



Minutes
City of Burlington Plan Commission
February 11, 2020, 6:30 p.m.

Alderman Tom Preusker called the Plan Commission meeting to order at 6:30 p.m. Roll call: Alderman Tom Preusker; Commissioners Andy Tully, Chad Redman, John Ekes and Art Gardner were present. Mayor Jeannie Hefty, Alderman Bob Grandi and Student Representative Mattea Chamberlin were excused. Also in attendance, City Administrator Carina Walters, Zoning Administrator Megan Watkins and Building Inspector Gregory Guidry.

Alderman Preusker announced he would retain his right to vote.

APPROVAL OF MINUTES

Commissioner Ekes moved, and Commissioner Tully seconded to approve the minutes of January 14, 2020. All were in favor and the motion carried.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

OLD BUSINESS

None

NEW BUSINESS

A. Public Hearing to hear public comments regarding a Conditional Use application from Erin Murphy for property located at 257 Kendall Street, to allow for residential quarters on the lower level.

- Alderman Preusker opened the Public Hearing at 6:31 p.m.
- There were no comments.

Commissioner Redman moved, and Commissioner Gardner seconded to close the Public Hearing at 6:32 p.m.

All were in favor and the motion carried.

B. Consideration to approve a Conditional Use application from Erin Murphy for property located at 257 Kendall Street to allow for residential quarters on the lower level, subject to Graef's memorandum to the Plan Commission.

- Alderman Preusker opened this item for discussion.
- There were no comments.

Commissioner Ekes moved, and Commissioner Redman seconded to approve a Conditional Use Permit for 257 Kendall Street.

All were in favor and the motion carried.

C. Consideration to approve the 2019 Housing Affordability Report.

- Alderman Preusker opened this item for discussion.
- Megan Watkins and Ben McKay of the Southeastern Wisconsin Regional Planning Commission (SEWRPC) gave a brief overview of Wisconsin Statute 66.10013 and 66.10014 requiring municipalities over 10,000 in population to complete a Housing Affordability Report and New Housing Fee Report. McKay further gave an overview of the Housing Affordability Report for the City of Burlington.
- Commissioner Tully inquired if the new law requires municipalities to reduce their fees by 20%. McKay responded that the intention is for communities to evaluate if it could modify fees and process, but there is no mandate to implement a reduction of 20%.
- Commissioner Ekes questioned if the report has to be revised annually. McKay stated it does, but it wouldn't need to be as robust as this version. An amendment to the 2019 report would suffice, where perhaps a larger study could be created every five years.
- Alderman Preusker questioned what entities were the large sponsors the legislation change. Don Wheaton, Governmental Affairs Director of Lakes Area REALTORS Association, stated the bill part of the Developers Bill, was supported by his organization and others ultimately due to an overall housing shortage in the state, particularly affordable housing, senior housing and work force housing.
- Commissioner Gardner stated he feels the report is chasing the wrong thing, whereas the median household income for Burlington residents is too low, where struggling to afford quality single family housing.
- Alderman Preusker stated the City should to take a closer look at market needs versus household income to get a better idea of what type of development is needed. He stated he understands the housing stock is low; however, there needs to be a balance to attract people to the city. He further stated the report seems to have an emphasis in multifamily and work force housing.
- Commissioner Tully stated that there are only so many developers remaining. After the recession, many of the smaller developers are gone. A developer today needs to be able to

afford the high cost of developing, while being able to weather a dry spell in sales should it happen.

- Commissioner Ekes stated there is a shortage of large vacant parcels that are developable. He further stated he didn't feel the report reflects on Burlington very well.
- Alderman Preusker and Commissioner Tully stated that Burlington has a large amount of rentals and multifamily units. Commissioner Gardner agreed and stated there is a valid argument for multifamily, but it has to be balanced and appropriate.
- Commissioner Ekes questioned the intent of the report. McKay responded the intent is to satisfy state requirements, but it also shows the City has taken into account the needed housing, thereby reviewing ordinances and fees. Wheaton stated the report is more of a housing affordability audit. The intent is for municipalities to review their processes, regulations and fees to determine if they are in line with other municipalities.
- There were no further comments.

Commissioner Gardner moved, and Commissioner Tully seconded to forward the City of Burlington Housing Affordability Report to the Common Council for further discussion.

All were in favor and the motion carried.

ADJOURNMENT

Commissioner Ekes moved, and Commissioner Gardner seconded to adjourn the meeting at 7:12 p.m.

All were in favor and the motion carried.

Recording Secretary
Megan E. Watkins
Assistant City Administrator/Zoning Administrator