



A G E N D A
CITY OF WAUPUN ECONOMIC DEVELOPMENT
COMMITTEE
Waupun City Hall – 201 E. Main Street, Waupun WI
Monday, April 17, 2023 at 3:00 PM

CALL TO ORDER

ROLL CALL

CONSIDERATION - ACTION

1. Approve Minutes from February 28 2023 Economic Development Committee Meeting
2. Approve Closed Session Minutes from February 28 2023 Economic Development Committee Meeting

DISCUSSION

3. Housing Gap and Strategy

ADJOURN TO CLOSED SESSION

The Waupun Common Council will adjourn in closed session under Section 19.85 (1) of the WI Statutes for:
(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

4. Discuss Land Sale of City-Owned Land in TID 7
5. Discuss Clagget Subdivision in TID 9
6. Discuss Land Acquisition Along Libby St
7. Redevelopment of 432 and 434 E Main St in TID 3
8. Redevelopment of 1 W Brown St
9. Disposition of 301 E Main St

RECONVENE TO OPEN SESSION

The Economic Development Committee will reconvene in open session under Section 19.85(2) of the WI Statutes.

ACTION FROM CLOSED SESSION

ADVANCED PLANNING

ADJOURNMENT

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact the City Clerk at 920-324-7915.



MINUTES
CITY OF WAUPUN ECONOMIC DEVELOPMENT
COMMITTEE
Waupun City Hall – 201 E. Main Street, Waupun WI
Tuesday, February 28, 2023 at 4:30 PM

Meeting called to order by chairperson Kaczmarski at 4:30 p.m.

Roll call taken with the following members present: Jason Westphal, Dan Siebers, Pete Kaczmarski, Jeff Daane, Kathy Schlieve, Dan Vande Zande. Absent and excused: Steve Brooks, Rohn Bishop. Envision Greater Fond du Lac seat remains vacant.

Motion Siebers, second Westphal to approve Minutes from January 5, 2023 Economic Development Committee Meeting. Carried unanimously.

Motion Westphal, second Siebers to approve Minutes from January 5, 2023 Economic Development Closed Session Minutes. Carried unanimously.

Motion Westphal, second Siebers to adjourn to closed session under Section 19.85 (1) of the WI Statutes for deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to review sale of City-owned land in Heritage Ridge Business Park TID 7, and TID 9 Claggett Subdivision Development. Carried unanimously.

Motion Westphal, second Siebers to reconvene in open session under Section 19.85(2) of the WI Statutes. Carried unanimously.

No action from closed session.

Motion Siebers, second Westphal to adjourn meeting. Carried unanimously. Adjourned at 5:20 p.m.



AGENDA SUMMARY SHEET

MEETING DATE: April 17, 2023

TITLE: Housing Gap and Strategy

AGENDA SECTION: Discussion

PRESENTER: Kathy Schlieve

DEPARMTENT GOAL(S) SUPPORTED <i>(if applicable)</i>	FISCAL IMPACT
Economic Vitality	TBD – Housing Needed to Support Workforce

ISSUE SUMMARY

In 2020, the City conducted a housing study that pointed to need for additional housing in the community of all types. The full study can be found here:

https://www.cityofwaupun.org/sites/default/files/fileattachments/administration/page/16377/waupun_draft_2020-2-06-20_003.pdf

Currently, we are consistently seeing fewer than one or two homes for sale below \$225,000, with new homes listing above \$400,000. Housing affordability and availability in the city is of significant concern. The attached article was published in March of this year by WisBusiness and outlines things that local government can do to help improve affordability.

Additionally, Washington County recently hosted a Next Generation Housing Forum to discuss this. The following video provides an overview of what is happening and why action must be taken to address this issue. The video is lengthy but the first 25 minutes provides information on what has happened across the state to create the conditions we are facing now and worth a watch. While this is statewide data, it can be applied to Waupun (our home values increased on average 35% in the last year – similar to what state data shows.)

<https://www.youtube.com/watch?v=KgWPHzFADkU>

This is general discussion item meant to inform the creation of a strategy to address this issue in Waupun.

STAFF RECCOMENDATION:

Discussion Only

ATTACHMENTS:

RECCOMENDED MOTION:

N/A

Experts say state, local government can help lower cost of new home construction

March 8, 2023



Photo by Michelle Stocker, *The Capital Times*

Experts say state and local government entities can help address Wisconsin's affordable housing shortage by helping to cover related infrastructure costs.

Kurt Paulsen, a professor of urban planning at UW-Madison, spoke yesterday during a joint hearing of the Senate Committee on Housing, Rural Issues and Forestry and Assembly Committee on Housing and Real Estate. He and other speakers highlighted the statewide shortage of affordable housing, particularly in major employment hubs, as well as potential solutions to this problem.

"Maybe 15 to 20 percent of the cost of a house is the infrastructure itself — the roads, water, sewer, sidewalks," Paulsen said. "That's certainly some area where the state could, through various either grants or loans or financing, bring down the cost of infrastructure to develop a home."

Wisconsin Builders Association Executive Director Brad Boycks said the group's president, Mike Howe, is working with Manitowoc officials on a workforce housing development that includes such an arrangement.

"The city's been instrumental — for instance, they are taking over the ownership and maintenance of the stormwater retention pond," Boycks said. "Stormwater management is a substantial cost to a new development."

But at the same time, homebuyers may need to change their expectations if they want a lower-cost option, Boycks argued. He said Howe is offering to exclude basements from the homes being built, noting that reduces the overall price of construction by \$50,000.

"It will be interesting to see as that development progresses ... how many have chosen that option," he said.

Meanwhile, Wisconsin Realtors Association Executive Vice President Tom Larson spotlighted efforts around the state targeting the affordable housing shortage. He said the city of Shullsburg in Lafayette County has been giving away lots for free to attract developers to build workforce housing.

"Kenosha has done a great job with their ARPA funds to build workforce housing," he said.

"Washington County is an innovator, trying to use ARPA funds and also regulatory reform to build at higher densities ... the city of Madison is looking at a number of regulatory reforms."

That includes a concept called "by-right development," in which projects that meet all regulatory requirements are essentially guaranteed approval, speakers explained yesterday. That provides more "certainty and predictability" for the development process, Larson said.

Paulsen added Monona-based Veridian Homes has been able to design a neighborhood "where you can achieve every price point that you want," from \$250,000 to \$500,000 within a single subdivision. But he stressed that it "takes a municipality with a deep commitment" to housing affordability to make that a reality.

Watch a video of the hearing here: <https://wiseye.org/2023/03/07/senate-committee-on-housing-rural-issues-and-forestry-and-assembly-committee-on-housing-and-real-estate/>

See a recent related story: <https://www.wisbusiness.com/2023/deregulation-pitched-as-possible-solution-to-affordable-housing-solution/>

-By Alex Moe

For questions or assistance, please contact: Colin Schmies at schmies@wispolitics.com or 608-206-0476