

**NOTICE OF MEETING
VILLAGE OF FOX POINT
COMPREHENSIVE PLAN SPECIAL COMMITTEE**

SCHWEMER HALL - MUNICIPAL BUILDING
7200 N. SANTA MONICA BLVD.
FOX POINT, WI 53217
7:45AM

TUESDAY
October 8, 2019

AGENDA

1. Roll Call

2. Persons desiring to be heard

At this time, members of the public can address the Comprehensive Plan Special Committee on one or more topics for up to five minutes. This will be the only time members of the public will have the opportunity to speak. In connection with non-agenda items, the committee will take no action.

3. Approve the Minutes of the July 11, 2019 Comprehensive Planning Special Committee Meeting. (page 1)

4. Presentation and Discussion of the Comprehensive Plan Community Survey Results. (page 4)

5. Review and amend Goals and Policies of the four elements listed below: (page 27)

- a. Land Use**
- b. Intergovernmental Cooperation**
- c. Natural and Cultural Resources**
- d. Housing**

6. Discussion of public workshop number one. (page 59)

7. Adjournment

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request these services, contact the Village Clerk at (414) 351-8900. It is possible that members of, and possibly a quorum of members of, other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

COMPREHENSIVE PLAN SPECIAL COMMITTEE
Village of Fox Point
July 11, 2019

Michael Pedersen, Assistant Village Manager, Chair
Douglas Frazer, Village President
Christine Symchych, Trustee
Katie Corcoran, Citizen Member
Scott Botcher, Village Manager

The meeting was called to order at 8:02 am.

Eric Fonstad spoke as a citizen under the citizen comment portion of the agenda. He distributed his comments in written form which are incorporated herein and made part of the record.

Motion by Frazer, second by Symchych to approve the minutes (as amended) of June 13, 2019. All voted in favor.

Chair Pedersen re-introduced the survey. He indicated that much work had been put into modifying the survey to meet the Committees desires and that he wanted to review again.

Following, the member discussed each question individually, offering edits or suggesting removal.

The Chair will schedule the next meeting via a Doodle poll or similar.

With no further discussion, motion by Frazer, second by Symchych to adjourn. All voted in favor.

Meeting adjourned at 9:32 am.

Respectfully Submitted,

Scott A. Botcher

Village of Fox Point Comprehensive Plan Special Committee Meeting

October 8th, 2019

vierbicher
planners | engineers | advisors



Road Map for Discussion

1. Public Survey Results

A. Multiple-choice questions

1) Categories/Elements

2) Responses

B. Open-ended questions

1) Potential Topics/Issues/Opportunities

2. Review of Existing Goals and Recommendations

3. Public Workshop No. 1

4. Next Steps

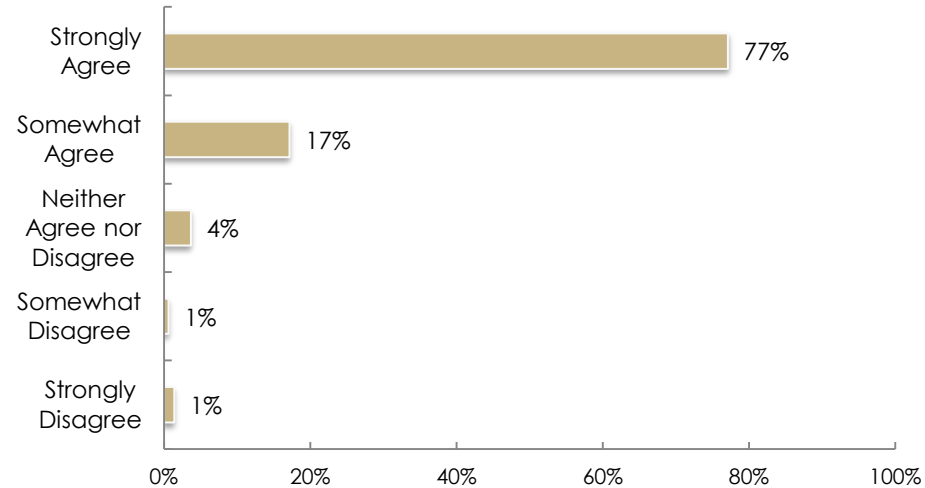
5. Additional – Selected Revised Demographics

Public Survey Results Multiple-choice

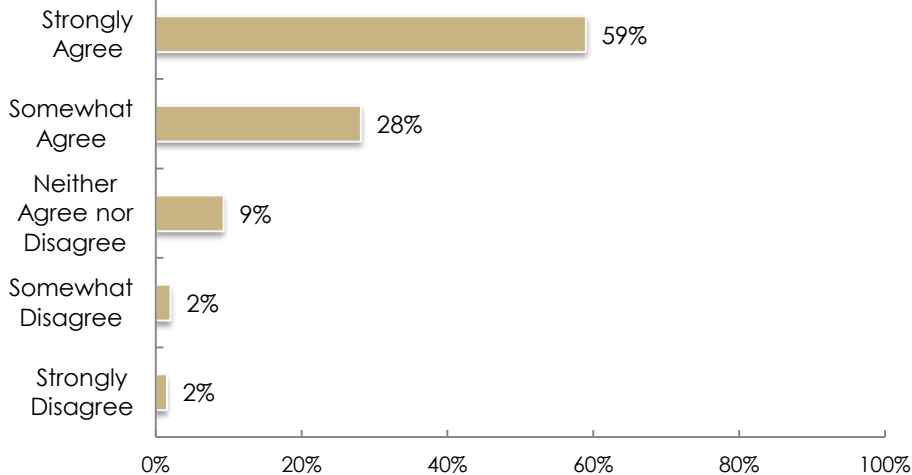
Community Character

- Community character is clearly important. However, maintenance of unique Fox Point identifiers is more important than enhancing entryways.

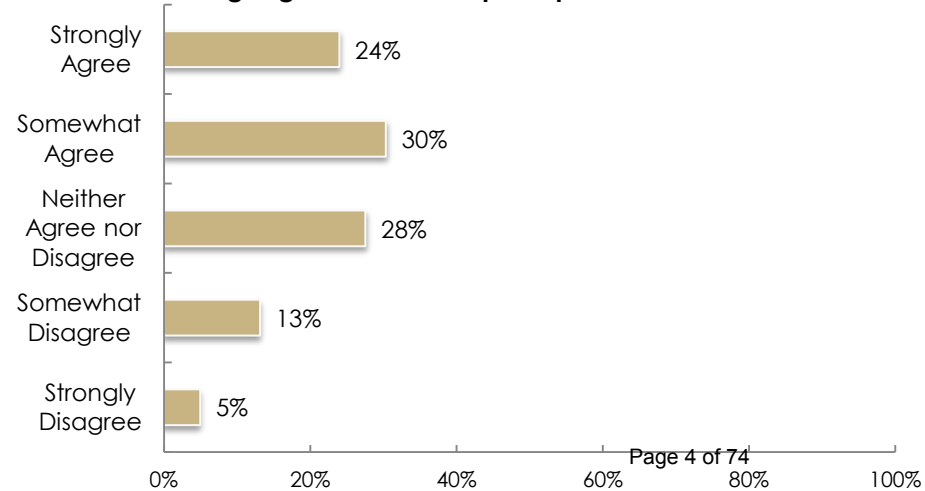
Preservation of the Village's character and quality of life should be a priority.



Fox Point should continue to maintain the identifiers which enhance Village character, such as fox street signs, lannon stone end walls, white posts and greeting signs.



The Village should enhance entryways to FoxPoint through signage and landscape improvements.

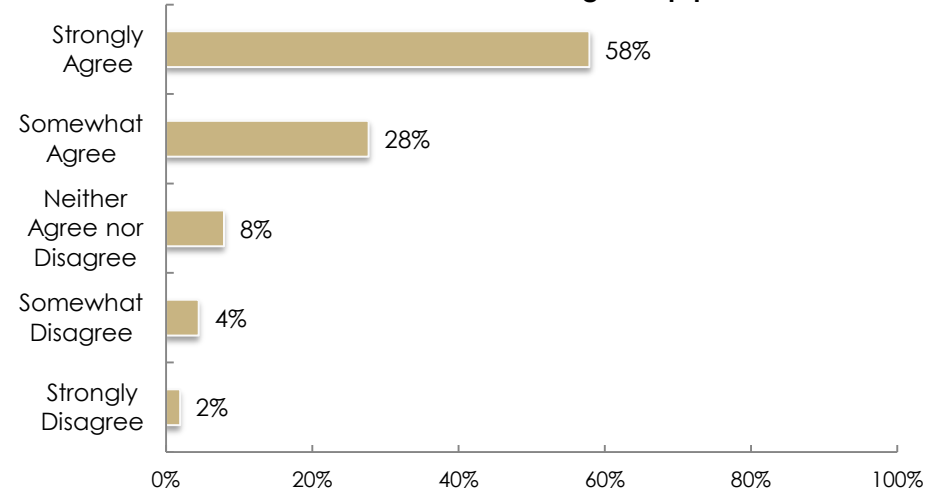


Public Survey Results Multiple-choice

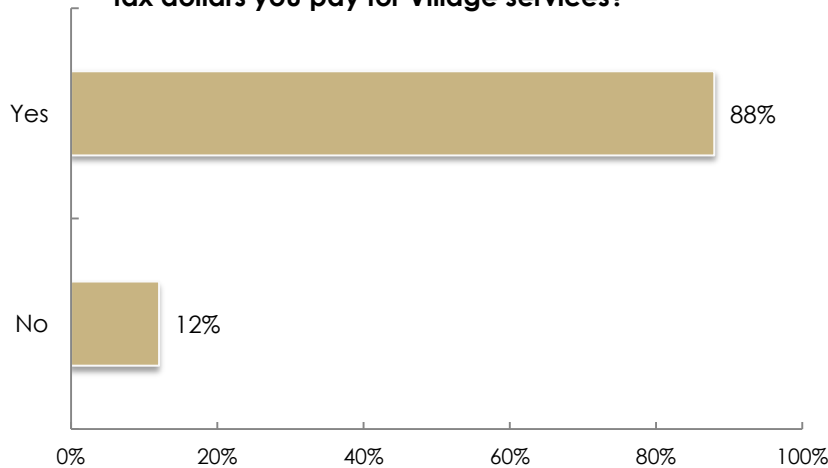
Community Character

- Preserving Fox Point's residential character is a top priority.
- Survey response was very even across the Village. No non-residents responded.
- Overall, respondents felt they are getting good value for their tax dollars. However, open-ended responses are mixed.

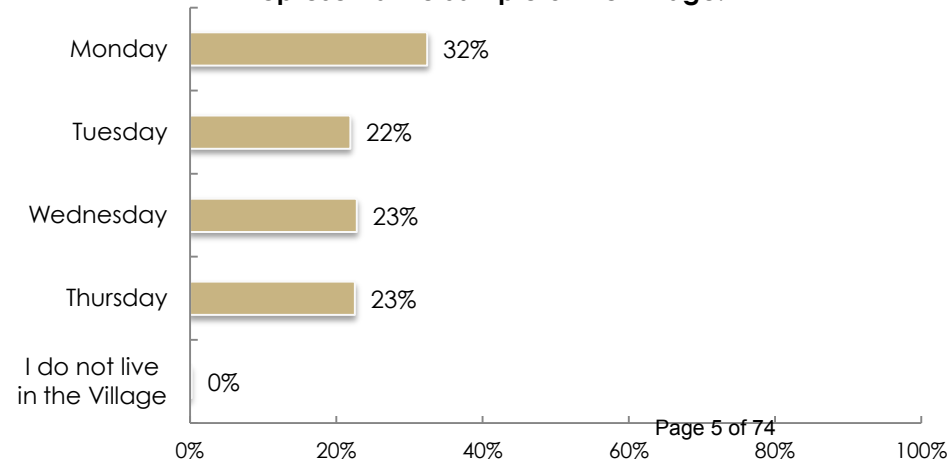
Preserving and enhancing Fox Point's residential character should be one of the Village's top priorities.



About 24% of your property tax bill goes to support Village services. Do you feel that you receive good value for the tax dollars you pay for Village services?



Please indicate on which Village rubbish route day you live - this will help ensure that the survey reaches a representative sample of the Village.

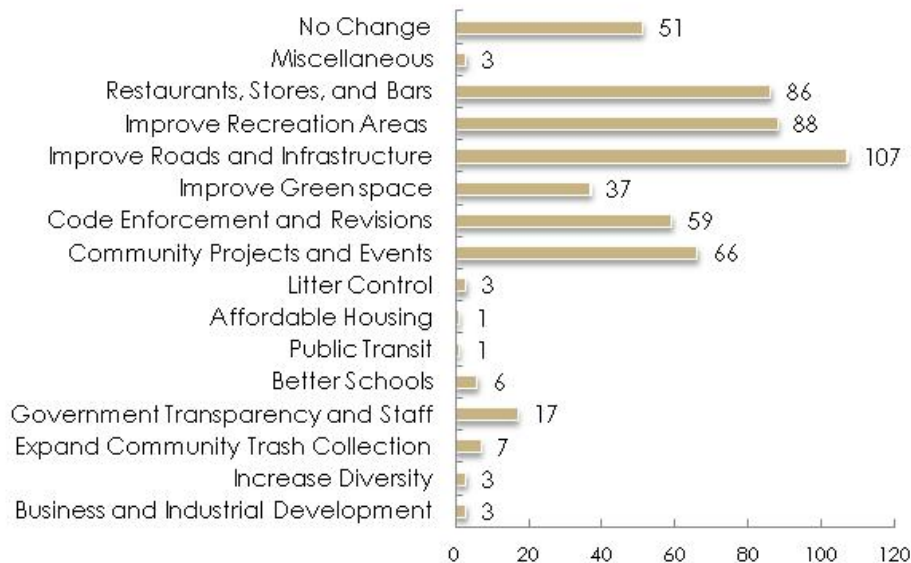


Public Survey Results Open-Ended

Common themes & ranking

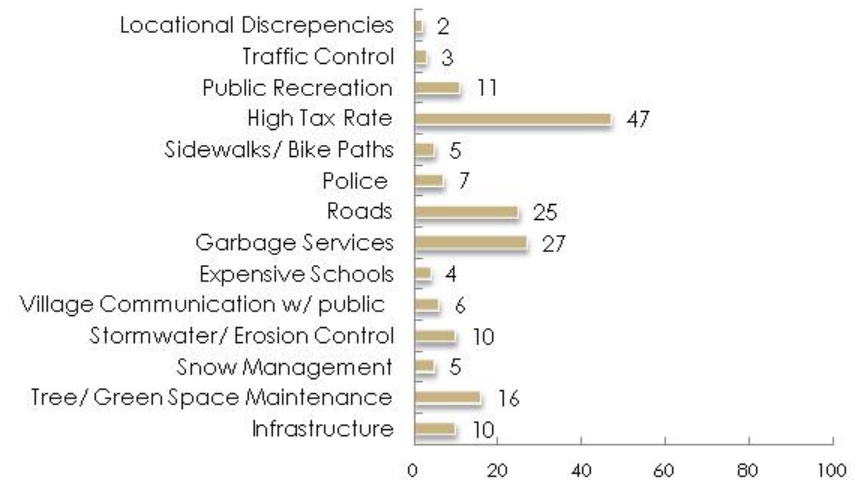
- Enhancing community character top results
 - Improve roads and Infrastructure
 - Improve Recreation Areas
- Not receiving good value top results
 - High Tax Rate
 - Garbage Services

Please suggest ways in which community character in the Village can be enhanced



If you are receiving good value for your Village tax dollars, please indicate why. Or, if you are not receiving good value for your Village tax dollars, please indicate why not.

Receiving good value: 395. Not receiving good value: 175 (Below)

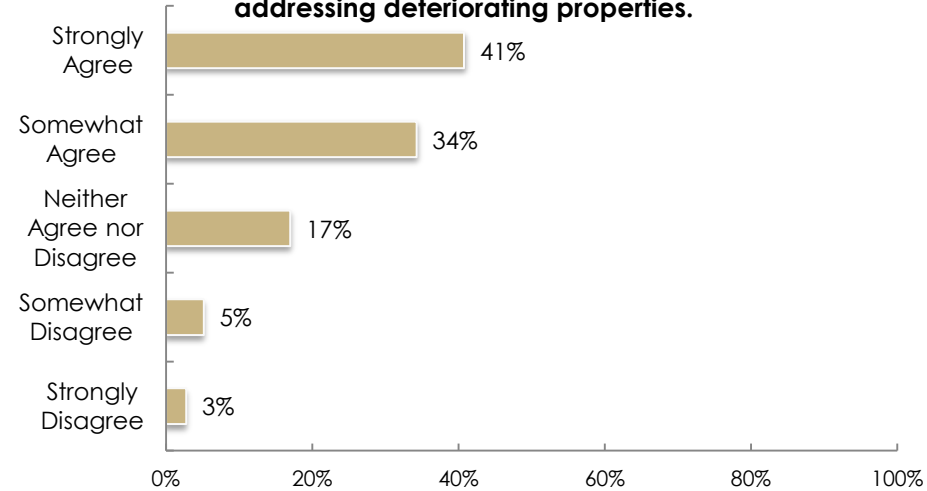


Public Survey Results Multiple-choice

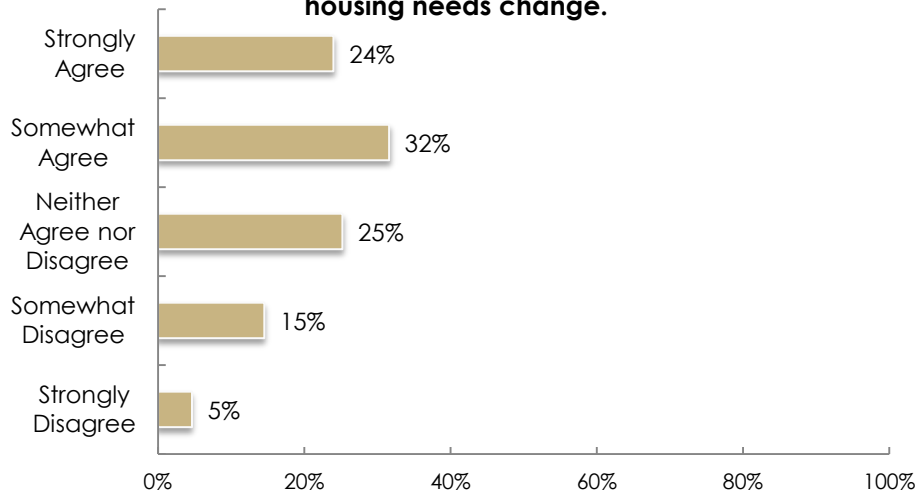
Housing

- Residential property maintenance is a top concern.
- Most respondents disagree or don't feel the Village should welcome a greater mix of housing types.
- A slight majority, 56%, agree Fox Point has adequate housing choices to allow residents to age-in-place.

