

**Dane County Comprehensive Plan 2003-2006
Housing and Economic Development Working Group
Meeting Summary: June 4, 2003**

Attending: See attached list for Work Group members.
Staff: Steve Steinhoff, Ann Webbles

Steve Steinhoff called the meeting to order at 8:15 p.m. and reviewed the agenda. No changes to the agenda were suggested. He stated that he would facilitate the meeting. The Work Group is scheduled to select facilitators at future meetings.

1. Ice Breaker Exercise

Work group members were asked to state their name, a ground rule they would like the group to observe, and what they bring to the group or their main interests. Ground rules identified and other comments are included at the end of this summary.

2. Meeting Logistics

Steinhoff stated that the Work Group is scheduled to decide, at its next meeting, the level of formality by which it chooses to operate, and ground rules for conducting meetings. In addition to the ground rules identified by Work Group members, suggested ground rules are included in the hand-out packets. Scheduling, agendas, and time management are also issues for consideration. It was noted that facilitators should be neutral in discussions, and perhaps rotating facilitation would make sense.

3. Deliverables

Steinhoff briefly reviewed the portion of the Comprehensive Planning Grant Closeout Form Checklist, produced by Wisconsin Office of Land Information Services (OLIS), that applies to the Housing and Economic Development elements. The checklist items are considered "deliverables:" what the County committed to providing under the terms of its comprehensive planning grant.

4. Trends and Goals

Bill Preboski (Regional Planning Commission) reviewed a summary of goals from past plans, and major housing and economic development trends. More detailed trend data is included in the meeting hand-outs.

5. Homework for next work group meeting

Steinhoff noted decision-items for the next Work Group meeting, which was tentatively scheduled for 7 PM on Tuesday, July 29 at the Village Hall in Cross Plains. This time and location was acceptable to the group. Work Group members were asked to come prepared to discuss and make decisions about the preferred decision-making process, the Work Group work plan, goals from past planning efforts, trend data and gaps in the data. The agenda below was approved, with comments that it seemed ambitious. Email was agreed upon as a good way to communicate. All members had email.

5. Next Meeting Agenda

Tuesday, July 29, 7PM, Village Hall, Village of Cross Plains

Agenda items:

1. Select Facilitator
2. Decision-Making Process
3. Work Group Ground Rules
4. Work Plan, Formation of Sub-groups
5. Goals & Objectives from Past Plan, Deliverables
6. Data & trends
 - Where are we going?
 - I.D. Gaps
7. Other

Meeting adjourned at 9:25 p.m.

Dane County Comprehensive Plan 2003-2006
Housing and Economic Development Working Group
Result of “Ice-breaker” exercise

Ground Rules Identified

1. Respect opinions
2. Disagree agreeably
3. Be nice
4. Structured agenda
5. Have vision
6. Time limits so everyone can speak
7. Be creative
8. Bring comments, material in writing, sufficient copies
9. Avoid repetitive comments
10. Minutes of meetings
11. Listen to one another
12. Be prepared for meeting
13. Hear what is said
14. Speak up
15. Welcome public participation
16. Have open mind

Introductions

Jim Mohrbacher – 20 years experience in housing and economic development. Works in economic development at MG&E. Ground rule: respect opinions of others.

Judy Wilcox – County Board supervisor. Worked on affordable housing since 1972. Stoughton Housing Authority board member, Madison Mutual Housing Association, Madison Cooperative Housing. Concerned about dispersment of housing throughout county, and linking housing with transportation. Ground rule: respect viewpoints and opinions.

Charles Thimmesch – City of Madison Plan Commission where front-lines debate about increasing housing density takes place. Ground rule: be reasonable.

Alex Salantos – Management consultant to builders and developers; 8 years housing development experience, 4 in Dane County. Ground rule: be nice.

Judy Olson – former City of Madison Alder and aide to Mayor Bauman, in which role she worked on city smart growth planning. Economic development professional. Ground rule: have structured agendas, 1 person talk at a time.

Dale Nordeen – retired president, First Federal bank; Madison Plan Commission past member. Sees coordination as a challenge.

Kyle Richmond – County Supervisor. Communications and education background. Ground rule: group should put together vision and dream.

Ann Rittman – citizen, Sierra Club member, experience with non-profit membership, small business owner. Sees strong local business as important to community. A good mix of

people is important. Group should break out of the box, be creative. Ground rule: all people should have the chance to speak, be brief.

Delora Newton – Director, Smart Growth Madison. Provides a link to the development community. Interested in affordable housing, which should be offered more broadly than just in Madison. Previously worked for the State.

Tory Keyzer – Madison resident, student perspective (from UW Urban and Regional Planning). Ground rule: stick to timeframes, give everyone a chance to talk.

Armand Ganer – citizen

Kristen Zehner – Wisconsin Manufactured Housing Association. Wants to keep housing affordable for consumers, especially elderly women. Can provide data on manufactured housing, which is dominated by park owners. Ground rule: bring specifics to the group; bring copies for whole group of materials for consideration.

Carol Keimel – League of Women Voters; Children and Families at Risk Committee. Interest in land use issues Pay attention to people below 50% of county median income, not just below 80%. Ground rule: try not to be repetitive.

Greg Iaccarino – career counselor. Keep and distribute meeting minutes. Is familiar with perspectives of job seekers (students and alumni). Students leave the state for better opportunities.

Phyllis Wilhelm – Director of Economic Development, MG&E. Background, research and teaching in community development. Ground rule: come to listen and break out of “silo” categories of thinking to see linkages and interconnections.

Pat O’Conner – Village of Waunakee resident; business finance and investment professional; real estate investment; home construction. Interested in land use planning issues such as impact on rural areas and affordable housing. Grew up on farm. Member, Sierra Club. Ground rule: respect all viewpoints; bring all ideas.

Josie Pradella – Wisconsin Sustainable Futures Network. Interests: affordable housing, sustainable communities. Ground rule: come to meetings prepared, provide written material in advance.

Fred McGee – Vice President Planning for Meriter, a large employer. Interest in housing and workforce issues. Experience with City and County approval processes. Ground rule: be respectful and follow timelines.

Eileen Bruskewitz – County Supervisor representing Waunakee and Westport. Owns and provides housing in central Madison for many years. Interested in landlord education, rules and regulations. Ground rule: come with intention of really hearing each other.

Connie Threinen – Chair, League of Women Voters Land Use Committee; economic development and land use interests; understands consensus. Ground rule: speak up so everyone can hear.

Bill Preboski – 31 years planning experience in cities, villages and towns; currently planner for RPC. Resource person, can provide demographic reports and housing reports.

Kris Hampton – Chair, T. Cottage Grove. All should share in increasing density and preserving open space.

Ron Richardson – Member, Progressive Dane whose main focus is on comprehensive planning. Want to see it be democratic. Ground rules: don't be shy, have confidence to say what you think regardless of how it may be viewed; don't be intimidated by expertise.

Sharon Royston – Town of Springdale Plan Commission. Ground rule: welcome public participation.

Larry Gleasman – Grandpa's Gun Shop; Government Affairs Director, S. Central Wisconsin Realtors Association. Housing affordability a key issue for realtors. Former County Board and Housing Committee member. Non-profit board member. Ground rule: talk about, focus on, common goals and then how to achieve them.

Kathie Bahman – Gorman & Co.; Madison Convention and Visitor's Bureau; developer of housing in a range of prices and tenures; realtors; live on working farm in Fitchburg.

Ken Dahl – President, Village Cottage Grove, which produced State's 1st Comprehensive Plan; wants to see more affordable housing; last elections show citizens want to see better character development and more cooperation between municipalities.