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**EXECUTIVE COMMITTEE
JOINT WITH FINANCE AND HIGHWAY COMMITTEES**

Public Agency Center
West Bend, WI

July 6, 2005
8:30 a.m.

Present for the Executive Committee: Kenneth F. Miller, James E. Spindler, Daniel W. Stoffel, and Paul A. Tuchscherer. Excused: Herbert J. Tennes.

Present for the Finance Committee: James B. Esselmann, Peter L. Gonnering, and Thomas S. Smith. Excused: Donald H. Roskopf, and Joan A. Russell.

Present for the Highway Committee: Thomas J. Sackett, Daniel R. Goetz, John B. Kohl, Mark T. McCune, and Maurice Strupp.

Also Present: Administrative Coordinator Doug Johnson, Finance Director Susan Haag, County Clerk Brenda Jaszewski, County Attorney Kimberly Nass, Highway Commissioner Ken Pesch, Assistant Highway Commissioner Barbara Villwock, Sheriff Brian Rahn, Supervisors Paul J. Beistle, Lawrence S. Hoffman, John W. Stern, Charlene S. Brady, Donald J. Berchem, Ralph R. Hensel, and City of Hartford Mayor Scott Henke.

Chairperson Esselmann called the Finance Committee to order and read the Affidavit of Posting. Chairpersons Miller and Sackett called the Executive Committee, and Highway Committee to order.

REVIEW OF EAST-WEST CORRIDOR STUDY

Appearance: Greg Curtis, Project Manager with Bonestroo, Rosene, Anderlik, and Associates, Kenneth Yunker, Deputy Director with SEWRPC, Robert Anderson, Thomas Longtin, and Aileen Switzer, with State of Wisconsin, Department of Transportation.

Mr. Pesch stated that on July 6, 2005, the Highway Committee approved 2005 Resolution 19, recommending the Northern Alternate Route for the east-west arterial highway corridor between Dodge County and US Hwy 41. This Resolution authorizes the release of \$1,000,000 of encumbered 2005 Highway Capital Improvement Plan sales tax funds for further study and development of the selected northern route. Upon request, Mr. Pesch read the Resolution in its entirety.

Mr. McCune stated that the Highway Committee has previously met with the Dodge County Highway Committee to discuss this issue. It was noted that Washington County has no jurisdiction over the portion of the route that would be located in Dodge County.

Mr. Yunker stated that at the request of Washington County, approximately 2,000 surveys were distributed to individuals that were stopped at the intersection of Hwy 60 and CTH K over a 12-hour period, to help identify origins and destinations of Hwy 60 traffic. Approximately 600 surveys were returned and the results were submitted to the Highway Committee. Mr. Yunker stated the survey showed that there was no obvious pattern to indicate a preference for either a northern or southern route.

Mr. Pesch stated that Washington County would be applying for Federal aid on this project and it would be eight to ten years before construction would begin. The current allocation of Federal aid to Washington County is approximately \$750,000 bi-annually for the rural Surface Transportation Program (STP) and approximately \$250,000 bi-annually for urban STP. Mr. Pesch anticipates using these funds to offset the cost of the project, as well as the Highway allocation of county sales tax revenue from the Capital Improvement Plan.

Mr. Miller questioned if the Highway Committee considered forming TIF districts along the area, or requested developers along the area to help provide funding for this project. Mr. Sackett stated that to his knowledge, no

1 impact fees or TIF districts have been established on a county or regional level for the construction of any state
2 or county road.
3

4 Mr. Anderson stated that current analysis for Highway 60 shows that traffic is operating at an acceptable level
5 of service, with the exception of the intersection of Hwy 60 and Hwy 83, located in the City of Hartford. Any
6 request for improvements to this intersection would need to be brought forward by the City of Hartford, not the
7 County, because it is a connecting highway. As of today, Mr. Anderson has not received a request from the
8 City of Hartford to improve this intersection. In a 2004 study, it was shown that the west side of the City of
9 Hartford has approximately 10,000 vehicles per day traveling on Hwy 60, and the east side has approximately
10 23,000 vehicles per day. Mr. Pesch stated that the Highway Department receives an update every three years
11 from the Department of Transportation on Hwy 60 traffic levels, and the last report shows a 10% increase in
12 traffic over a three-year period. Mr. Yunker stated that the Commission has worked with Washington County
13 and each local unit of government to prepare a county jurisdictional system highway plan. This plan looks at
14 future needs and recognizes that future growth will require a grid of arterials, not just one single arterial.
15

16 Mr. Pesch indicated the \$1,000,000 that is being requested to be released would not be needed until Phase II of
17 the study is underway, which is anticipated to take approximately two years. Phase I of the study has been
18 completed by Bonestroo, Rosene, Anderlik, and Associates, at a cost of \$110,000. A total of \$275,000 has
19 been allocated for Phase II of the study, which has not yet begun. The Highway Committee does not want to
20 proceed with Phase II unless there is a commitment by Washington County to proceed with this project. Mr.
21 Pesch estimates the total cost of the project to be approximately \$10,000,000, with the expectation that 80% of
22 that amount would be paid by Federal highway funds. Mr. Miller indicated that it is his understanding that the
23 City of Hartford has pledged \$1,000,000 toward this project.
24