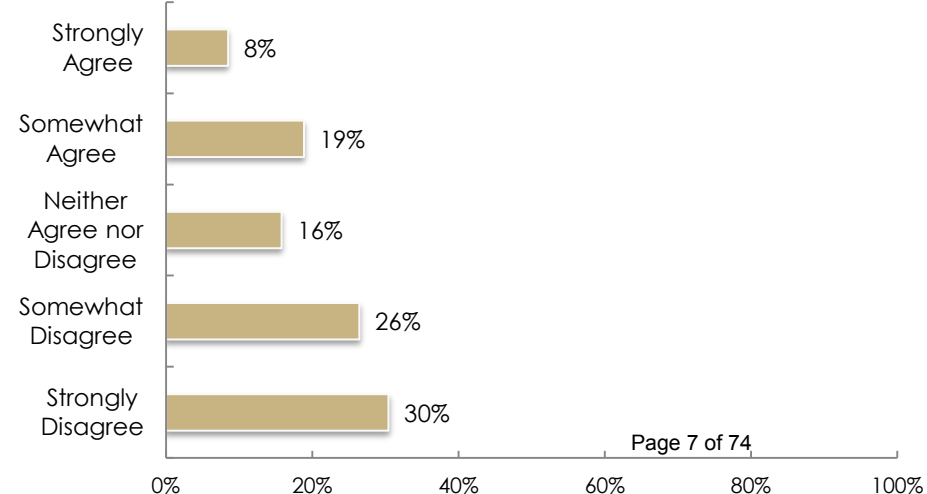
Fox Point should do more to ensure residential properties are properly maintained and be more proactive in addressing deteriorating properties.



Fox Point has adequate housing choices to allow residents to age-in-place and stay in the Village as their housing needs change.



The Village should welcome a greater mix of housing types, including apartments, condos, row houses, townhouses, and single-family detached houses.

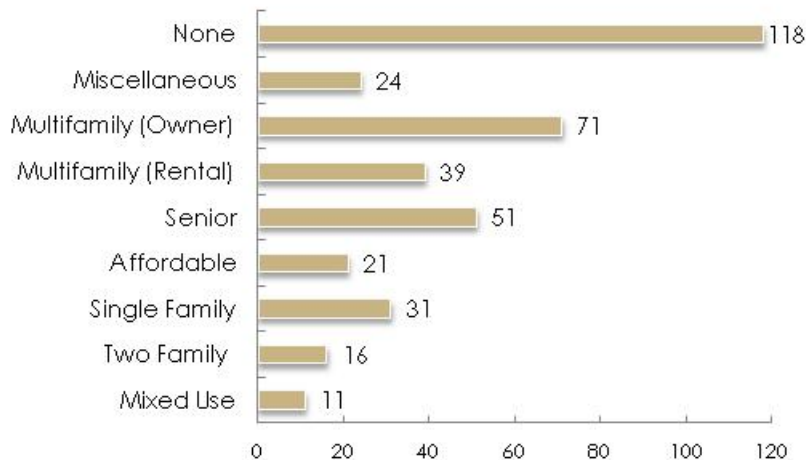


Public Survey Results Open-Ended

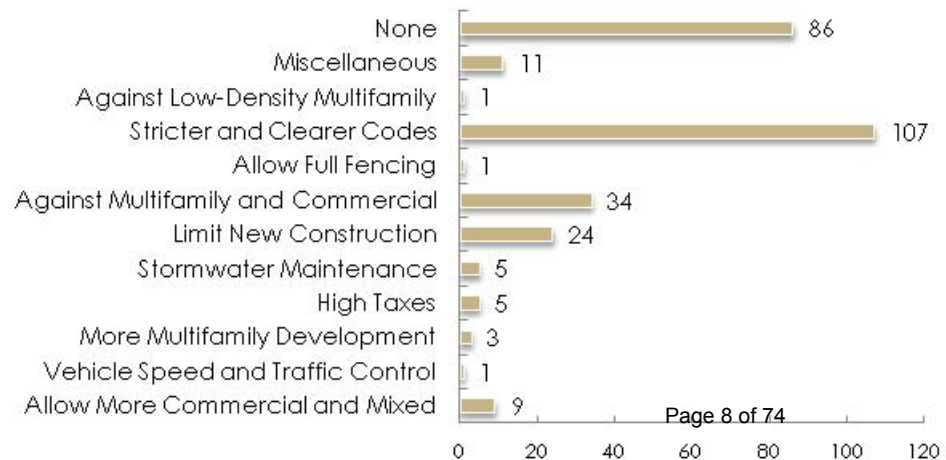
Common themes & ranking

- Recommended additional housing types top results (other than none)
 - Multifamily (Owner)
 - Senior
- Other housing related issues top results (other than none)
 - Stricter and clearer codes
 - Against multifamily and commercial

Please recommend any additional housing types in Fox Point which you would like to see.



Are there any other housing related issues in the Village that you feel should be addressed?

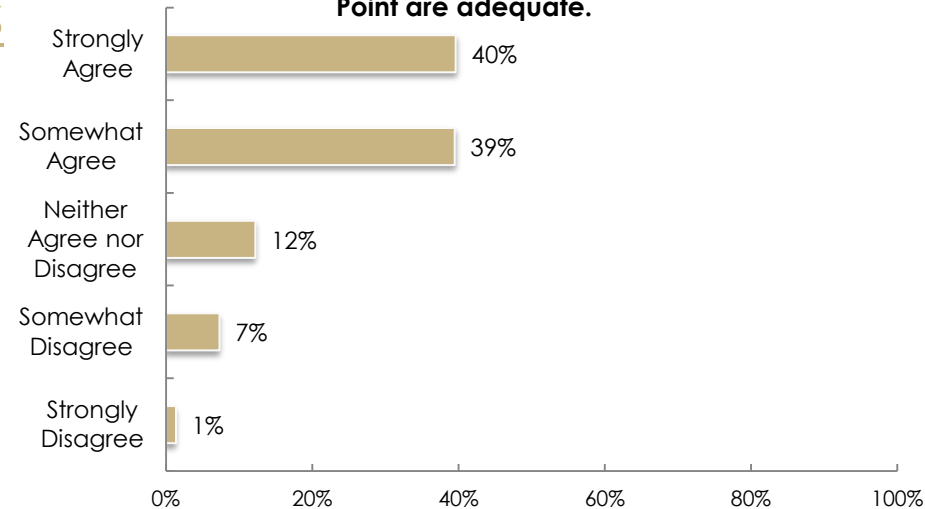


Public Survey Results Multiple-choice

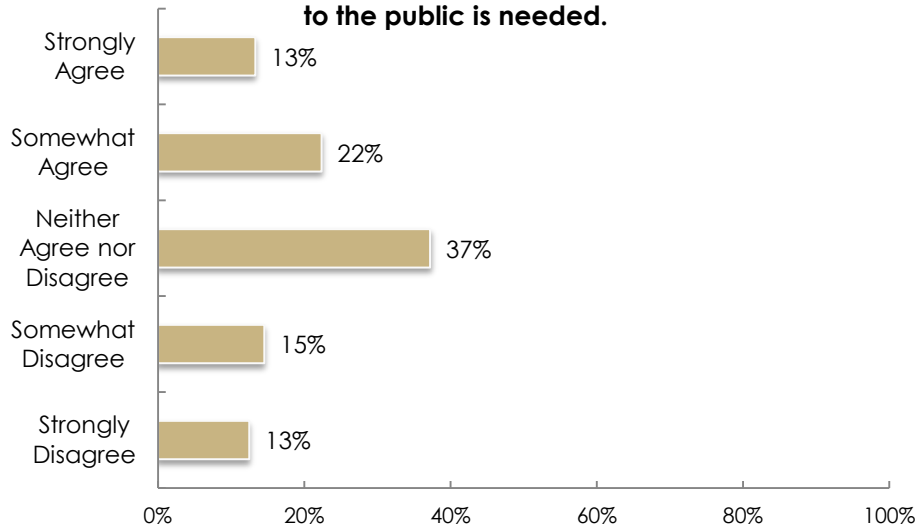
Utilities/Community Facilities

- Most respondents, feel community buildings and facilities are adequate.
- Most feel community event facilities are adequate, although more than a quarter of respondents are neutral.
- Respondents are evenly split on opinions regarding needing a year-round multi-purpose room. Over a third are neutral.

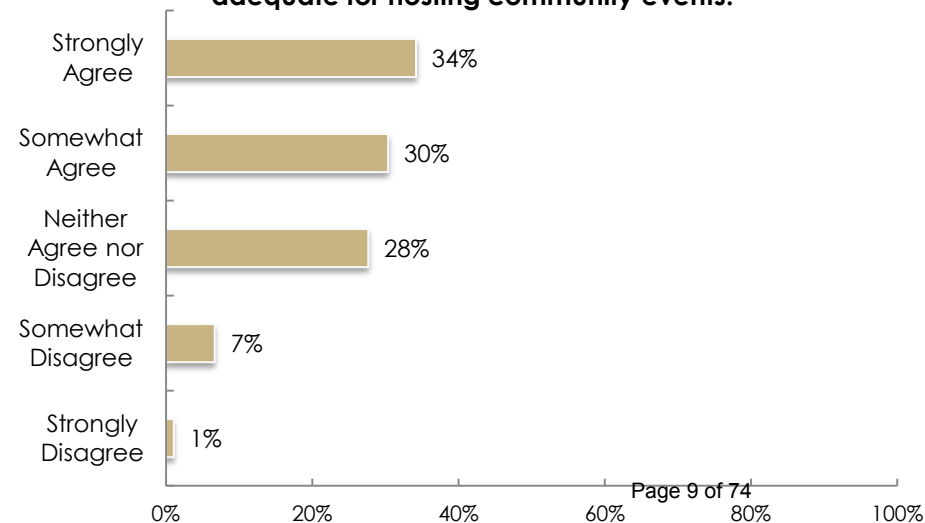
The municipal/community buildings and facilities in Fox Point are adequate.



A year-round multi-purpose community room accessible to the public is needed.



Existing community-accessible rooms (such as the Pavilion, Village Hall, and the Police community room) are adequate for hosting community events.

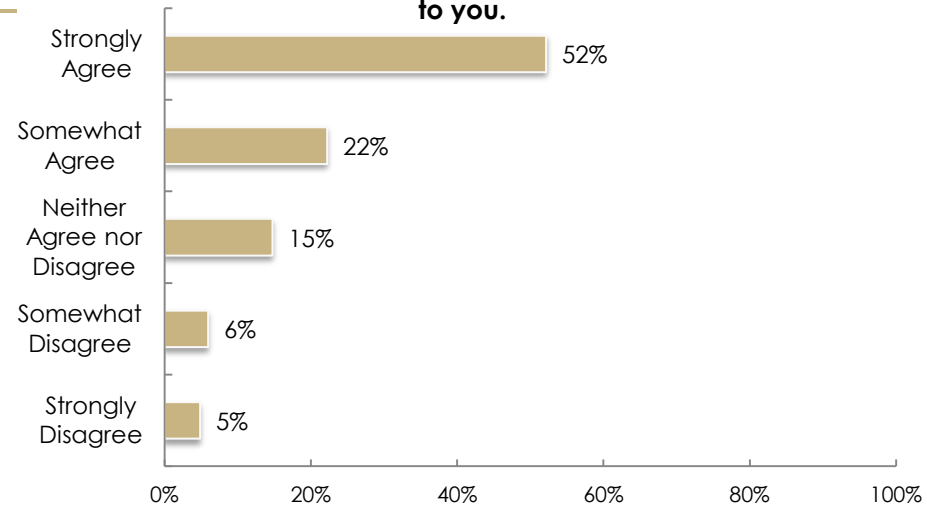


Public Survey Results Multiple-choice

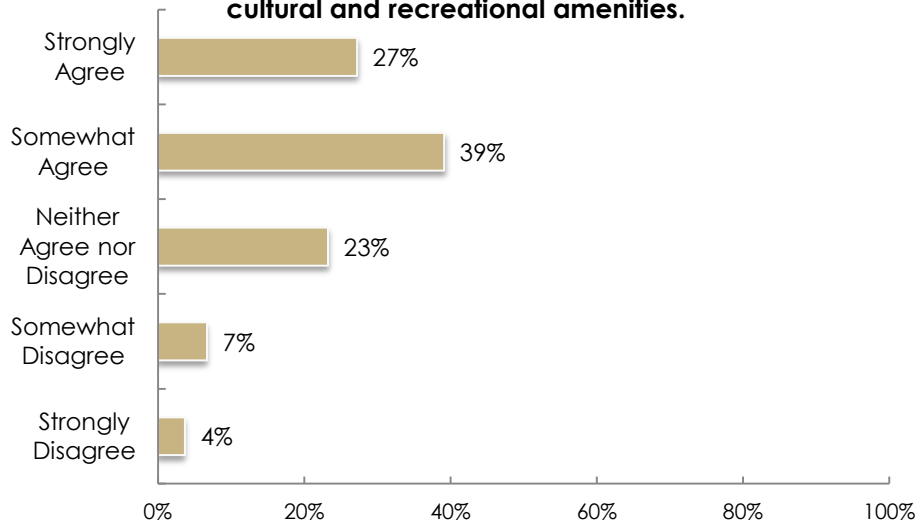
Utilities/Community Facilities

- Existing recreational facilities are very valuable to respondents.
- A slight majority, 54%, feel existing recreational facilities need improvement. Nearly a third are neutral.
- A slight majority, 54%, feel the Village should concentrate on enhancing existing facilities.

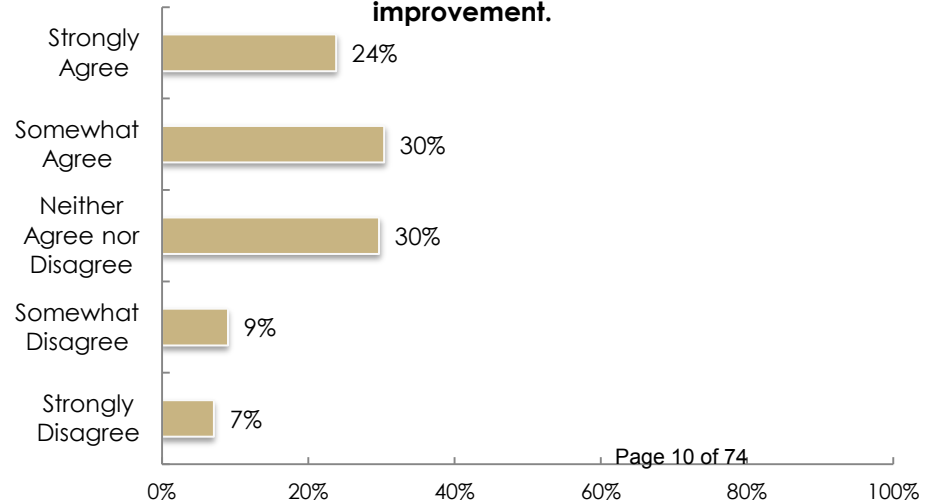
Existing recreational facilities (such as the ice rink, Fox Point Pool, baseball field, and tennis courts) are valuable to you.



The Village should concentrate on enhancing existing cultural and recreational amenities.



Existing recreational facilities (such as the ice rink, Fox Point Pool, baseball field, and tennis courts) need improvement.



