantially in the past seven years in Kenosha County. Kate Madison responded that the 2000 Census data is the most recent source for much of the needed data. SEWRPC is, however, working with information from a Kenosha County database and will seek assistance from county property assessors in order to estimate median home sale prices in each community between 2000 and 2007. She also noted that, due to the recent nationwide housing crisis, current information on housing might be slightly anomalous in comparison to a long-term (i.e. 2035) projection.

Nancy Washburn commented that the MJAC should work to better define the term, “affordable housing,” and develop policies that would help bridge the gap between housing costs and family incomes. Kate Madison reminded the committee that “affordable” is not a fixed price, but rather, a continuum—the goal is to ensure that individuals and families of all income levels have adequate housing choices.

Ms. Washburn then stated that, in her experience, policies which specify a desired mix of housing types can be detrimental to development projects. Jean Werbie asked whether SEWRPC wanted communities to designate such percentages for the comprehensive plan. Kate Madison responded that it was the intention of SEWRPC only to note which communities had such policies in place, not to encourage or discourage the development of such policies.

Jeff Labahn requested more time to gather information for the chapter from the City of Kenosha’s plan commission. Approval of Draft Chapter X (Parts 1, 2, and 3) was deferred to a future meeting.

**Citizen Comments:** None

**Any Other Business Allowed by Law:** None

**Next Meeting Date:** Fred Ekornaas announced that the next MJAC meeting would be held on February 26, 2008 at 2:00 p.m. in the Kenosha County Center Hearing Room.

**Adjournment:** Motion to adjourn was made by Bill Morris, seconded by Randy Kerkman, and passed unanimously by a voice vote of the MJAC members. The meeting adjourned at 2:50 p.m.

Respectfully submitted,



Kristen Lie, Kenosha/Racine Community Planning Educator  
Kenosha County Department of Planning and Development

Approved: February 26, 2008