

Minutes May 1, 2007 Planning meeting

Minutes for Town of Concord Comprehensive Planning meeting

Tuesday, May 1, 2007

The meeting opened at 7pm with about 14 residents present. Rick Leene presented the work he had done on the Housing Element to date. This presentation will be posted on the Town of Concord website. He began his presentation by identifying the topics required to be addressed in the Housing Element according to the UW Extension.

1) The first topic covered was Age and Quality of the Housing Stock. Tables compiled by Rick used data from the 2000 US census. Rick felt that a goal for the town would be to limit housing in the town to single family units and duplexes. A question to be considered by the residents is whether or not to allow 2 family units outside of the hamlet area. Pat Emery felt that they should be allowed throughout the township from the standpoint that people may want to have a mother-in-law unit or units for hired help on a single lot. A question was asked as to what current county zoning allows for duplexes in the town. Rick was unsure. Vanessa Kuehner stated that there is more support in communities in general now for multifamily housing because of the aging baby-boomers and the need to support seniors and aging relatives. Dale Konle suggested that there could be a differentiation in the planning/zoning between multifamily housing allowed for relatives vs. use as rental units for persons who are unrelated to the owner. Vanessa thought this would not work as units set up as multifamily for relatives initially may be sold to a new owner wanting to rent one or both units to non-relatives. Larry Oliverson requested that Rick research current county zoning and Rick said he would. Another goal which Rick proposed for the town was to preserve the older housing stock when possible in consideration of its being an integral part of the rural character of the town. Discussion on this goal was varied but of the opinion that this would be difficult/ impossible for the town to enforce.

2) The second topic covered was Housing Value and Affordability. Data relating to this is in table 4 of the Housing Element Draft. Rick stated that the purpose of the this topic is to explore the relationship between housing cost and income in a community. HUD says this ratio should be < 28%. Rick included the 2000 census data to show percentages in the Town of Concord. The median cost of housing in the town is < 20% of household income. Rick proposed a goal for the town of Concord to have no government assisted housing in the town. Tom Williams asked if there were any state mandates as to the minimum amount or value of low income housing within a community. Vanessa stated that there were no state mandates in this regard but that the state allows this to be market driven within a community. Rick went on to say that the median home value in the town of Concord is \$160,900, and the median home value for the state of Wisconsin is \$112,200. Larry suggested that low income housing demand could largely be fulfilled by Spacious Acres.

3) Rick then briefly presented information of Occupancy Characteristics. This information, taken from the 2000 census, is summarized in tables 5&6 of the Housing Element Draft.

4) The fourth topic was Policies & Programs to Promote the Development of Housing. Rick proposed a

goal of limiting new housing units, and considering a policy more restrictive than the county's in regards to developing new lots. Bill Ingersoll mentioned that the county is discussing clustering of building sites by purchasing development rights and then clustering the development in designated areas within the county.

5) The fifth topic covered was Policies and Programs to Maintain and Rehabilitate Existing Housing Stock. Rick stated that the town currently has no policies in this regard.

Open discussion generated more comments on multifamily housing. Dave Janquardt thought it may need to be specified as to whether or not there would be a shared septic and/or well on multifamily lots. Lloyd Zastrow stated that, as the septic sight may have to be quite large, a larger minimum lot size may need to be considered for duplexes. A question was asked as to if it was OK to have a goal of restricting development of housing in addressing topic #4 (Policies & Programs to Promote the Development of Housing). Vanessa said that this goal was fine; that the purpose of addressing the topic is to ensure that deficiencies are addressed if they exist in a community and deficiencies in this regard do not appear to be present in the town.

Following Ricks presentation, there was discussion as to whether or not it would be helpful to have George Hall from the State department of Administration come and present information on incorporation, annexation, & boundary issues. The consensus of those present was that having him come to talk was not necessary at this time. Larry O. suggested making up a handout to answer common questions for those people who have concerns or would like more information on these issues.