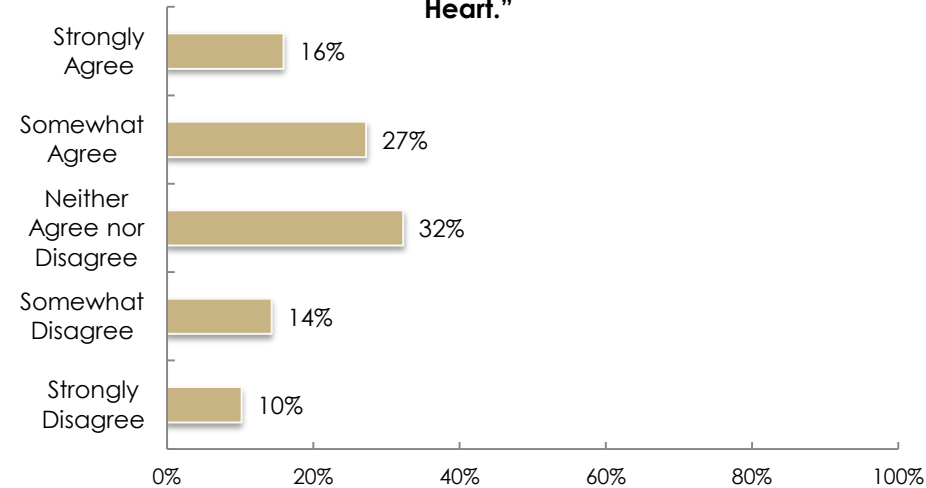
Public Survey Results Multiple-choice

Utilities/Community Facilities

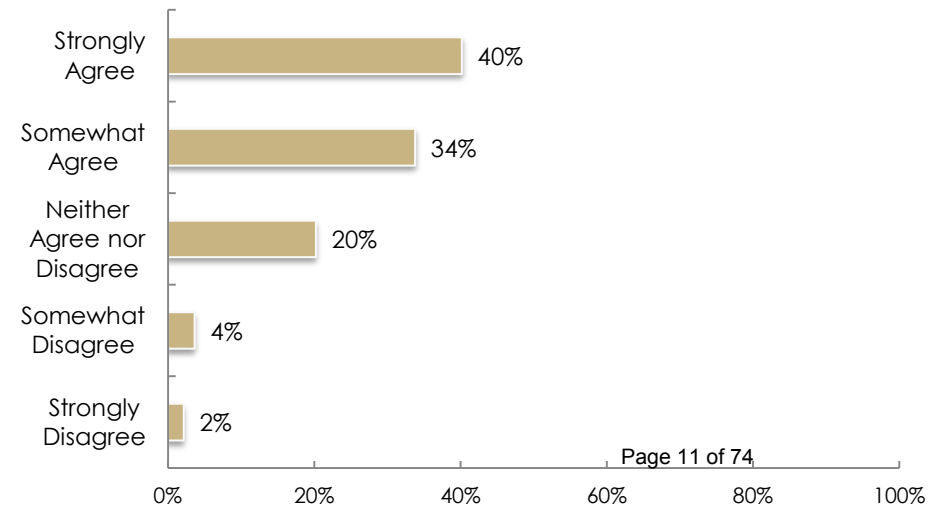
- Almost half of respondents, 43%, agree the Village should group new amenities and create a “Community Heart”. However, nearly a third are neutral.
- Enhancing stormwater facilities to reduce flooding and improve water quality is a top priority.



The Village should group new cultural and recreational amenities in a single location to create a “Community Heart.”



The Village should work to enhance stormwater facilities in order to reduce flooding and improve water quality.

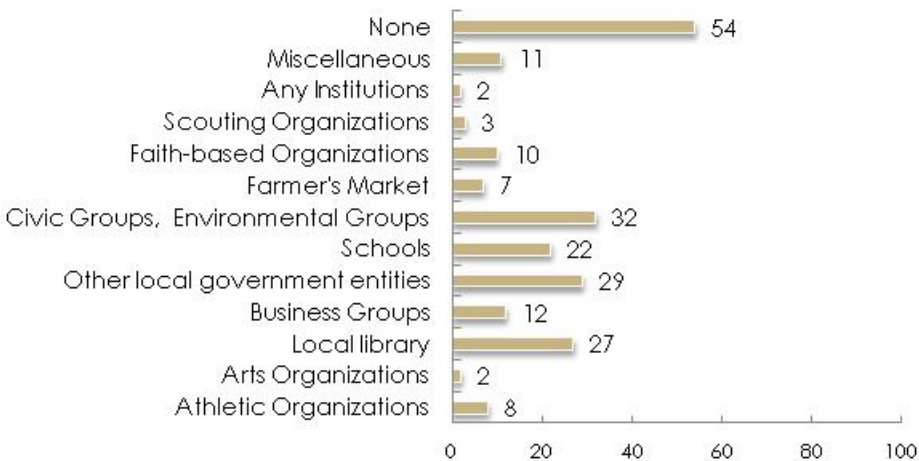


Public Survey Results Open-Ended

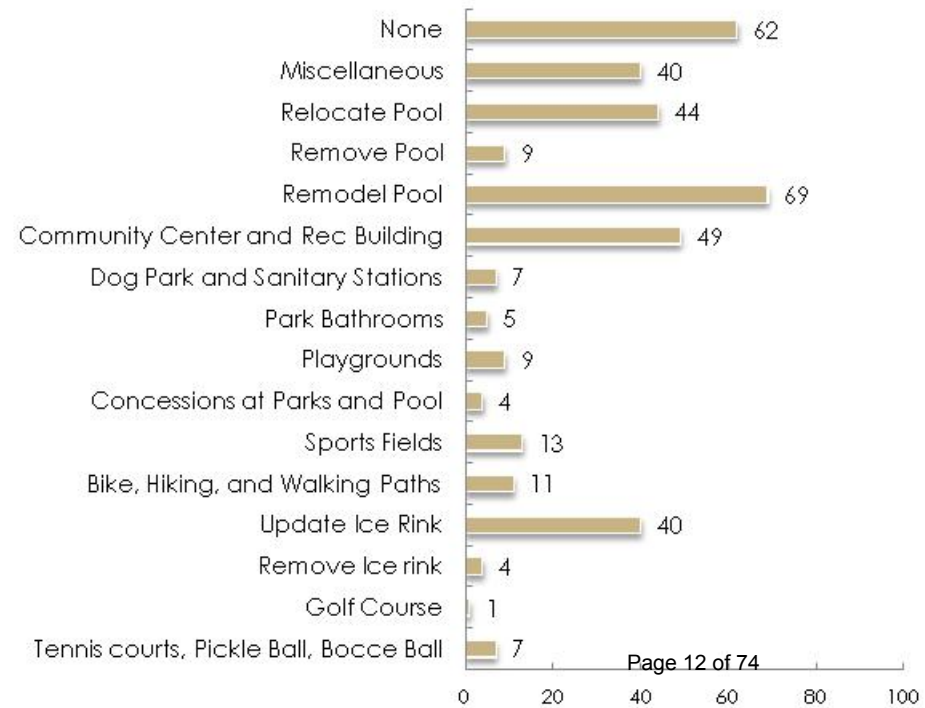
Common themes & ranking

- Community institutions to work with top results (other than none)
 - Civic and Environmental Groups
 - Other local governmental entities
- Recreational facilities improvements top results (other than none)
 - Remodel pool
 - Community/Recreation Building

List any community institutions you think the Village should actively work with to strengthen their partnerships.



Please recommend any improvements you would like to see in Fox Point with respect to recreational facilities.

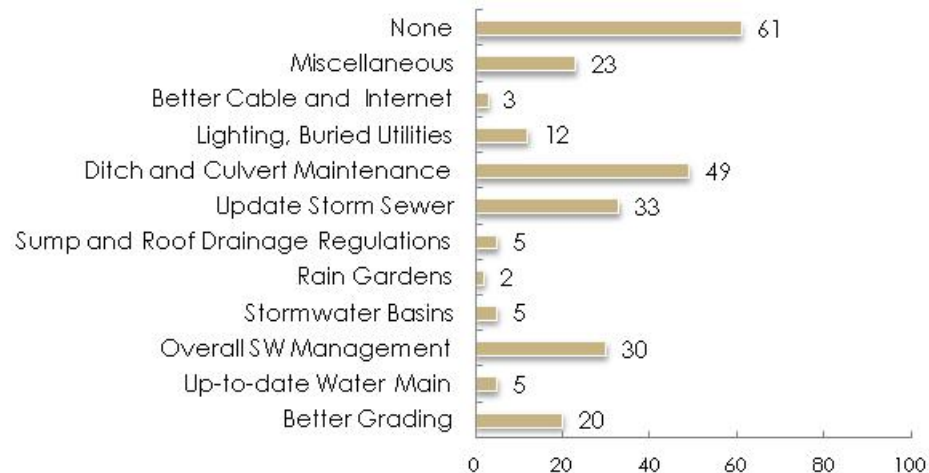


Public Survey Results Open-Ended

Common themes & ranking

- Improvements to utilities top results (other than none)
 - Ditch and culvert maintenance
 - Storm Sewer

Please recommend any improvements you would like to see in Fox Point with respect to utilities, including stormwater management.

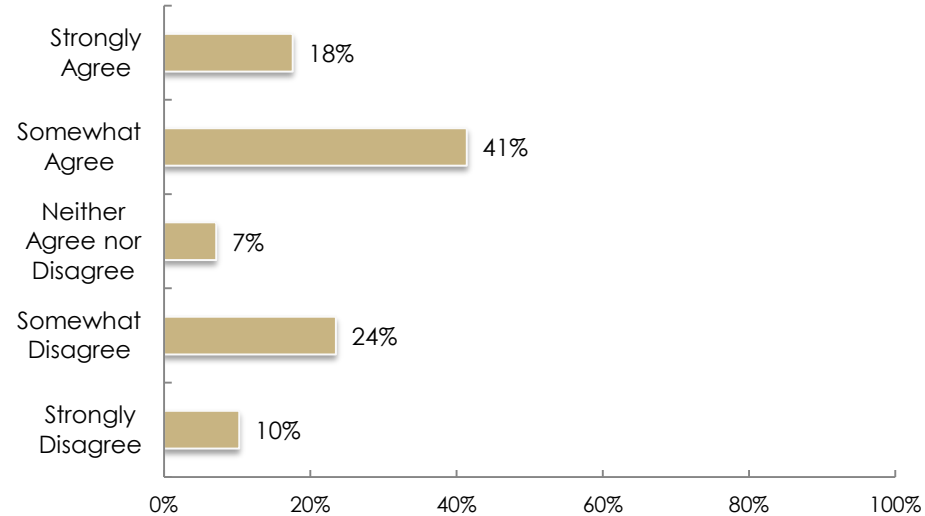


Public Survey Results Multiple-choice

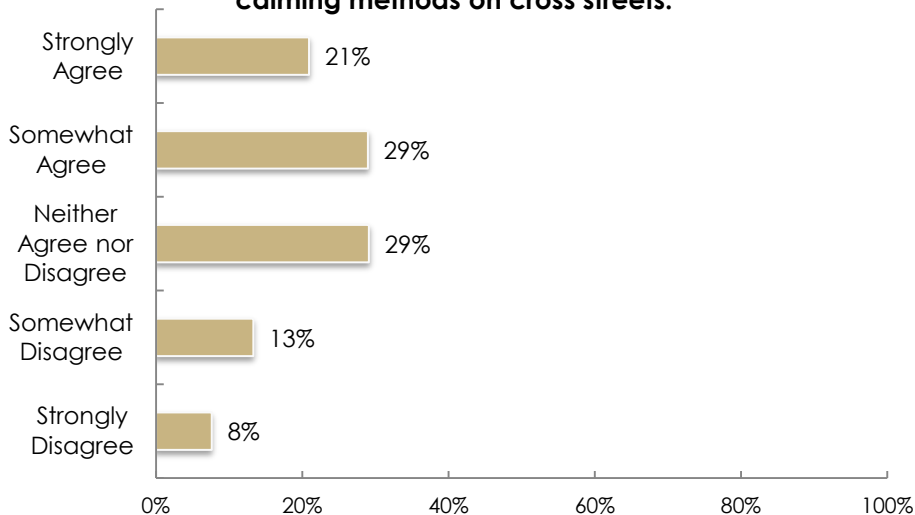
Transportation

- Most respondents agree that street and pavement quality is acceptable, although a third disagree.
- Half of respondents agree the Village should explore the use of traffic calming methods.
- Public signage is generally found to be clear and understandable

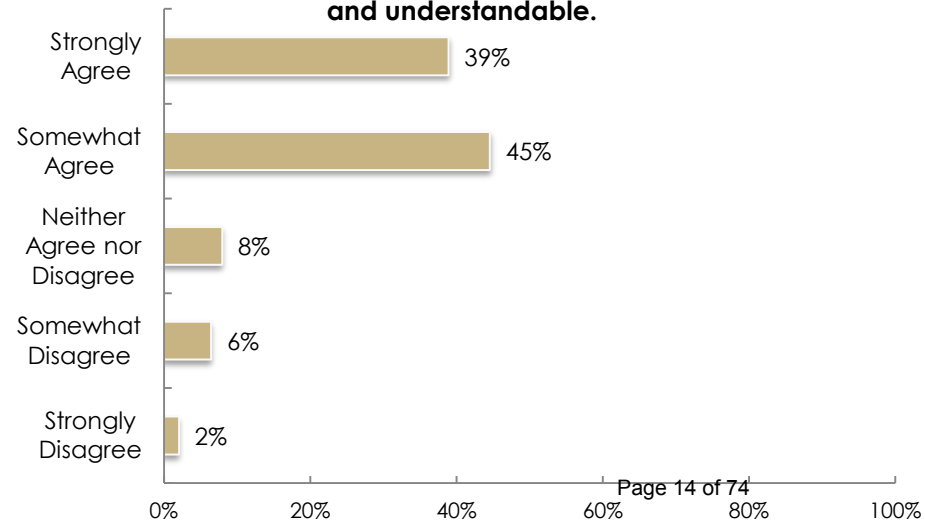
Street and pavement quality in Fox Point is acceptable.



The Village should explore the potential use of traffic calming methods on cross streets.



Public signage in Fox Point is generally clear and understandable.

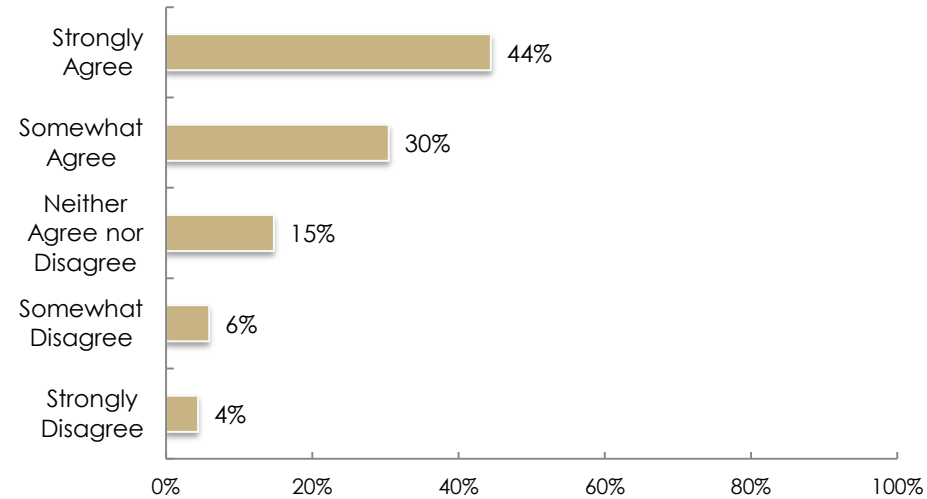


Public Survey Results Multiple-choice

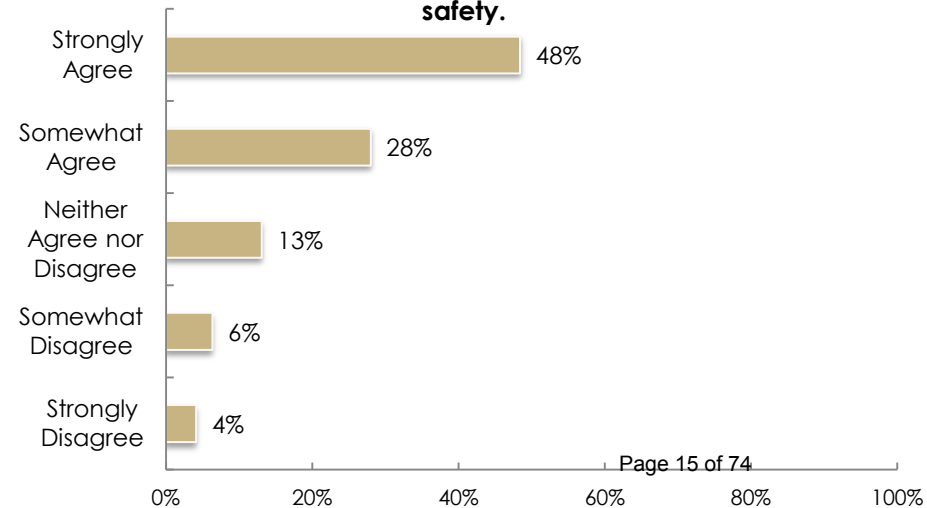
Transportation

- Exploring the potential for greater pedestrian safety measures in a top priority.
- Engaging in bicycle and pedestrian planning and improving efforts to increase access and safety is also a top priority.

The Village should explore the potential for greater pedestrian safety measures on high volume streets.



Fox Point should engage in bicycle and pedestrian planning and improve efforts to increase access and safety.



