

**WASHINGTON COUNTY**  
**MULTI-JURISDICTIONAL COMPREHENSIVE PLANNING**  
**LAND USE AND TRANSPORTATION ELEMENT WORK GROUP**  
**MINUTES OF AUGUST 27, 2007**

The meeting was called to order on August 27, 2007 at 6:33 p.m. by Jerry Priesgen at the West Bend Municipal Airport – designated as the EAA Chapter 1158 Hangar Building, 310 Aerial Drive in West Bend, Wisconsin. All Washington County Comprehensive Planning Workgroup & Committee Members and interested parties, in addition to the liaison committee members had been invited to attend the meeting. Notification of the meeting was sent to the County Clerk’s office and published in the local newspaper. Those in attendance included the following:

**Multi-Jurisdictional Comprehensive Plan Land Use & Transportation Workgroup Members:**

Jerry Priesgen, Chairperson .....	West Bend Area Builders Association
John Stern, Vice-Chairperson .....	Washington County Supervisor
Charlene Brady .....	Washington County Supervisor
Dan Wolf.....	Town of Addison
Mike Dricken .....	Town of Barton
Paul Metz .....	Town of Germantown
Dennis Panicucci.....	Town of Hartford
Vicki Heideman .....	Town of Kewaskum
Mark Peters .....	Town of Polk
Mark Pamperin.....	Town of Wayne
Frank Beesten.....	Village of Kewaskum
Michael Heili .....	Village of Newburg
Dan DeThorne.....	City of West Bend Citizen
Tom Calenberg.....	Applied Manufacturing Cluster Council
Margaret Burlingham.....	Rock River Coalition

**Excused:**

Tom Nelson.....	West Bend Trail Blazers
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**Absent:**

Barb Kohler.....	Town of Erin
Art Seyfert.....	Town of Farmington
Ed Doerr.....	Town of Trenton
Susan Touchett.....	Town of Richfield Citizen
Jeff Walters .....	Washington Board of Realtors

**Multi-Jurisdictional Comprehensive Plan Advisory Committee Members:**

Ron Heinen, Vice Chairperson .....	Town of Barton
Daniel Knodl.....	Washington County Supervisor
Ron Hefter.....	Town of Addison
Ralph Eisenman .....	Town of Farmington
Ellis Kahn.....	Town of Kewaskum
Jim Bennett .....	Town of Hartford
Richard Beine.....	Town of Hartford (Alternate)
Karen Reiter .....	Town of Polk (Alternate)
Leander Herriges.....	Town of Wayne
Phil Beitz.....	Village of Newburg Citizen
John Schultz .....	Town of Trenton Citizen
Barb Renkas .....	Town of West Bend Citizen

**Agricultural, Natural & Cultural Resources Workgroup Members:**

Mary Krumbiegel.....Washington County Supervisor  
Joe Peters .....Town of Barton  
Paul Metz .....Town of Germantown (Alternate)  
Albert Schulteis.....Town of Polk  
Roger Walsh.....Lake Protection & Rehab. District  
Rod Bartlow .....Ice Age Trail Foundation

**Housing, Utilities & Community Facilities and Economic Development Workgroup Members**

Allen Hron .....Town of Kewaskum  
Claire Fowler .....Town of Erin Citizen  
Ken Heins.....Applied Manufacturing Cluster Council  
Jack Caldwell.....Washington County Economic  
Development

**Public Attendance:**

Mary Ann Ihm.....Citizen  
John Buchel.....West Bend Daily News  
Marilyn John.....Citizen  
Phil Gaudet.....Citizen  
Gene Reiter .....Citizen  
Darryl Kranz .....City of Hartford, Dept of Public Works

**Presentations Provided By:**

Howard Kaney .....EAA Chapter 1158  
Michelle Wagner.....Washington County Commuter Express  
Lester Hahn.....Hahn Sky Ranch Airport Manager  
Gary Koppelberger.....City of Hartford Administrator  
Jim Retzlaff.....West Bend Municipal Airport Manager

**Staff:**

Debora Sielski.....Assistant Administrator for Planning  
Washington County Planning & Parks Department  
  
Josh Glass.....Planner  
Washington County Planning & Parks Department  
  
Nancy Anderson.....Chief Planner  
Southeastern Wisconsin Regional Planning Commission  
  
Robbie Robinson.....Planner  
Southeastern Wisconsin Regional Planning Commission  
  
Fay Fitts .....Administrative Secretary  
Washington County Planning & Parks Department  
  
Janice Sinur.....Summer Intern  
Washington County Planning & Parks Department

Note: Prior to this evening’s Land Use and Transportation Workgroup meeting, all Washington County Comprehensive Planning committees/workgroups and interested parties were invited on a tour through the West Bend Municipal Airport provided by the West Bend Air. No formal business was conducted on the tour.