25 For the Finance Committee, moved by Mr. Gonnering, seconded by Mr. Smith to forward 2005 Resolution 19
26 – East West Corridor Study – Approval of County Highway Alignment – Northern Alternate Route to the
27 County Board with no recommendation. Motion carried.
28

29 For the Executive Committee, moved by Mr. Tuchscherer, seconded by Mr. Stoffel to forward 2005
30 Resolution 19 – East West Corridor Study – Approval of County Highway Alignment – Northern Alternate
31 Route to the County Board with no recommendation. Motion carried.
32

33 **ADJOURNMENT OF HIGHWAY COMMITTEE**

34 Moved by Mr. Kohl, seconded by Mr. Smith to adjourn the Highway Committee at 9:40 a.m. Motion carried.
35

36 **RECESS OF EXECUTIVE COMMITTEE**

37 Mr. Miller recessed the Executive Committee at 9:40 a.m. to be reconvened in Room 1023 of the Public
38 Agency Center.
39

40 **RECONVENE EXECUTIVE COMMITTEE**

41 The Executive Committee reconvened at 9:45 a.m.

42 Present for the Executive Committee: Kenneth F. Miller, James E. Spindler, Daniel W. Stoffel, and Paul A.
43 Tuchscherer. Excused: Herbert J. Tennies.
44

45 Also Present: County Attorney Kimberly Nass, Representative Suzanne Jeskewitz (arrived at 10:15 a.m.)
46 Richfield Town Administrator Toby Cotter, Planning and Parks Assistant Administrator Herbert Wolf (arrived
47 at 10:30 a.m.), Department of Transportation Representatives, and Administrative Assistant Linda Doro.
48

49 **APPOINTMENT**

50 Moved by Mr. Stoffel, seconded by Mr. Tuchscherer to approve and forward to the County Board for approval,
51 the appointment of David Nixon to the Economic Development Advisory Committee for a three year term
52 effective July 12, 2005, through May 31, 2007. Motion carried.
53

1 ECONOMIC DEVELOPMENT UPDATE AND ISSUES

2 Mr. Miller reported the EDAC Technical Advisory Committee reviewed four ED Consultant Requests for
3 Proposals and selected two for interviews on July 13, 2005.

4
5 Mr. Miller reported on the proposed \$60 million retail and tourism development in Washington County.
6 Cabela Inc., which bills itself as the world's largest outdoor outfitter company, has options to purchase 60 acres
7 of agricultural land located at the split between Highway 45 and 41. The store would employ 300 or more full-
8 time employees earning salaries of between \$10 to \$12 an hour.

9
10 Mr. Cotter stated the store proposed for Washington County is expected to generate \$65 million in sales in its
11 first year and attract more than three million visitors annually. This is absolutely regional including the
12 Chicago market.

13
14 Mr. Wolf stated ancillary development on and near the Cabela site could push the projects worth to more than
15 \$75 million and you could be looking at 500 jobs out there.

16
17 Mr. Miller stated \$10 million in financial assistance for infrastructure improvements is needed to commit
18 Cabela to building in Washington County. Mr. Cotter stated since February, he has been working with the
19 Town of Polk and State Officials to find that funding assistance. Towns, by state law, cannot create tax
20 incremental financing districts (TIF). Mr. Cotter requested that the County consider partnering with the Towns
21 and State for the good of this project.

22
23 Representative Jeskewitz stated the State, traditionally, is reluctant to help finance retail development,
24 preferring instead to develop manufacturing projects. The State is willing to assist but is limited due to its own
25 laws. Representative Jeskewitz reported timing is critical at this stage in negotiations, and anything the state
26 could do would take too much time to work out, risking Cabela pulling the project out of the state entirely.
27 The Departments of Transportation, Commerce and Tourism are all trying to find ways to come up with the
28 \$10 million. Governor Doyle is also aware of the project and has expressed interest in bringing the store to
29 Wisconsin.

30
31 Mr. Miller stated it is possible that Washington County could find a way to help raise money for the project,
32 possibly by borrowing money. Property and sales tax generated by the development could easily recoup that
33 cost.

34 CHAIRPERSON, ADMINISTRATIVE COORDINATOR, COUNTY ATTORNEY REPORTS

35 Ms. Nass reported the Washington County vs. Village of Jackson summary judgement motion hearing is
36 scheduled for July 14, 2005, in Ozaukee County. The Village has responded to the County's initial motion
37 with a brief and a number of affidavits and she is replying to those documents now.

38 NEXT MEETING DATE

39 The Executive Committee will meet on Tuesday, July 26, 2005 at 9:00 a.m.

40 ADJOURNMENT

41 Moved by Mr. Stoffel, seconded by Mr. Spindler to adjourn the meeting at 10:56 a.m. Motion carried.

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