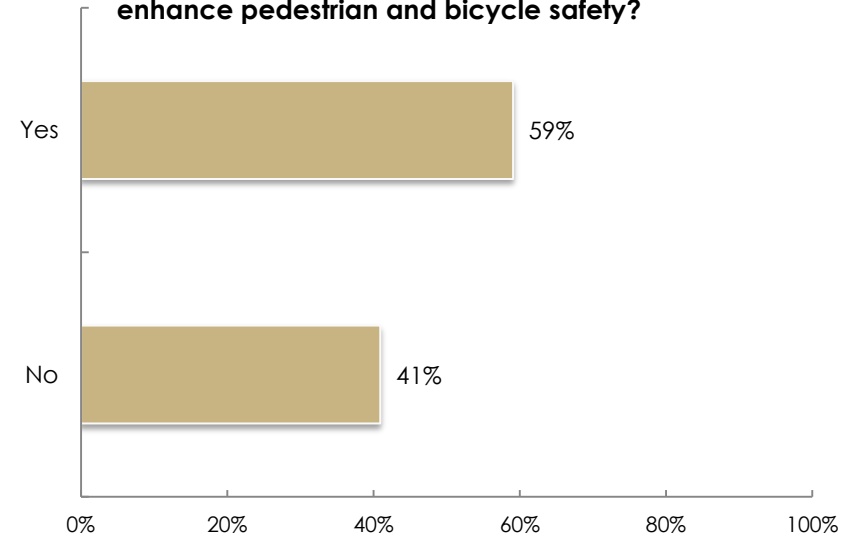
Public Survey Results Multiple-choice

Transportation

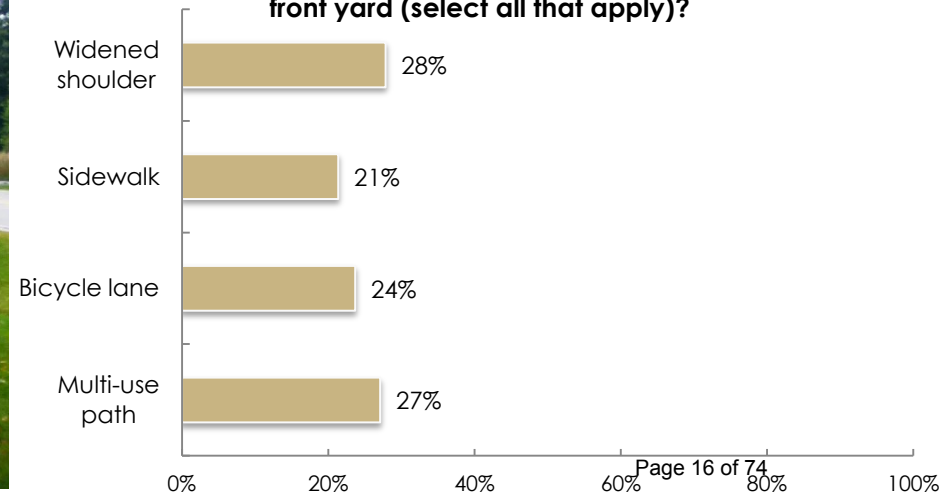
- Just over half, 59%, of respondents would support road widening projects to enhance safety.
- Respondents who support road widening are evenly split on the type of improvements they would support in their front yard.



Would you support road widening projects in an effort to enhance pedestrian and bicycle safety?



If you support road widening projects to enhance pedestrian and public safety, which improvements would you support if they were made along the roadway in your front yard (select all that apply)?

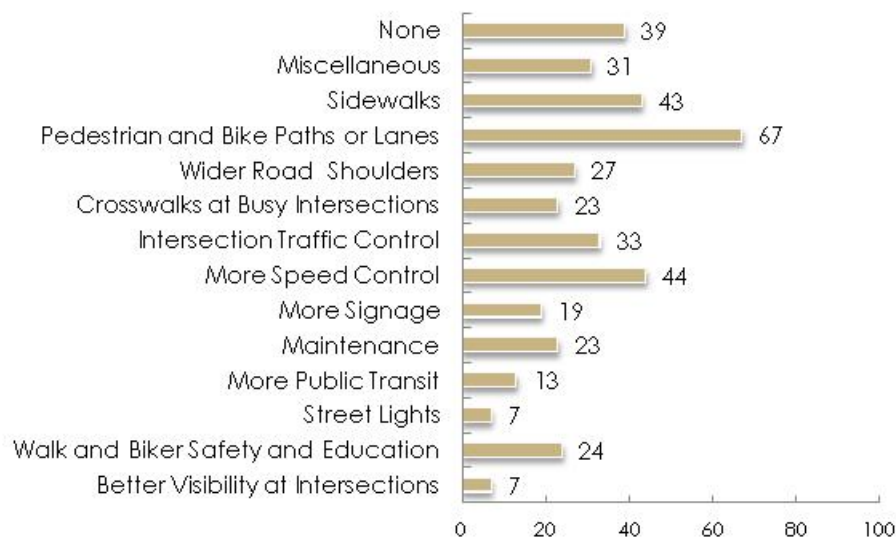


Public Survey Results Open-Ended

Common themes & ranking

- Improvements to transportation top results (other than none)
 - Pedestrian and bike paths or lanes
 - More speed control

Please recommend any improvements you would like to see in Fox Point with respect to transportation.

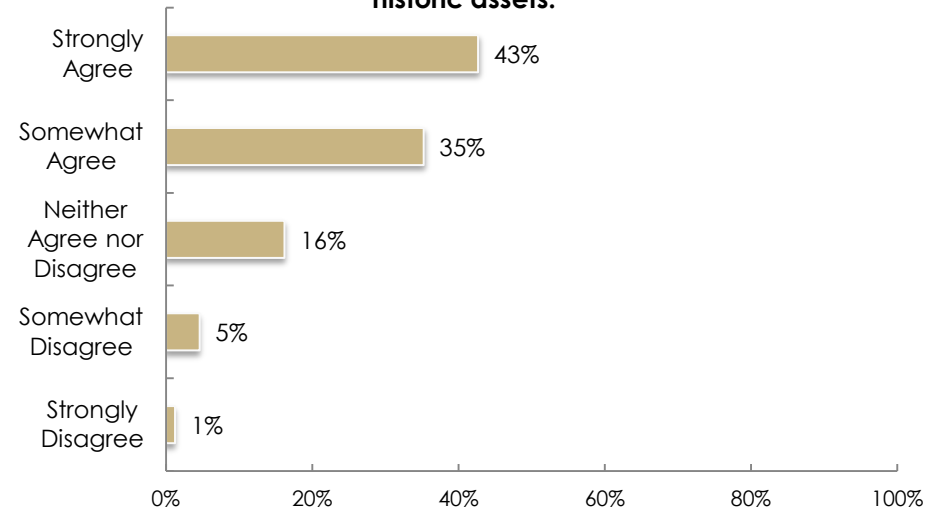


Public Survey Results Multiple-choice

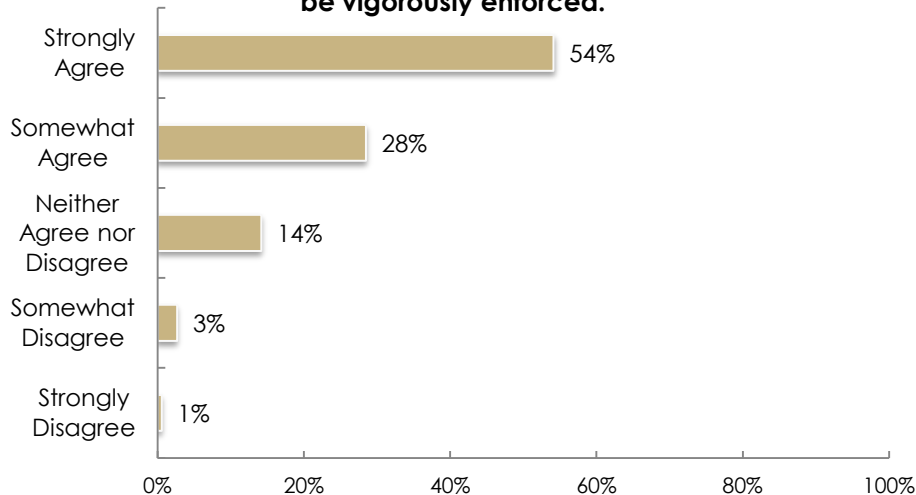
Natural/Cultural Resources

- Preserving and protecting historic assets is a top priority.
- Most respondents agree there are enough green space sites in Fox Point.
- Vigorously enforcing protections for wetlands, wooded areas, and other environmentally sensitive areas is strongly agreed upon.

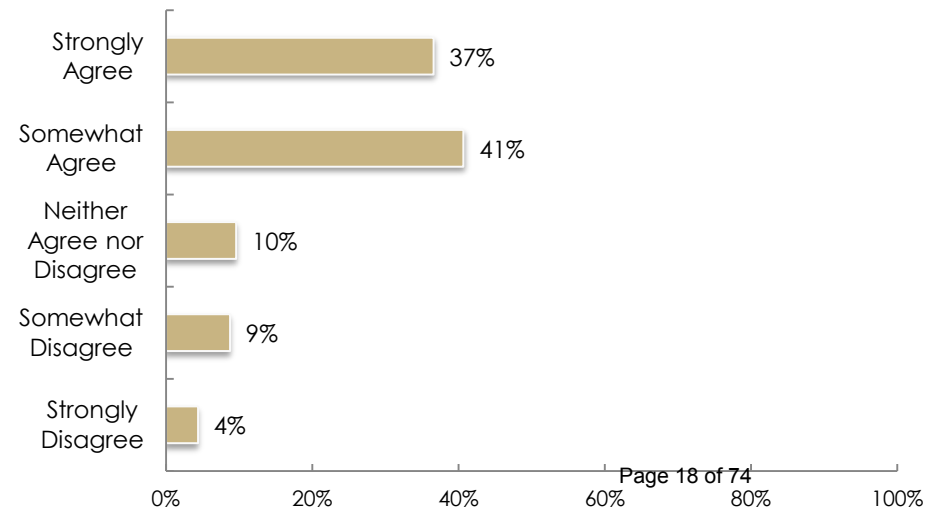
The Village should make efforts to preserve and protect historic assets.



Existing protections regarding wetlands, wooded areas, steep slopes, and environmentally sensitive areas should be vigorously enforced.



There are enough green space sites in Fox Point.

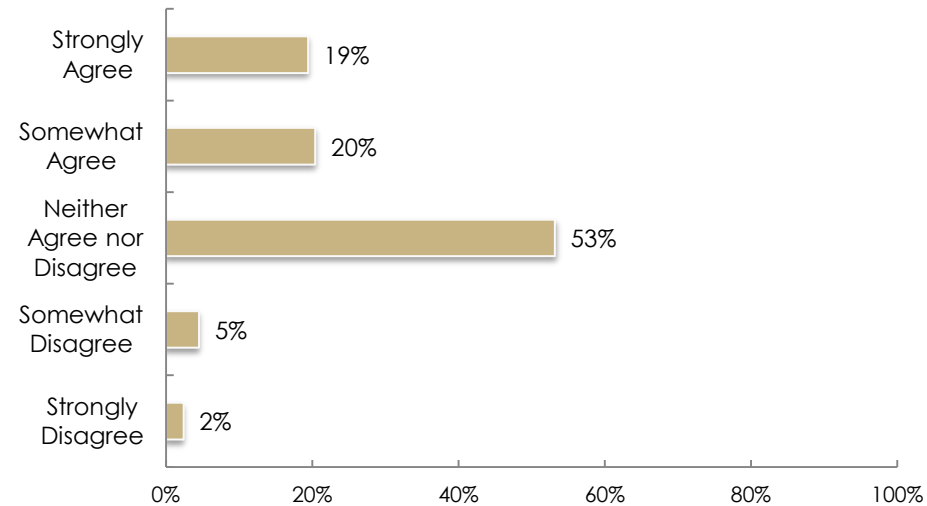


Public Survey Results Multiple-choice

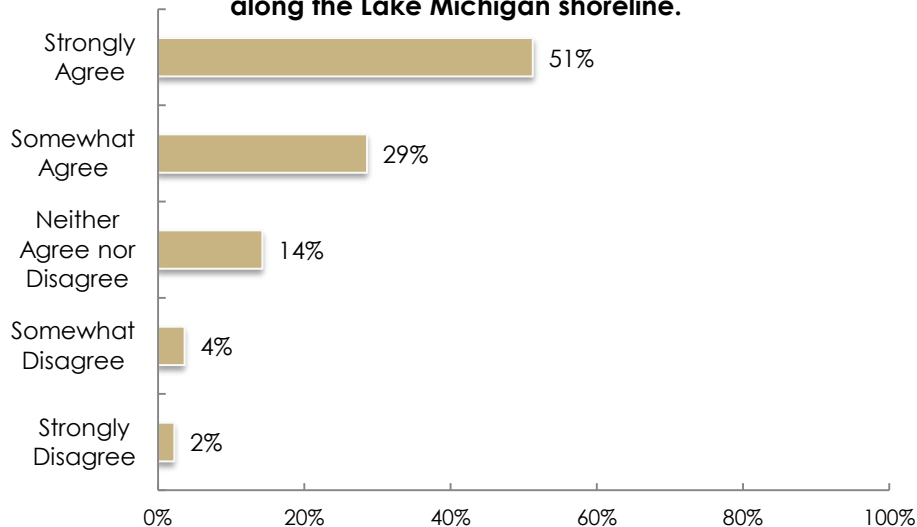
Natural/Cultural Resources

- Over a third of respondents, 39%, agreed the bluff and ravine code should be more. However, over half, 53%, were neutral.
- Protecting the Lake shoreline and bluffs are a top priority.
- Maintaining the character of the Village along the shoreline is also a top priority.

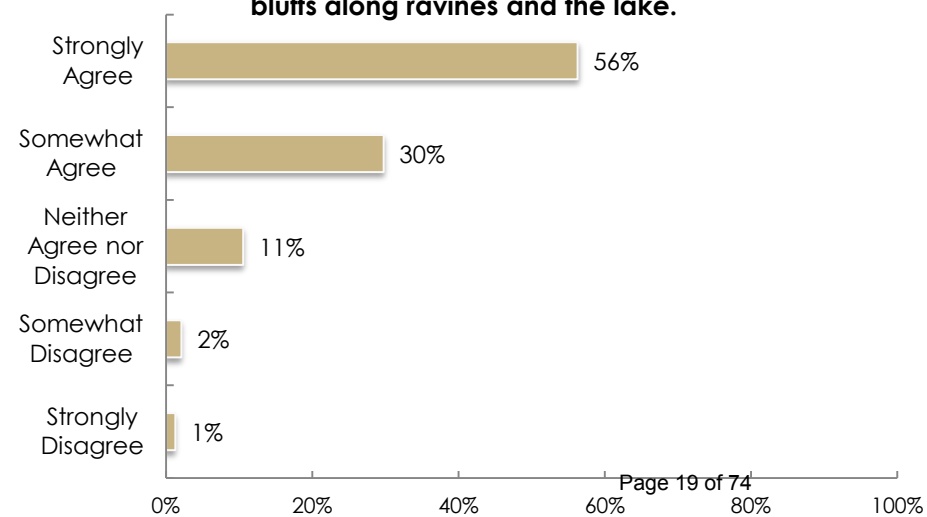
Bluff and ravine code should be more restrictive.



It is important to maintain the character of the Village along the Lake Michigan shoreline.



It is important to protect the Lake Michigan shoreline and bluffs along ravines and the lake.

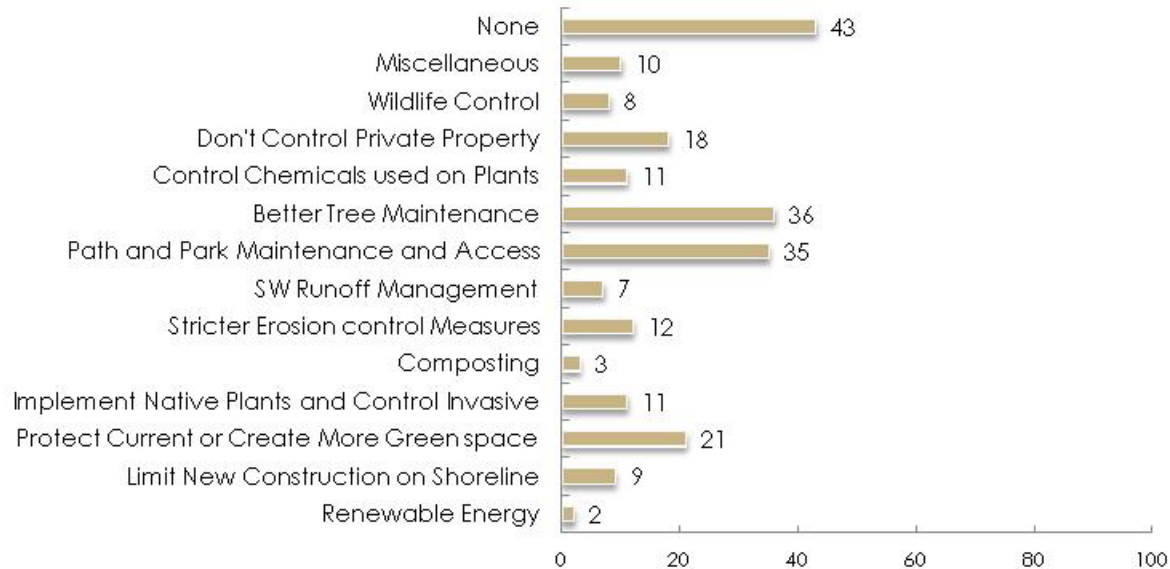


Public Survey Results Open-Ended

Common themes & ranking

- Conservation improvements top results (other than none)
 - Better tree maintenance
 - Path and park maintenance and access

Please recommend any improvements you would like to see in Fox Point with respect to conservation of natural resources.