**FIRST ORDER OF BUSINESS:** Call Meeting to Order/Review Agenda

The agenda was reviewed noting that agenda item number “VI” will be deleted; and agenda item “X” will move forward on the agenda.

**SECOND ORDER OF BUSINESS:** Approval of Minutes

**Motion by Peters, seconded by Stern to approve the February 26, 2007 minutes as presented. Motion carried unanimously.**

**THIRD ORDER OF BUSINESS:** Welcome to EAA Chapter 1156 Hangar Facility  
– Howard Kaney, EAA Chapter 1158

Mr. Kaney introduced himself, noting that he is the Past President of the EAA Chapter. He gave a brief PowerPoint presentation of the history and background of the Experimental Aircraft Association (EAA). He noted that the group is known for advocating sport aviation and community education.

**FOURTH ORDER OF BUSINESS:** Washington Co. Commuter Express System  
– Michelle Wagner, Washington County Transit

Ms. Wagner, gave a brief PowerPoint presentation on the Washington County Transit and Commuter Express Program. The presentation included information about the program’s history; service area; park and rides; monthly ridership; revenue/costs; rider profile; advertising; opportunities and challenges; and future plans and goals. Mr. Panicucci questioned what the fee is for riding the bus. Ms. Wagner noted that one way fares are \$3.25 or \$2.75 for pre-paid discounted ticket strips (10 tickets per strip).

**FIFTH ORDER OF BUSINESS:** Public Comment on Washington County Commuter Express System

Mr. Rod Bartlow, a Town of Polk resident, commented that he serves on the Agricultural, Natural, and Cultural Resources Workgroup and has ridden on the commuter express since 2001, commenting that “it is a great thing for county residents” and was glad to hear the Pioneer Road Park & Ride opened up because the Lannon Road lot is overflowing. He urged the public to view the park and rides in the area to see how much they are being used, and highly encouraged expanding another route (2 arteries) along Hwy 41 for the Allenton, Slinger and Hartford area residents.

Questions were asked about bus fares and the total cost of the program. Ms. Wagner replied that the fares pay 20% local match. She added that the fares were just raised it in January (.10) and again in August (.25). There was concern about the amount tax payers are paying to fund the program. Ms. Wagner said that there is federal/state funds available to Washington County.

Ms. Fowler asked about future plans. Ms. Wagner agreed with Mr. Bartlow’s previous comment regarding the need to expand to 2 arteries along Hwy 41 and then possibly linking to Milwaukee Counties connector points such as near Miller Park.

Jack Caldwell, Washington County Economic Development and a member of the Housing, Utilities & Community Facilities, and Economic Development Workgroup, stated that the commuter express was really set up to bring employees to Washington County. He asked if there are any plans of conducting another survey to see if that could be re-established. Ms. Wagner replied that there has not been a request to evaluate that.

No additional public comments.

**SIXTH ORDER OF BUSINESS:** Presentation on Wisconsin Bureau of Aeronautics  
(Cancelled)

This item was removed from the agenda. Agenda item “X” was moved forward, see Tenth Order of Business.

**SEVENTH ORDER OF BUSINESS:** Comment on the Wisconsin Bureau of Aeronautics  
(Cancelled)

No public comments due to cancellation of agenda item.

**EIGHTH ORDER OF BUSINESS:** Presentation on Hartford Municipal Airport  
– Gary Koppelberger, City of Hartford Administrator

Mr. Koppelberger gave a brief PowerPoint presentation on the Hartford Municipal Airport, also known as Miles Field. The presentation included information about ownership, size, recent changes, and possible expansion plans for the future. Speaking for the City of Hartford, Mr. Koppelberger expressed support for the City of West Bend expanding its concept plan for the benefits of the businesses and business jet traffic. The City of Hartford believes that the City of West Bend is properly located to serve as a regional provider for all of Washington and Ozaukee Counties. Hartford Municipal offers a recreational aircraft center for crafts (i.e., gliders and ultra lights) which are inconsistent with larger busier airports with jet traffic.

**NINTH ORDER OF BUSINESS:** Public Comment on Hartford Municipal Airport  
Presentation

No public comments.

**TENTH ORDER OF BUSINESS:** Presentation on Hahn Sky Ranch  
– Lester Hahn, Sky Ranch Airport Manager

Mr. Hahn gave a brief PowerPoint presentation on the history and background of Hahn Sky Ranch located outside of Kohlsville on Hwy D in Washington County. Two grass runways north/south and east/west are fully maintained by the family, other flyers, and volunteers without any federal/state or county funding involved. The airport provides aircraft maintenance, and is an approved flight school. The airport provides community projects such as RC flying, balloon launch and land opportunities, rocket launching, ultra lights, and parasailing. Mr. Hahn welcomed the public to come out and visit the Sky Ranch.

