



CITY OF WAUKESHA

Administration

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Committee: Plan Commission	Date: 10/23/2019
Common Council Item Number: PC19-0098	Date: 10/23/2019
Submitted By: Maria Pandazi, City Planner	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney
Subject: Update to Comprehensive Plan Chapters 1 and 5 and Appendix C. Adopt the findings of the 2019 Housing Study and Needs Assessment into the Comprehensive Plan's Housing Element.	

Details: Waukesha's current Comprehensive Plan was adopted in 2009. It was completed by Waukesha County as part of a combined effort of 29 of the County's 37 local government units, and it addresses both Countywide and local issues. Comprehensive Plans are intended to be updated roughly every ten years to address the changing needs of the community. The City is in the beginning stages of an effort to update its Comprehensive Plan, which will continue through 2020. The first major update is to the Housing Element, which is Chapter 5 of the existing plan.

Starting at the end of 2019 Waukesha, like all Wisconsin cities with populations over 10,000, is required to produce a Housing Affordability Report, which will be distributed to the Council and published on the City website. The Housing Affordability Report is intended partially as an update on the city's progress toward meeting the objectives identified in the Housing Element of the Comprehensive Plan.

The City's Housing Study and Needs Assessment was completed in early 2019. The study included a market assessment, detailed demographic information, a survey of Waukesha residents, and focus group interviews with housing industry professionals. Based on analysis of all of those inputs the study consultant, Vierbicher, made a number of recommendations for policy changes the city can implement to meet existing and future housing market needs. The study was designed to meet all the requirements for the Housing Element in the State of Wisconsin's Comprehensive Planning Law. Some of its recommendations are also relevant to the Housing Affordability Report's objectives of reducing the cost of new housing and reducing the burden city regulations put on housing developers.

Since detailed housing information is available to the city in the form of the housing study, and since its recommendations are more relevant to the city than then now outdated recommendations made in the Housing Element of the 2009 Comprehensive Plan, staff feels that it is appropriate to replace that section right away, rather than waiting until other sections are completed. Once a more complete update has been done Chapter 5 may be modified again for formatting consistency and to account for any new information or objectives that have been produced in the meantime.



This update will replace Chapter 5 of the existing Comprehensive Plan with a modified version of the Housing Study's executive summary. The Housing Study will be adopted in its entirety as Appendix C of the Comprehensive Plan, replacing the 2007 Waukesha Ad Hoc Housing Mix Committee Report. Chapter 1, the Comprehensive Plan's introduction, will also be modified to reflect this change.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:

Staff Recommends approval of the update to Chapter 1, Chapter 5, and Appendix C of the Comprehensive Plan.