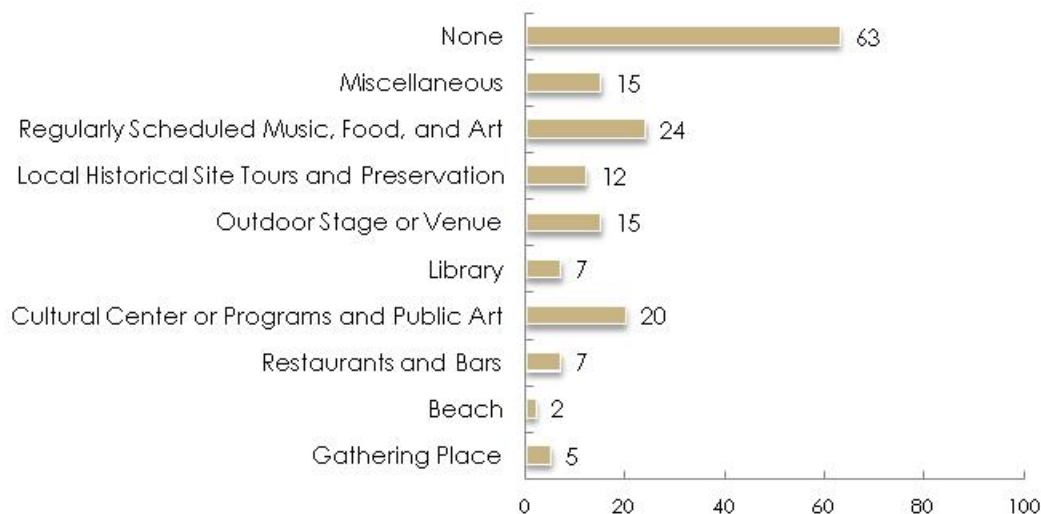


Public Survey Results Open-Ended

Common themes & ranking

- Improvements to arts and cultural amenities top results (other than none)
 - Regularly scheduled music, food, and art events
 - Cultural center or programs and public art

Please recommend any improvements you would like to see in the Village with respect to arts and cultural amenities.



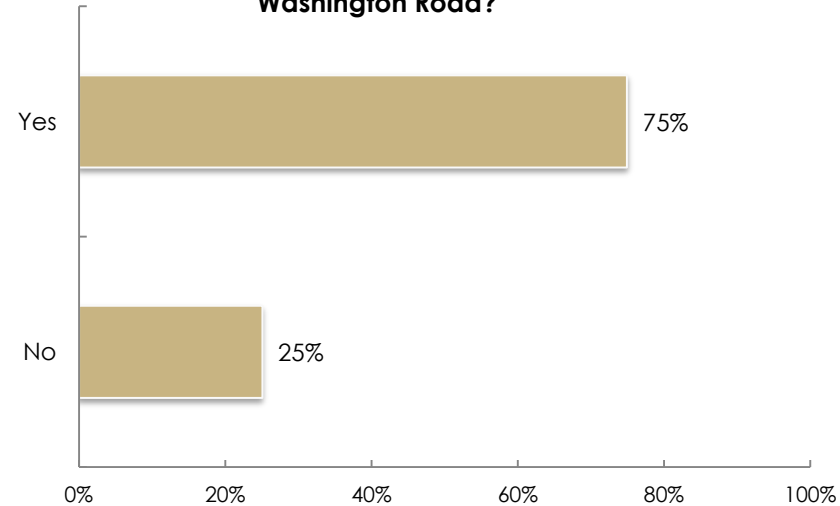
Public Survey Results Multiple-choice

Community Development

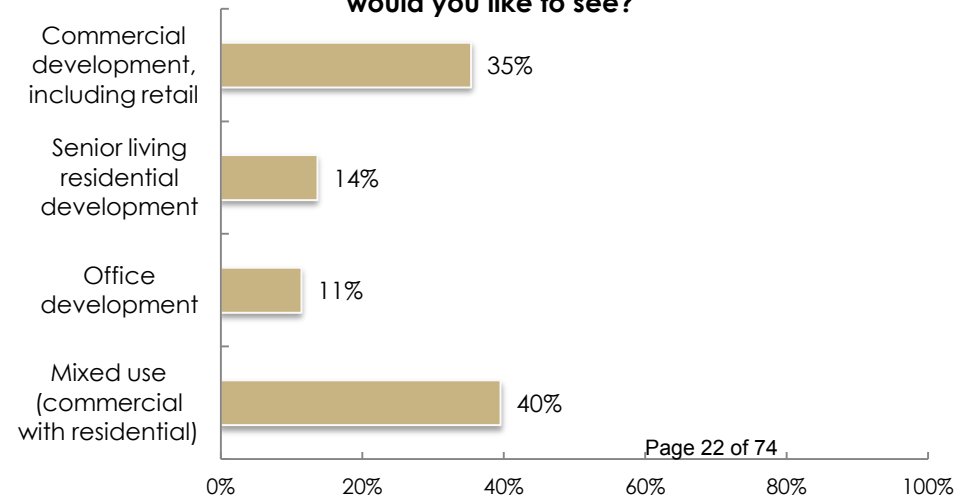
- Most respondents agree the Village should allow more redevelopment along Port Washington Road.
- Regarding the type development they would like to see, 40% would like to see Mixed Use and 35% would like to see commercial and retail.



Should the Village allow more redevelopment along Port Washington Road?



If the Village were to encourage more redevelopment along Port Washington Road, what type of development would you like to see?

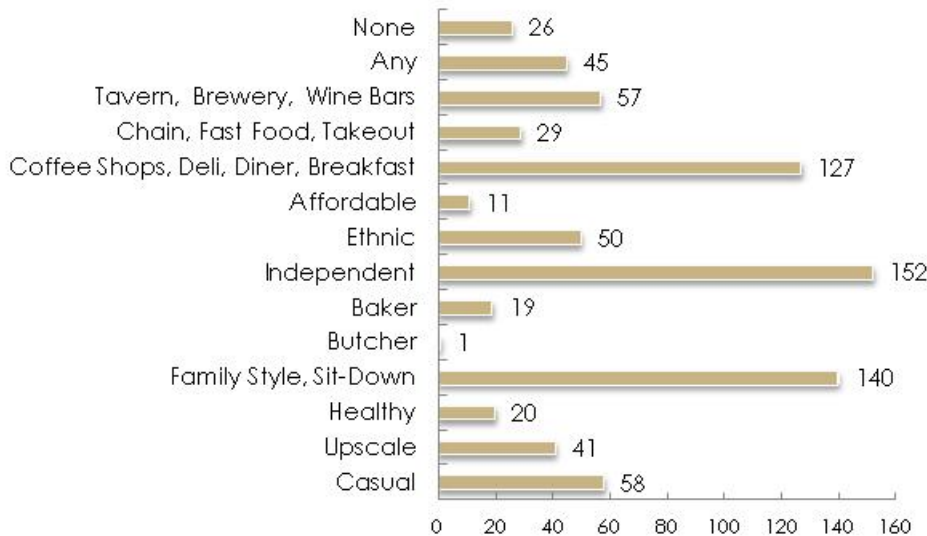


Public Survey Results Open-Ended

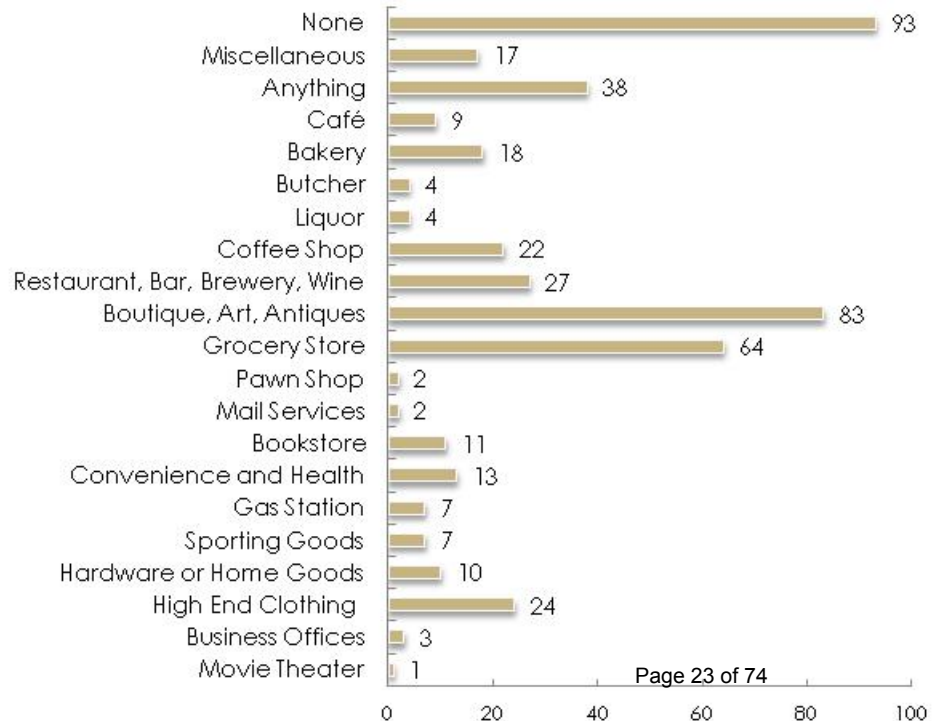
Common themes & ranking

- Desire types of restaurants top results
 - Independent
 - Family-style, sit-down
- Desired retail options top results (other than none)
 - Boutique, arts, and antiques
 - Grocery store

What types of restaurants would you like to see more of in Fox Point?



What types of local retail options would you like to see more of in the Village?

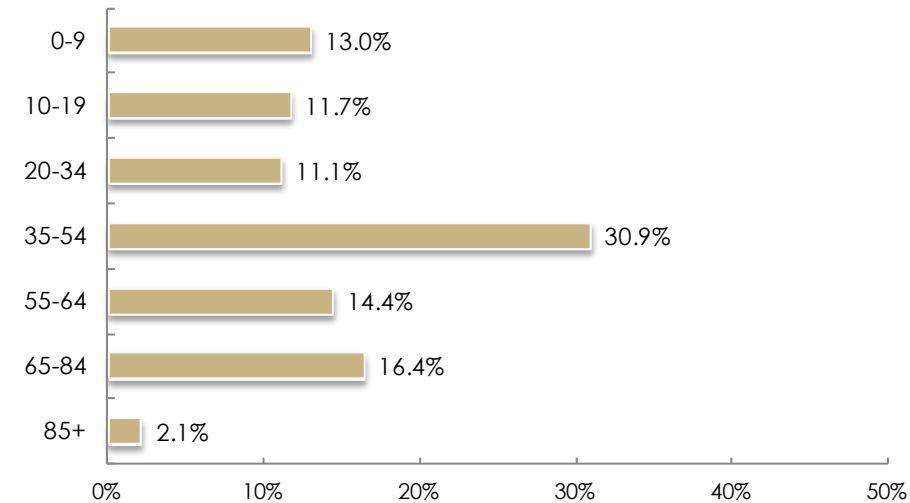
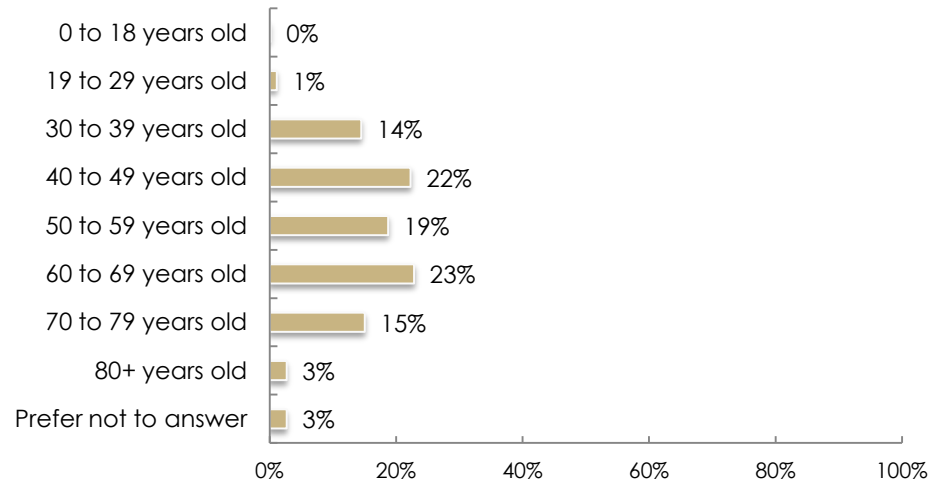


Public Survey Results Multiple-choice

Demographics

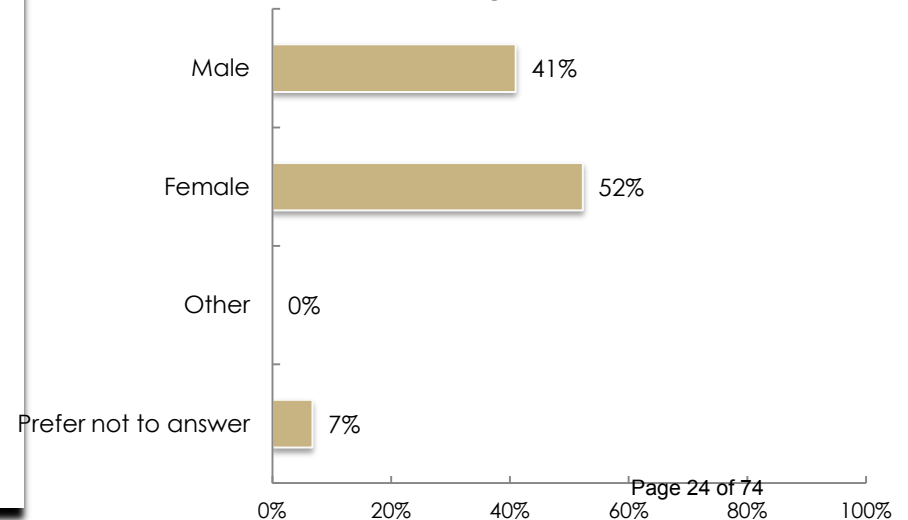
- The majority of respondents, 64%, are between 40 and 69 years of age.
- Those below 29 years of age are under-represented in the survey (Closely matched to US Census data).
- A slight majority, 52%, of respondents are female.

Please select your age range.



Source: 2017 ACS

Please select your gender/sex.



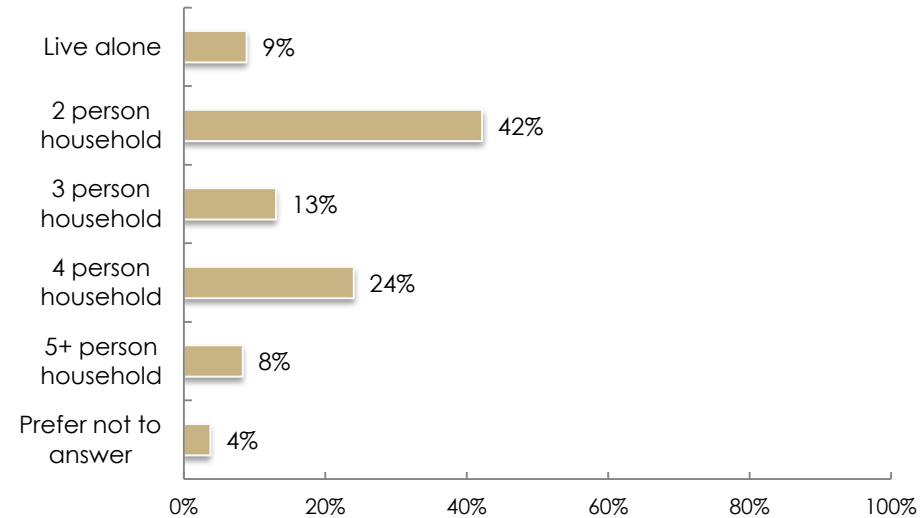
Public Survey Results Multiple-choice

Demographics

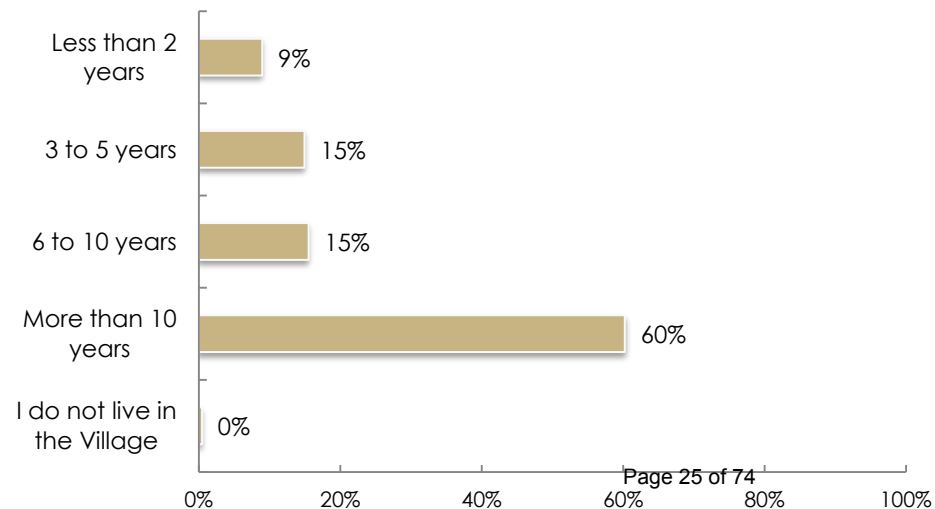
- The highest percentage of respondents, 42%, are 2 person households. The second highest percentage, 24%, are 4 persons households.
- The majority of respondents, 60%, have lived in the Village for more than 10 years.