**ELEVENTH ORDER OF BUSINESS:** Public Comment on Hahn SkyRanch Presentation

There were questions regarding the size of the Sky Ranch. Mr. Hahn said the property is approximately 200 acres total – the East/West runway is approximately 3,000 ft long and the North/South runway is quite a bit shorter.

No additional public comments.

**TWELVETH ORDER OF BUSINESS:** Presentation West Bend Municipal Airport Expansion  
- Jim Retzlaff, West Bend Municipal Airport Manager

Mr. Retzlaff gave a PowerPoint presentation that included information about the background and history of the West Bend Municipal Airport, a future expansion proposal, revenue sources, airport size, and services.

He also reviewed general aviation forecasts; safety and design deficiencies; and proposed airport improvements that included the rerouting of Hwy 33.

Mr. Retzlaff reviewed a depiction of the proposed expansion project showing the relocation of Hwy 33, the reconfiguration of the approaches, and new hangars, noting that there is a full Environmental Impact Study (EIS) being conducted. The study will be looking at all the alternatives including realignment and bridging over the river. Results of the study are expected to be available next summer.

**THIRTEENTH ORDER OF BUSINESS:** Public Comment on West Bend Municipal Airport Expansion

Mr. Panicucci asked for clarification of expansion areas. Mr. Retzlaff identified the expansion runway areas on a picture and pointed out where the new corporate hangars and private hangars would be located. Mr. Panicucci asked how long the expansion would suit the City. Mr. Retzlaff replied that it would depend on the future type of aircraft and what the needs for the aircrafts performance may be (i.e., take off and landings). He stated that a 5,500 ft. runway would surely last for 20 years and that in 30 years we may be looking at something else. Mr. Panicucci asked if there is a reason to expand the northern runway instead of the other one. Mr. Retzlaff replied that originally they thought of expanding the other one, but the DNR didn't want the river to be bridged.

A member of the audience asked how far along the Environmental Impact Study was. Mr. Retzlaff stated that monthly teleconferences are being held, but right now nothing is going on. He noted that the Bureau of Aeronautics controls all the funding for projects in the state and if the public would like more information check out the website at [www.westbendeis.com](http://www.westbendeis.com). Mr. Hahn reiterated why the expansion project is necessary and why you need more land for the runway, noting that it's definitely a safety issue.

Another member of the audience asked what corporations would relocate to West Bend if there was an expansion. Mr. Retzlaff didn't specify any companies but provided the example of Raleigh, NC. One manufacturer brought in 1,200 jobs because the airport had the capabilities to attract companies with corporate jets.

The income revenue from the airport was questioned. Mr. Retzlaff explained that the majority of the revenue income comes from leased fees.

Expense figures were requested. Mr. Retzlaff didn't have a copy of the budget, but said that the airport is self-sufficient. The revenues that are brought in meet the expenses.

A question was asked about wetlands on the other side of the river. Mr. Retzlaff replied that the land is owned by Ozaukee Washington Land Trust.

The cost of the expansion was questioned. Mr. Retzlaff replied that it depends on the results of the EIS.

Mr. Panicucci asked where the National Guard is located and if they planned on expanding in the future. Mr. Retzlaff indicated on the map where they were located. He noted that they built a new facility in approximately 2003, and didn't know what their plans were for their operation.

An audience member asked if instead of paying to improve the facility in West Bend, has there been any thought given to finding a new location for a regional solution. Mr. Retzlaff said that is one of the EIS alternatives that will be looked at.

**FOURTEENTH ORDER OF BUSINESS:** Discussion Regarding Upcoming Meetings

Mr. Glass noted that the next scheduled meeting for the Land Use and Transportation Element Workgroup will be Monday, September 24<sup>th</sup> at 6:30 p.m. The location will be at the Washington County Public Agency Center (PAC) Room 1113A/B. Mr. Glass noted that at the next meeting members will be reviewing Chapter IX, the Land Use and Transportation Element.

**FIFTEENTH ORDER OF BUSINESS:** Adjournment

**Motion by Heili, seconded by Peters to adjourn. Motion carried unanimously.**  
Meeting adjourned at 8:18 p.m.

Respectfully Submitted,

Debora Sielski,  
Assistant Administrator for Planning

Approved by: \_\_\_\_\_  
Jerry Priesgen, Chairperson

Date: \_\_\_\_\_