Please select your household size.



How long have you lived in the Village?



Road Map for Discussion

1. Public Survey Results
- 2. Review of Existing Goals and Recommendations**
 - A. Housing
 - B. Natural & Cultural Resources
 - C. Land Use
 - D. Intergovernmental Cooperation
3. Public Workshop No. 1
4. Next Steps
5. Additional – Selected Revised Demographics

Review Process

- The current “Village of Fox Point Comprehensive Plan: 2035” contains chapters for each required Comprehensive Plan element. Each chapter contains demographics, data, tables, maps, and narratives. Each chapter also contains strategies throughout the text as well as some Goals and Policies at the end.
- To date, Vierbicher has revised four chapters to update the demographics, data, maps, and narratives in each.
- Vierbicher has also identified the strategies throughout the text, as well as the Goals and Policies, and consolidated all action items into Goals and Recommendations for each chapter.
- The consolidated Goals and Recommendations were suggested to be retained, revised, or removed. These suggestions were presented to Fox Point staff for review and feedback on a weekly basis.
- The results of this feedback are shown in the following slides, with parenthesis and underlines representing suggested changes.

Review of Existing Housing Goals and Recommendations

Review of Existing Housing Goals and Recommendations

Goal One: Support and encourage upgrading the quality of housing in the Village (Remove or revise? Develop recommendations to implement this goal?).

Goal Two: Maintain the use of exterior materials consistent with existing materials on new and renovated residential structures throughout the Village, and encourage the timely and proper maintenance of residences (Remove or revise to an action? Move maintenance to code enforcement?).

- Continue to utilize the Village Building Board to review the architectural compatibility of new construction and renovations, for the purposes of preserving property values and maintaining a cohesive approach in all Village neighborhoods (Remove or retain?).
- Consider amending the Village code to address the regulation of housing units utilized for vacation or time-share purposes (Remove or revise? Revise to address short-term rentals? Separate goal?).

Review of Existing Housing Goals and Recommendations

Goal Three: Establish Fox Point as a community where residents can “age in place.”

- Continue to provide adequate housing choices that allow residents to remain in the Village despite changes in household size, income, mobility, or ability to perform household maintenance.
- Continue to utilize zoning overlay districts to allow multi-family housing such as rowhouses, townhouses, or condos to provide housing choices for empty nesters, young professionals, and others in specified locations.
- Explore allowing additions to single-family dwellings for family purposes in order to provide options for aging family members to remain at home (Make more specific or remove?).
- Identify potential funding mechanisms available to the Village for the support of senior services related to housing, transportation, etc.

Review of Existing Housing Goals and Recommendations

Goal Three (cont.): Establish Fox Point as a community where residents can “age in place.”

- Consider the creation of a new zoning overlay designated for senior oriented assisted living to allow the retrofit of existing structures in a way that is sensitive to the character of the Village (Revise or remove?).
- Consider a policy to address the accessibility needs of residents.
- The Village should consider a policy that streamlines the approval process for the installation of ADA compliant accessibility features (Moved from narrative section).

Goal Four: Allow residential properties to maintain landscaping that utilizes native vegetation and/or plants for harvesting produce.

- Encourage the conversion of some mowed turf grass into meadows, prairie, or other low mow options utilizing native vegetation (as defined by SEWRPC or the WDNR).
- Allow the installation of landscaping techniques which filter stormwater runoff and/or enhance groundwater recharge, e.g. rain gardens.

Review of Existing Housing Goals and Recommendations

Goal Five: Encourage retrofits to existing housing stock which enhance energy efficiency, improve stormwater management, reduce water usage, and utilize renewable materials and energy.

- Gather public input to develop Village policies regarding renewable energy sources (such as solar panels or residential wind turbines) which balances the maintenance of neighborhood aesthetics with a desire to reduce fossil fuel use (Remove or retain?).
- Identify potential funding mechanisms available to the Village or its residents for the purposes of increasing energy efficiency (including use of renewable energy technology?) and (effective?) stormwater management.
- (Develop policies which encourage increased energy efficiency, including use of renewable energy technology, and effective stormwater management?).
- The Village should gather public input in the preparation of a policy governing the implementation of such devices in a manner that protects neighborhood aesthetics and property values.

Review of Existing Housing Goals and Recommendations

Goal Five (cont.): Encourage retrofits to existing housing stock which enhance energy efficiency, improve stormwater management, reduce water usage, and utilize renewable materials and energy.

- (Promote and encourage?) use of rain barrels to collect downspout drainage which can be used to irrigate landscape areas, or for other non-potable uses (Moved from narrative section).
- (Promote and encourage?) use of rain gardens and use of native landscaping materials to create localized infiltration basins that provide a means for stormwater runoff to cool, infiltrate, and recharge the groundwater (Moved from narrative section).
- (Increase?) use of infiltration swales or prairies, such as undeveloped areas, or preserved open spaces, to include native plants to filter surface runoff and recharge the groundwater (Moved from narrative section).

Review of Existing Natural and Cultural Resources Goals and Recommendations

Review of Existing Natural and Cultural Resources Goals and Recommendations

Goal One: Preserve and enhance the residential character of the Village (Already accomplished through other goals or need other recommendations here?).

Goal Two: Protect and wisely utilize the Village's natural resources, including but not limited to: wetlands, wildlife, lakes, woodlands, open space, parks, and groundwater resources.

- Coordinate with regional agencies (Milwaukee County, MMSD, DNR, SEWRPC) and adjacent local governments to protect, enhance, and restore natural features.
- Explore strengthening the Village tree ordinances to further protect the existing landscape.
- Protect and enhance existing water quality in Indian Creek.
- Encourage green building practices for redevelopment of sites in the Village including practices that promote energy conservation, stormwater management, and improved air quality.

Review of Existing Natural and Cultural Resources Goals and Recommendations

Goal Two (cont.): Protect and wisely utilize the Village's natural resources, including but not limited to: wetlands, wildlife, lakes, woodlands, open space, parks, and groundwater resources.

- Encourage the creation of a treatment swale in the N. Santa Monica Boulevard median, including vegetation that is resistant to road salt, to help address N.R. 216 stormwater discharge requirements (Already completed? More to do?).
- Identify other techniques to control stormwater runoff throughout the Village, including increased landscaping in parking lots and medians, rain gardens, rain barrels, and use of pervious paving materials.
- Identify new potential funding mechanisms for the maintenance of parks, recreational facilities, and natural areas.
- Continue to monitor the presence of the Emerald Ash Borer Beetle in Wisconsin and provide updates on the Village website. Inform residents of necessary actions for the maintenance of trees.

Review of Existing Natural and Cultural Resources Goals and Recommendations

Goal Two (cont.): Protect and wisely utilize the Village's natural resources, including but not limited to: wetlands, wildlife, lakes, woodlands, open space, parks, and groundwater resources.

- The Village has taken a proactive approach in reducing invasive plants along public rights-of-way and publicly owned properties. However, residents are encouraged to become educated about invasive plants and work towards their elimination through management of their properties (FP website).

Review of Existing Natural and Cultural Resources Goals and Recommendations

Goal Three: Create strategies to maintain the character of the Village along the Lake Michigan shoreline (Changed to language used in Survey).

- Maintain the Village Shoreland Zoning Ordinance.
- Review the Village Bluff Ordinance to continue to protect the Village's existing landscape.
- Increase awareness of the link between stormwater runoff and pollution in Lake Michigan.
- Consider strategies to preserve the quality of ravine areas by incorporating SEWRPC guidelines on primary environmental corridors into the Village code.
- Chapter 17 of the Fox Point Village Code prohibits construction on slopes of bluffs or ravines in the Village, as a means of protecting against erosion. The Village should consider strengthening this ordinance to further protect the Village's existing landscape (Moved from narrative section. Needed?).

Review of Existing Natural and Cultural Resources Goals and Recommendations

Goal Four: Support the unique cultural and historic features of Fox Point consistent with the residential character of the Village.

- Consider mechanisms for adding additional sites to the Village's entries in the Architectural History Inventory, and for gathering additional information about existing entries.
- Continue an effective working relationship with the Milwaukee County Historical Society.

Review of Existing Natural and Cultural Resources Goals and Recommendations

Goal Five: Integrate landscaped yards throughout the Village with native, natural features and community agriculture.

- Encourage the conversion of some mowed turf areas into meadows, prairies, or other low mow alternatives utilizing native vegetation (per SEWRPC or WDNR guidelines) particularly on public spaces or private backyards.
- Collaborate with Stormonth School regarding the possible creation of a community garden on school grounds.
- Consider providing municipal compost to residents for use in community garden plots or in backyard gardens.

Review of Existing Land Use Goals and Recommendations

Review of Existing Land Use Goals & Recommendations

Goal One: Establish a guiding land use plan (Maintain and use the Future Land Use Plan map to guide Fox Point development, redevelopment, conservation, and preservation over the next decade?).

- Continue to support current land uses in the Village, while ensuring that any land use changes proposed by property owners meets the standards of the land use plan (Ensure land use plan changes proposed by property owners are consistent with the land use plan map?).
- Support improvement efforts in the Village's identified business districts while allowing the market to determine how new services shall be incorporated (Support improvement efforts in the Village's identified business districts while allowing the market to determine tenant mix and renovation design?) .
- Maintain current maps of parcel based data including parcel boundaries, land use, and zoning (Needed?).
- Incorporate sustainable techniques into the Village Zoning Ordinance to assist property owners in making appropriate choices.

Review of Existing Land Use Goals & Recommendations

Establish a guiding land use plan based upon general zoning categories instead of current neighborhood map?

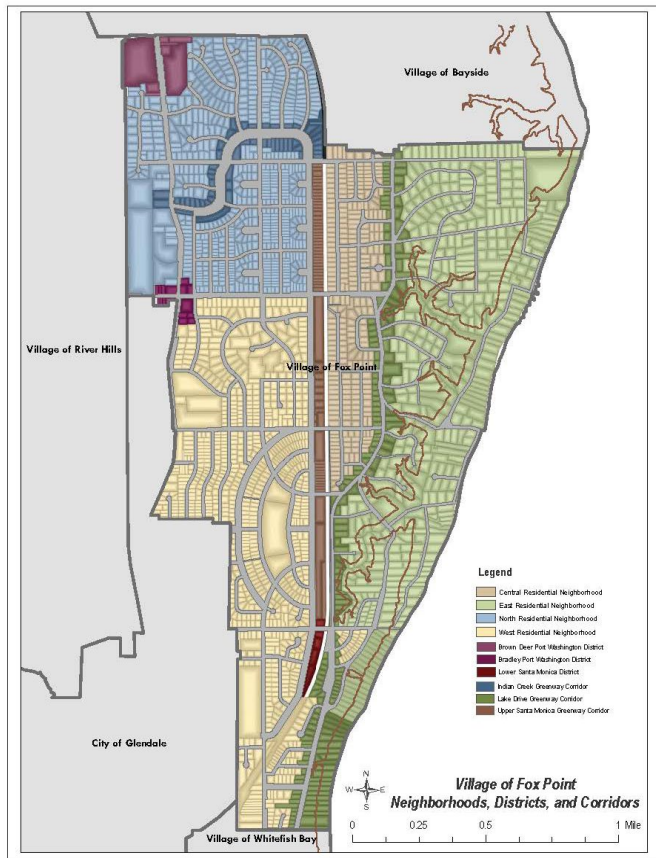
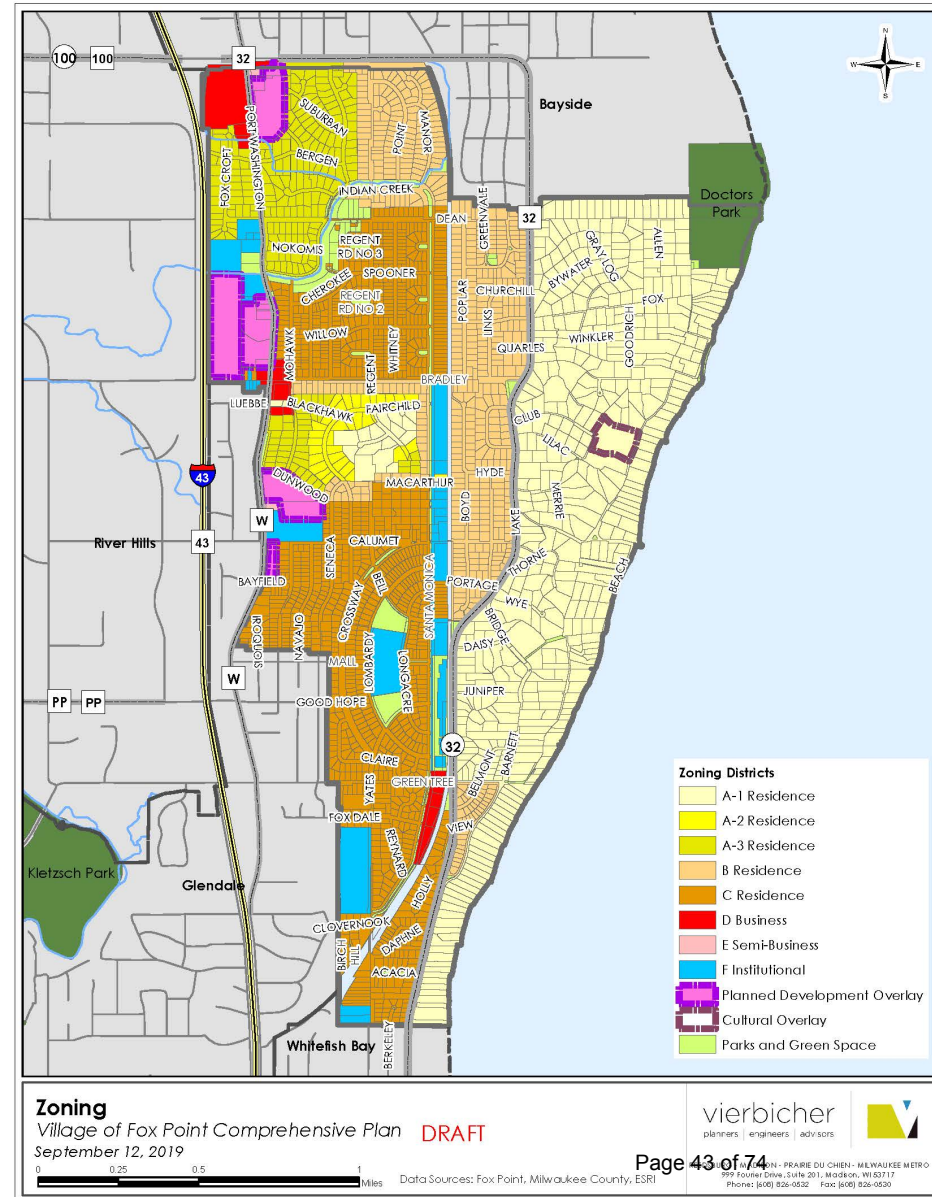


Figure 8.6: Land Use Plan Map for the Village of Fox Point.



Review of Existing Land Use Goals and Recommendations

Goal Two: Foster compatibility between neighboring uses.

- Maintain existing open space between commercial/institutional areas and residential neighborhoods, and where feasible, encourage the enhancement of landscaping to provide appropriate buffers.
- Maintain existing neighborhood pathway connections between residential areas and commercial areas, schools, community park spaces, and wooded areas.
- As redevelopment occurs at the intersection of Bradley Road and Port Washington Road, encourage area residents to provide input on site design and proposed services (Remove or retain?).
- Continue to support a mix of uses in the Village's identified business districts, including office and residential uses, in an effort to support connections between where residents live, work, and play (Encourage Fox Point's business districts to provide and maintain pedestrian and bicycle accessibility and connectivity to neighboring districts and neighborhoods?).

Review of Existing Land Use Goals and Recommendations

Goal Three: Maintain the character of existing residential neighborhoods.

- Ensure that residential redevelopment or renovation respects the context of the existing neighborhoods, including: scale, materials, building placement, and parcel size (Continue to enforce Fox Point's development regulations and ensure properties are maintained?).
- Continue to manage residential uses located near sensitive environmental features by strengthening Village policies regarding the preservation of woodlands, ravine areas, and the lakefront.
- Protect the privacy and quality of life for property owners adjacent to properties of interest, e.g. the Mary Nohl Art Environment.

Review of Existing Land Use Goals and Recommendations

(**Goal Four:** Implement additional practices which encourage Fox Point to become more sustainable?) – New goal to organize recommendations moved from narrative section.

- Encourage the retrofit of Village-owned structures to increase energy efficiency, reduce stormwater runoff, and utilize recycled materials for any maintenance or repair.
- Update development, building, and plumbing codes to allow reuse of stormwater for non-potable purposes(?).
- Permit solar and small wind turbines by right in selected zone districts (Permit and encourage solar technology for homes and business?).
- Give priority parking for vans, hybrid vehicles, and bicycles in parking areas (Needed? Bikes in bike racks. These are Transportation Element Issues?).
- Allow green roofs to qualify for open space credit when calculating stormwater fees.
- Require landscaping throughout the Village for which the maintenance is low-energy (Encourage low maintenance landscaping and native plant usage?).

Review of Existing Land Use Goals and Recommendations

(Goal Four cont.: Implement additional practices which encourage Fox Point to become more sustainable?)

- Adopt minimum reforestation requirements for sites without vegetation or provide landscape credits for tree preservation (Remove or retain?).
- Require outdoor signage to be turned off when businesses are closed (Regulate through zoning?).
- Encourage property owners to adopt site-based LID/green infrastructure practices, such as rain gardens, rain barrels and other rainwater harvesting practices.
- Consider cost sharing for property owners to retrofit with runoff reduction techniques (Remove or retain?).
- Adopt local street specifications that incorporate “complete streets” principles that encourage walking and biking - Complete Streets are designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and bus riders of all ages and abilities are able to safely move along and across a complete street. (Move to Transportation Element?).

Review of Existing Land Use Goals and Recommendations

(Goal Four cont.: Implement additional practices which encourage Fox Point to become more sustainable?)

- Require defined spots for “staying” by pedestrians. Encourage objects such as planters, monuments, and public art to signify an area of rest (Move to Transportation Element?).
- Permit urban gardens and urban agricultural spaces to meet residential open space set aside requirements (Remove or retain?).
- Require or encourage non-residential building amenities such as bike parking, convenient and visible stairs, and lockers and showers for those biking or walking to work (Remove or retain?).

Review of Existing Land Use Goals and Recommendations

(**Goal Five:** Continue to maintain high environmental and design and encourage appropriate redevelopment standards for existing commercial districts and arterial corridors?) – New goals to organize recommendations moved from narrative section.

Brown Deer/Port Washington District

- While there is no immediate need for redevelopment in the district, should commercial redevelopment be proposed in the future the Village should encourage the incorporation of green infrastructure improvements, landscaping enhancements, and high quality architectural and signage design (?).
- This district forms a primary gateway into Fox Point with Brown Deer Road bringing traffic in from I-43. Any urban design or streetscape improvements in the district should prioritize the enhancement of this entryway (?).

Review of Existing Land Use Goals and Recommendations

(**Goal Five cont.:** Continue to maintain high environmental and design and encourage appropriate redevelopment standards for existing commercial districts and arterial corridors?)

Bradley/Port Washington District

- When redevelopment occurs, the Village should encourage detailed architectural design, building materials similar to that of RiverPoint Village and the Fox Point Shops, enhanced landscaping, and the inclusion of canopy trees and advanced stormwater management techniques within parking areas (?).
- The Village should also encourage the placement of power lines underground in this area when the opportunity arises.
- Pedestrian and bike linkages to surrounding residential areas should be enhanced.

Review of Existing Land Use Goals and Recommendations

(**Goal Five cont.:** Continue to maintain high environmental and design and encourage appropriate redevelopment standards for existing commercial districts and arterial corridors?)

Lower Santa Monica Boulevard

- Extending south along Santa Monica Boulevard are two long one story strip developments that constitute the remainder of the Shops. Parking for all of these buildings is located in a visually prominent location between the buildings and the streets. While there is no immediate need for maintenance in the district, the Village should encourage existing businesses to consider modifying the parking area, existing pathways, and existing landscape to create a multi-modal, boulevard-style streetscape.
- In addition, the Village should support the option of modifying the structure to allow for a mixed use format with second floor residential or office uses. Any redevelopment should incorporate existing architectural standards, building materials consistent with the current palette, and significant glazing along the street.

Review of Existing Land Use Goals and Recommendations

(**Goal Five cont.:** Continue to maintain high environmental and design and encourage appropriate redevelopment standards for existing commercial districts and arterial corridors?)

Upper Santa Monica Greenway

- In addition to maintaining the corridor's boulevard character through enforcing property maintenance, the Village should consider opportunities for landscaping and stormwater management improvements in the Santa Monica Boulevard median (Move to Utilities and Communities Facilities Element?).

Lake Drive Greenway

- Enhancements the Village may wish to consider in the future are placing power lines underground and adding bike lanes or dedicated bike paths in the right-of-way (Move to Utilities and Communities Facilities and Transportation Elements?).

Indian Creek Greenway

- The character of the corridor should be protected or enhanced in the future.

Review of Existing Intergovernmental Goals and Recommendations

Review of Existing Intergovernmental Cooperation Goals and Recommendations

Goal One: Periodically review land use activities with neighboring communities;

- Support a mutually beneficial agreement with the City of Glendale in regards to the Port Washington Road corridor.
- Encourage compatible uses or appropriate transitions between adjacent land uses along municipal borders. When potential conflicts arise, work with adjoining communities to reach appropriate resolutions.
- Review comprehensive plans of neighboring municipalities as they are approved.

Review of Existing Intergovernmental Cooperation Goals and Recommendations

Goal Two: Continue to coordinate with the North Shore communities on shared services and infrastructure;

- Explore the fiscal ramifications of joining with other North Shore communities in a multi-jurisdictional solid waste collection and disposal service.
- Explore opportunities for a continuous bike and pedestrian path network throughout the North Shore suburbs.
- On an ongoing basis, identify new opportunities for shared services and infrastructure to the extent that such opportunities benefit the Village.

Review of Existing Intergovernmental Cooperation Goals and Recommendations

Goal Two (cont.): Continue to coordinate with the North Shore communities on shared services and infrastructure;

- Coordinate with neighboring communities and the school districts when contracting private companies and similar services are needed, such as street resurfacing.
- Evaluate new opportunities to purchase expensive capital equipment jointly with neighboring communities in an effort to save through purchase and maintenance costs.
- Encourage the school districts to collaborate in ways that will allow the provision of additional services to Village, such as youth programs, community use of classrooms by seniors and community classes.

Review of Existing Intergovernmental Cooperation Goals and Recommendations

Goal Three: Continue the Village's working relationships with State and regional entities;

- Keep abreast of issues related to the planned widening of I-43, and collaborate with WisDOT to mitigate noise and maximize benefit to the Village (Remove or retain?).
- Continue to collaborate with SEWRPC, (MMSD, and other regional organizations) on issues related to land use, transportation, (and) water quality.
- Continue to monitor potential funding programs administered by WisDOT, WDNR, (MMSD), and other State agencies.

Road Map for Discussion

1. Public Survey Results
2. Review of Existing Goals and Recommendations
 - A. Housing
 - B. Natural & Cultural Resources
 - C. Land Use
 - D. Intergovernmental Cooperation
- 3. Public Workshop No. 1**
4. Next Steps
5. Additional – Selected Revised Demographics

Public Workshop # 1 Presentation/Exercises

- Location?
- Introduce the planning process
- Present survey results
- Review existing Comprehensive Plan highlights and change in the community since 2010
 - Data, charts, maps, and narratives changes (where appropriate)
- Present existing goals and recommendations and any changes, as suggested by the Comprehensive Plan Special Committee
- Community Participation exercises
 - Gather community input regarding Issues and Opportunities in the Village
 - Map of Village – Dots for areas of concern & markers for corridors
 - Focus group tables
 - Gather community input through public comment cards

Road Map for Discussion

1. Public Survey Results
2. Review of Existing Goals and Policies
 - A. Housing
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 - C. Land Use
 - D. Intergovernmental Cooperation
3. Public Workshop No. 1
- 4. Next Steps**
5. Additional – Selected Revised Demographics

Next Steps

- Special Committee Meeting – Fifth week in October
 - Discuss highlights and changes since 2010 for remaining four (4) elements
 - Discuss Public Workshop No. 1 general format and exercises
- Public Workshop #1 – Second week in November

Thank you!
Questions?

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(262) 408-5397

Road Map for Discussion

1. Public Survey Results
2. Review of Existing Goals and Policies
 - A. Housing
 - B. Natural & Cultural Resources
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3. Public Workshop No. 1
4. Next Steps
- 5. Additional – Selected Revised Demographics**

Revised Demographics

- The Village of Fox Point has experienced a steady decline in population since from 1990.
- Specifically, the population decreased by 3.12% from 1990 to 2000 and by 4.44% from 2000 to 2010. However, the decrease from 2010 to 2019 has slowed to 1.94%.
- It is important to note that this is only a nine (9) year time period and the 2019 DOA estimates were derived using a different methodology than the 2010 Census count.

Current and Past Population

	Milwaukee Co.	Southeastern Wisconsin	Village of Fox Point	Village of Bayside	Village of Brown Deer	City of Glendale	Village of River Hills	Village of Shorewood	Village of Whitefish Bay
1990*	959,275	1,810,364	7,238	4,681	12,236	14,088	1,612	14,116	14,272
2000*	940,164	1,932,908	7,012	4,518	12,170	13,367	1,631	13,763	14,163
2010*	947,735	2,019,970	6,701	4,389	11,999	12,872	1,597	13,162	14,110
2019**	945,509	2,048,536	6,571	4,304	12,246	12,483	1,558	13,479	14,050

Source: * US Census, ** Wisconsin DOA Preliminary

Revised Demographics

- DOA projections show Fox Point's population could experience a decline, in population of 3.57% from 2020 to 2030. However, the decrease will level off to 1.18% from 2030 to 2040. The 2020 to 2040 projected population decline is the strongest rate of decline, when compared to the other North Shore communities.

Projected Population

	Milwaukee Co.	Southeastern Wisconsin	Village of Fox Point	Village of Bayside	Village of Brown Deer	City of Glendale	Village of River Hills	Village of Shorewood	Village of Whitefish Bay
2010*	947,735	2,019,970	6,701	4,389	11,999	12,872	1,597	13,162	14,110
2020**	972,610	2,116,185	6,580	4,400	12,400	12,870	1,600	13,300	14,430
2025**	974,680	2,170,655	6,445	4,355	12,450	12,710	1,595	13,180	14,450
2030**	980,450	2,222,350	6,345	4,330	12,550	12,590	1,590	13,120	14,520
2035**	1,004,730	2,266,210	6,345	4,365	12,880	12,710	1,610	13,300	14,860
2040**	1,016,250	2,277,340	6,270	4,355	13,050	12,660	1,615	13,310	15,010
Change 2020 to 2040**	43,640	161,155	-310	-45	650	-210	15	10	580

Source: * US Census, ** Wisconsin DOA

Projected Population – Percent Change

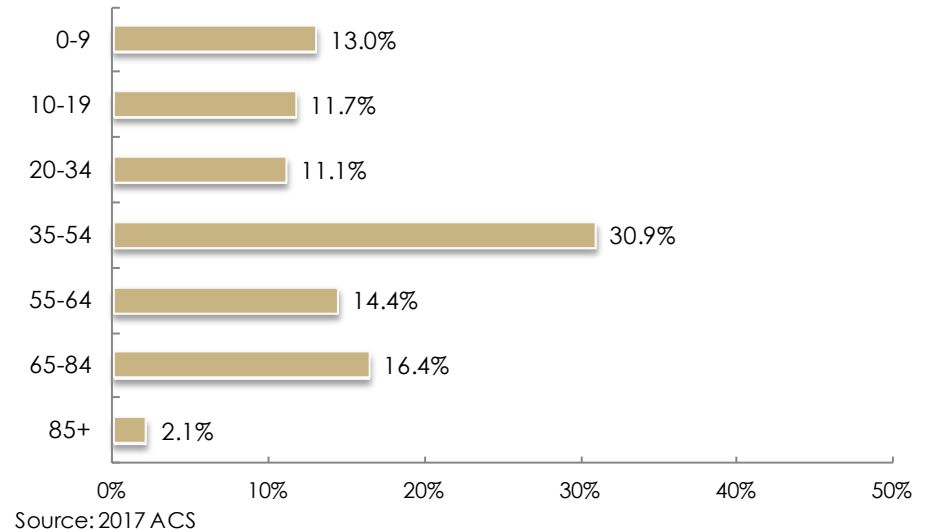
	Milwaukee Co.	Southeastern Wisconsin	Village of Fox Point	Village of Bayside	Village of Brown Deer	City of Glendale	Village of River Hills	Village of Shorewood	Village of Whitefish Bay
2010*	-	-	-	-	-	-	-	-	-
2020**	2.62%	4.76%	-1.81%	0.25%	3.34%	-0.02%	0.19%	1.05%	2.27%
2030**	0.81%	5.02%	-3.57%	-1.59%	1.21%	-2.18%	-0.63%	-1.35%	0.62%
2040**	3.65%	2.47%	-1.18%	0.58%	3.98%	0.56%	1.57%	1.45%	3.37%
Change 2020 to 2040**	4.46%	7.49%	-4.75%	-1.01%	5.19%	-1.62%	0.95%	0.09%	4.00%

Source: * US Census, ** Wisconsin DOA

Revised Demographics

- In Fox Point, 30.9% of the population was aged between 35 and 54, a higher percentage than for the other North Shore communities.
- Fox Point has a higher median age, 46.2, than the other North Shore communities, with the exception of River Hills and Bayside.

Fox Point Age Distribution



North Shore Age Distribution

	Milwaukee County	Southeastern Wisconsin	Village of Fox Point	Village of Bayside	Village of Brown Deer	City of Glendale	Village of River Hills	Village of Shorewood	Village of Whitefish Bay
0-9	13.8%	12.7%	13.0%	15.3%	10.9%	9.5%	12.2%	11.9%	17.1%
10-19	13.3%	13.4%	11.7%	9.5%	13.2%	10.4%	10.8%	11.7%	14.5%
20-34	23.6%	20.1%	11.1%	13.0%	16.4%	19.6%	11.4%	25.6%	11.0%
35-54	24.9%	26.1%	30.9%	22.7%	25.2%	23.4%	25.9%	24.4%	30.3%
55-64	11.9%	13.3%	14.4%	18.0%	15.7%	13.2%	15.0%	12.0%	13.6%
65-84	10.4%	12.2%	16.4%	19.1%	16.7%	18.4%	22.3%	12.5%	10.8%
85+	1.6%	1.9%	2.1%	3.7%	2.5%	2.9%	3.3%	1.5%	1.3%

Source: 2017 ACS

Revised Demographics

- The racial composition of Fox Point was 90.35% white, with African-American, 3.76%, and Asian, 3.64%, being the next most populated categories.

North Shore Race

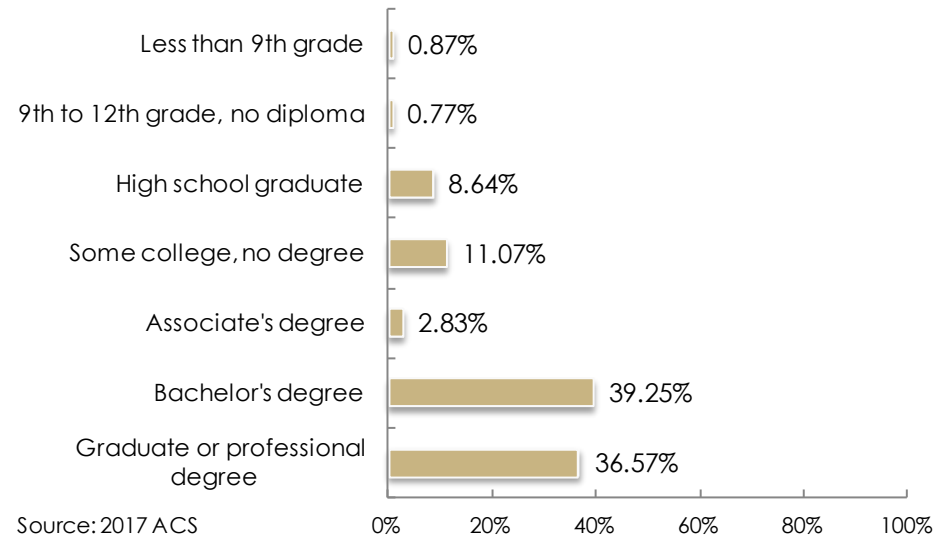
	Milwaukee County	Southeastern Wisconsin	Village of Fox Point	City of Glendale	Village of Brown Deer	City of Glendale	Village of River Hills	Village of Shorewood	Village of Whitefish Bay
Total									
White	60.59%	71.19%	90.35%	78.71%	56.79%	78.71%	81.00%	87.46%	88.59%
Black or African American	26.42%	18.33%	3.76%	14.38%	30.00%	14.38%	6.68%	3.01%	2.46%
American Indian and Alaska Native	0.55%	0.47%	0.07%	0.26%	0.74%	0.26%	0.83%	0.40%	0.38%
Asian	4.09%	3.34%	3.64%	3.66%	4.86%	3.66%	7.70%	5.42%	5.87%
Native Hawaiian and Other Pacific Islander	0.02%	0.03%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.04%
Some other race alone	4.86%	3.68%	0.10%	0.55%	3.64%	0.55%	0.00%	1.47%	0.40%
Two or more races	3.47%	2.97%	2.07%	2.43%	3.97%	2.43%	3.79%	2.23%	2.26%
Two races including Some other race	0.57%	0.48%	0.00%	0.51%	1.23%	0.51%	0.39%	0.00%	0.06%
Two races excluding Some other race, and three or more races	2.91%	2.49%	2.07%	1.92%	2.73%	1.92%	3.40%	2.23%	2.20%

Source: 2017 ACS

Revised Demographics

- The percentage of Fox Point residents over 25 years of age with a Bachelor's degree was 39.24%, which is higher than for all other North Shore communities, except for Whitefish Bay at 39.58%.
- Fox Point also has a high percentage, 37.57%, of those with graduate or professional degrees which is higher than all North Shore communities except River Hills, 37.29%.

Fox Point Educational Attainment



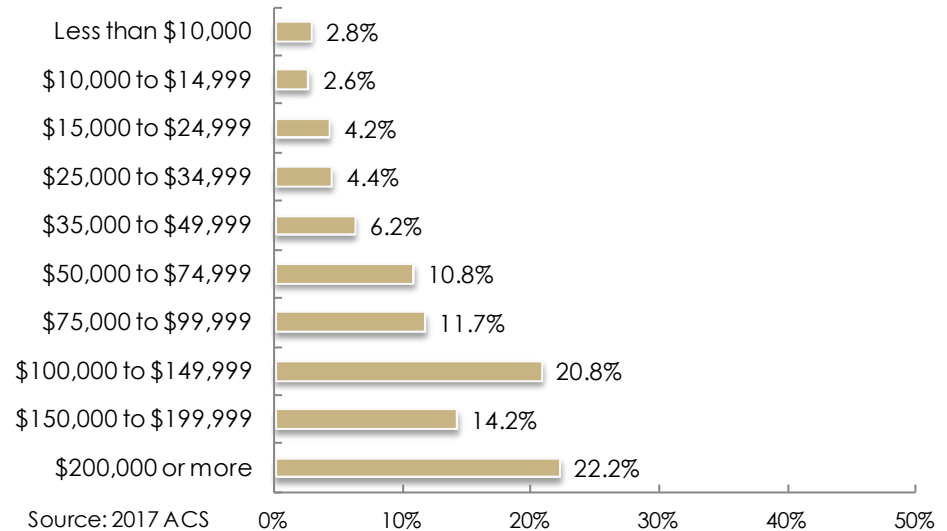
North Shore Educational Attainment

	Milwaukee County	Southeastern Wisconsin	Village of Fox Point	Village of Bayside	Village of Brown Deer	City of Glendale	Village of River Hills	Village of Shorewood	Village of Whitefish Bay
Population 25 years and over									
Less than 9th grade	4.45%	3.18%	0.87%	0.88%	1.44%	0.91%	0.00%	0.67%	1.60%
9th to 12th grade, no diploma	8.13%	6.16%	0.77%	2.20%	3.67%	3.35%	0.89%	1.20%	0.38%
High school graduate	28.17%	27.95%	8.64%	9.88%	24.20%	16.51%	5.58%	8.91%	8.35%
Some college, no degree	21.40%	21.45%	11.07%	14.46%	23.91%	19.89%	13.37%	15.28%	11.77%
Associate's degree	7.72%	8.82%	2.83%	2.35%	10.54%	7.85%	5.49%	5.11%	4.15%
Bachelor's degree	19.30%	21.19%	39.25%	37.82%	23.85%	29.85%	37.38%	33.89%	39.58%
Graduate or professional degree	10.83%	11.24%	36.57%	32.42%	12.38%	21.65%	37.29%	34.95%	34.18%

Revised Demographics

- The highest percentage of households, 22.2%, are in the \$200,000 or more bracket, closely followed by 20.8% in the \$100,000 to \$149,000 bracket.
- Median household income is \$118,281, higher than all the North Shore communities, except River Hills, \$156,944.

Fox Point Income



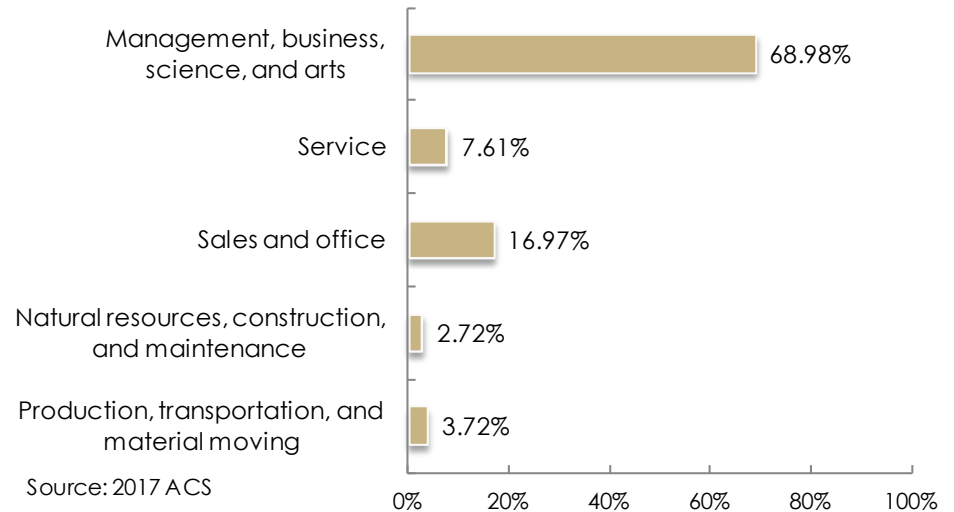
North Shore Income

	Milwaukee County	Southeastern Wisconsin	Village of Fox Point	Village of Bayside	Village of Brown Deer	City of Glendale	Village of River Hills	Village of Shorewood	Village of Whitefish Bay
Households									
Less than \$10,000	8.8%	6.3%	2.8%	4.6%	5.7%	3.9%	2.3%	6.7%	1.5%
\$10,000 to \$14,999	6.7%	4.8%	2.6%	2.9%	2.6%	2.6%	1.1%	5.8%	1.5%
\$15,000 to \$24,999	12.2%	10.1%	4.2%	5.5%	10.8%	8.8%	2.8%	5.8%	4.0%
\$25,000 to \$34,999	10.9%	9.5%	4.4%	6.7%	9.0%	10.1%	2.3%	7.9%	6.1%
\$35,000 to \$49,999	14.0%	12.9%	6.2%	5.6%	11.0%	13.2%	3.5%	12.6%	6.9%
\$50,000 to \$74,999	18.1%	18.2%	10.8%	11.9%	27.0%	18.2%	14.6%	16.7%	14.9%
\$75,000 to \$99,999	11.2%	12.9%	11.7%	12.9%	15.0%	11.8%	8.6%	10.7%	10.3%
\$100,000 to \$149,999	11.3%	14.8%	20.8%	23.0%	14.6%	17.5%	12.8%	15.5%	21.0%
\$150,000 to \$199,999	3.7%	5.5%	14.2%	9.6%	1.9%	8.2%	8.8%	8.2%	13.1%
\$200,000 or more	3.1%	5.0%	22.2%	17.2%	2.4%	5.6%	43.3%	10.0%	20.6%

Revised Demographics

- The highest percentage of employees, 68.98%, work in the management, business, and arts occupations. This percentage is higher than all other North Shore communities.

Fox Point Labor by Occupation



North Shore Labor by Occupation

	Milwaukee County	Southeastern Wisconsin	Village of Fox Point	Village of Bayside	Village of Brown Deer	City of Glendale	Village of River Hills	Village of Shorewood	Village of Whitefish Bay
Management, business, science, and arts	36.01%	37.69%	68.98%	61.25%	43.02%	52.58%	62.87%	64.40%	65.62%
Service	19.81%	17.37%	7.61%	10.05%	20.00%	14.49%	7.59%	9.94%	8.35%
Sales and office	22.89%	23.30%	16.97%	21.50%	25.27%	21.27%	20.39%	18.95%	18.84%
Natural resources, construction, and maintenance	5.92%	6.93%	2.72%	5.21%	4.18%	3.85%	7.74%	1.17%	3.76%
Production, transportation, and material moving	15.37%	14.70%	3.72%	1.99%	7.53%	7.81%	1.41%	5.54%	3.43%

Source: 2017 ACS

Revised Housing Data

- The Village of Fox Point contains 2,911 housing units, 95.4% of which are occupied with the remaining 4.6% vacant.
- In the Village 84.19% of all housing units are owner occupied.
- The other North shore suburbs also have a high rate of home ownership, ranging from 66.44% in Brown Deer to 97.19% in River Hills.



North Shore Housing Occupancy and Ownership

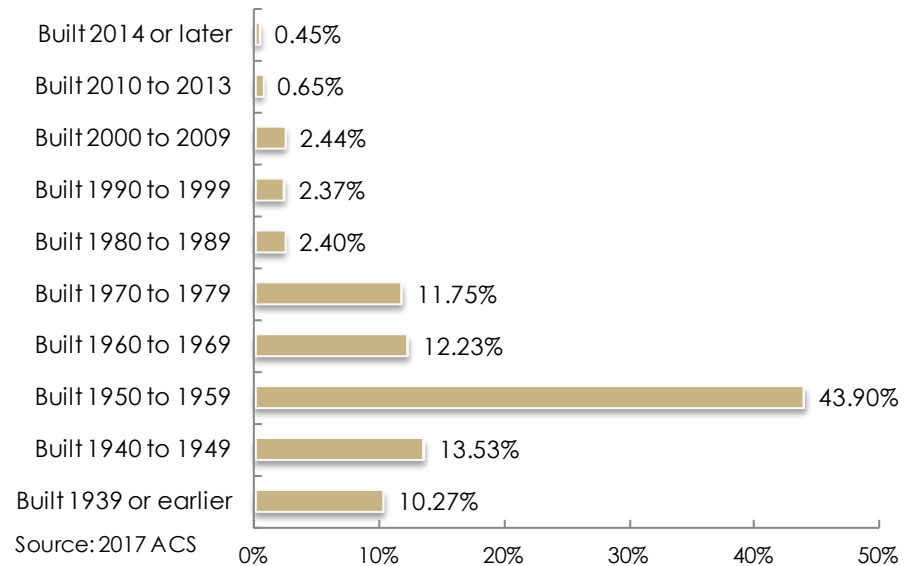
	Milwaukee County	Southeastern Wisconsin	Village of Fox Point	Village of Bayside	Village of Brown Deer	City of Glendale	Village of River Hills	Village of Shorewood	Village of Whitefish Bay
Housing Units									
Occupied	91.39%	91.78%	95.40%	96.48%	95.31%	92.25%	93.44%	94.83%	96.74%
Vacant	8.61%	8.22%	4.60%	3.52%	4.69%	7.75%	6.56%	5.17%	3.26%
Owner occupied	49.65%	61.80%	84.19%	80.10%	66.44%	69.02%	97.19%	45.66%	81.87%
Renter occupied	50.35%	38.20%	15.81%	19.90%	33.56%	30.98%	2.81%	54.34%	18.13%

Source: 2017 ACS

Revised Housing Data

- In part due to its beginning as a planned community, Fox Point's housing development is weighted heavily to one decade. After the original planned community was established, Fox Point saw the construction of 43.9% of its housing stock built from 1950 to 1959. Most of the remainder of the housing was built prior to 1950 or between 1960 and 1979.

Fox Point Housing Age



North Shore Housing Age

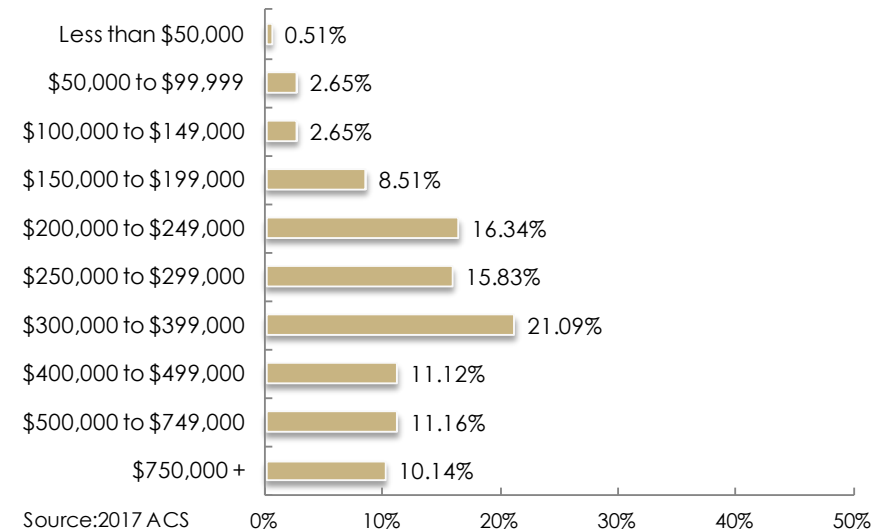
	Milwaukee County	Southeastern Wisconsin	Village of Fox Point	Village of Bayside	Village of Brown Deer	City of Glendale	Village of River Hills	Village of Shorewood	Village of Whitefish Bay
Housing Units									
Built 2014 or later	0.19%	0.38%	0.45%	0.00%	0.00%	0.00%	0.00%	0.55%	0.33%
Built 2010 to 2013	0.84%	1.10%	0.65%	0.00%	1.37%	0.00%	1.64%	0.54%	0.09%
Built 2000 to 2009	4.79%	9.41%	2.44%	4.16%	4.55%	6.67%	5.25%	0.54%	1.81%
Built 1990 to 1999	5.46%	11.62%	2.37%	6.99%	6.86%	8.26%	11.80%	1.51%	0.72%
Built 1980 to 1989	5.51%	8.00%	2.40%	12.53%	11.06%	10.62%	12.95%	4.79%	0.83%
Built 1970 to 1979	10.34%	13.22%	11.75%	12.37%	24.12%	14.81%	14.43%	9.39%	5.25%
Built 1960 to 1969	11.44%	11.30%	12.23%	22.77%	20.58%	20.17%	17.05%	8.26%	3.68%
Built 1950 to 1959	20.97%	16.10%	43.90%	31.79%	25.16%	24.71%	17.87%	11.51%	21.20%
Built 1940 to 1949	9.66%	6.85%	13.53%	4.43%	2.05%	6.01%	2.46%	9.19%	23.63%
Built 1939 or earlier	30.79%	22.00%	10.27%	4.96%	4.25%	8.73%	16.56%	53.72%	42.44%

Source: 2017 ACS

Revised Housing Data

- In Fox Point, 94.18% of all owner occupied housing units are valued at \$150,000 or more and 21.3% are valued at over \$500,000.
- The median value of housing in the north shore suburbs vary considerably, from \$151,200 in Brown Deer to \$632,400 in River Hills. The median value in the Village of Fox Point is \$316,600.

Fox Point Housing Value



North Shore Housing Value

	Milwaukee County	Southeastern Wisconsin	Village of Fox Point	Village of Bayside	Village of Brown Deer	City of Glendale	Village of River Hills	Village of Shorewood	Village of Whitefish Bay
Owner Occupied Units									
Less than \$50,000	6.56%	4.56%	0.51%	0.28%	8.68%	4.09%	1.26%	2.51%	1.33%
\$50,000 to \$99,999	17.93%	10.74%	2.65%	0.00%	7.90%	4.53%	0.00%	1.60%	0.79%
\$100,000 to \$149,000	25.34%	18.09%	2.65%	2.83%	32.38%	14.52%	1.99%	6.15%	4.16%
\$150,000 to \$199,000	21.29%	19.87%	8.51%	4.97%	33.71%	21.16%	3.97%	5.28%	5.54%
\$200,000 to \$249,000	11.35%	14.85%	16.34%	10.90%	10.98%	23.76%	5.05%	10.48%	13.03%
\$250,000 to \$299,000	6.49%	10.83%	15.83%	21.81%	4.96%	14.39%	7.04%	14.82%	10.28%
\$300,000 to \$399,000	6.05%	11.05%	21.09%	22.36%	0.39%	13.20%	5.42%	29.71%	22.70%
\$400,000 to \$499,000	2.04%	4.48%	11.12%	19.46%	0.00%	1.85%	12.27%	10.37%	15.95%
\$500,000 to \$749,000	1.90%	3.61%	11.16%	14.91%	0.50%	1.96%	24.55%	12.27%	17.52%
\$750,000 +	1.06%	1.92%	10.14%	2.48%	0.50%	0.54%	38.45%	6.81%	8.69%
Median Value	\$150,300		\$316,600	\$341,200	\$151,200	\$212,000	\$632,400	\$330,800	\$365,500

Revised Housing Data

- In Fox Point, adjusted home values between 2012 and 2017 increased at a rate of 8.28%, and adjusted median gross rent values increased by 2.4%, while adjusted median household income increased by 15.34%. This shows incomes are keeping up with increases in the cost of housing and that changing needs of seniors and others for different housing choices are more of an issue than housing cost.



North Shore Housing Value

		Milwaukee County	Southeastern Wisconsin	Village of Fox Point	Village of Bayside	Village of Brown Deer	City of Glendale	Village of River Hills	Village of Shorewood	Village of Whitefish Bay
Total Housing Units	2012									
	2017	0.12%	0.85%	-0.17%	-0.27%	0.96%	-0.60%	-3.63%	-6.14%	-2.14%
Median value	2012									
	2017	-7.73%	-	8.28%	8.01%	-9.30%	0.76%	-3.73%	14.58%	14.43%
Median Gross Rent	2012									
	2017	7.38%	-	2.40%	5.79%	4.31%	-0.79%	-	20.15%	15.38%
Median HH Income	2012									
	2017	7.31%	-	15.34%	8.93%	12.62%	11.68%	-18.87%	10.85%	4.10%

Source: 2012 & 2017 ACS