

WASHINGTON COUNTY
MULTI-JURISDICTIONAL COMPREHENSIVE PLANNING
LAND USE AND TRANSPORTATION ELEMENT WORKGROUP
MINUTES OF DECEMBER 10, 2007

The meeting was called to order by Priesgen at 6:30 p.m. at the Washington County Public Agency Center in Room 3224. Those present included:

Workgroup Members Present:

Jerry Priesgen, Chairperson.....	West Bend Area Builders Association
Charlene Brady.....	Washington County Board Supervisor
Dan Wolf.....	Town of Addison
Mike Dricken.....	Town of Barton
Dennis Panicucci.....	Town of Hartford
Vicki Heideman.....	Town of Kewaskum
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
Mark Pamperin.....	Town of Wayne

Excused:

Tom Nelson.....	West Bend Trail Blazers
John Stern, Vice-Chairperson.....	Washington County Board Supervisor
Barb Kohler.....	Town of Erin
Paul Metz.....	Town of Germantown

Absent:

Jeff Walters.....	Washington Board of Realtors
Art Seyfert.....	Town of Farmington
Ed Doerr.....	Town of Trenton
Mark Peters.....	Town of Polk
Susan Touchett.....	Town of Richfield Citizen
Eric Gilbert.....	Non-metallic Mining Representative

Staff:

Nancy Anderson.....	Chief Planner
Southeastern Wisconsin Regional Planning Commission	
Chris Parisey.....	Planner
Southeastern Wisconsin Regional Planning Commission	
Josh Glass.....	Planner
Washington County Planning and Parks Department	
Joanne Wagner.....	Office Manager
Washington County Planning and Parks Department	

FIRST ORDER OF BUSINESS:

Call Meeting to Order/Review Agenda

Priesgen called the meeting to order.

SECOND ORDER OF BUSINESS:

Approval of Minutes from November 26, 2007

Motion by Wolf, seconded by Beesten, to approve the November 26, 2007 minutes with no additions or corrections. Motion carried unanimously.

THIRD ORDER OF BUSINESS:

Review and Approve Chapter IX - Land Use Element - Nancy Anderson

Anderson distributed and reviewed the Washington County Land Use Plan: 2035 (Map IX-5) noting that the City of West Bend was blank because SEWRPC was still converting the City map to the County's plan categories. Anderson also distributed an updated version of Table IX-4 (see attached) and noted the changes. Anderson explained that the last two tables in the chapter are also blank, as well as some acreages in the chapter. This is because the County 2035 land use map must be completed before SEWRPC can calculate the acreages. Anderson stated that once SEWRPC converts the City of West Bend map, the County land use plan map and related tables will be completed. Anderson stated she will distribute the completed map and tables at the next meeting of this workgroup.

Anderson began reviewing the Chapter document.

Anderson reviewed each of the categories listed on Map IX-5. During the review of the 100-year floodplain category, Anderson stated that FEMA and the DNR are in the midst of updating the floodplain data throughout Washington County. She further stated that sometime in 2008, there will be new floodplain mapping for the County. Dricken inquired as to whether all of the municipalities had been made aware of these changes to the floodplain maps. Anderson stated that the DNR had held an open house in September and each local government was sent a letter and invited. Anderson offered to fax contact information to Dricken at the Town Hall for follow up. Anderson further stated that the County should have the maps available for viewing, and that she will follow up with Dricken.

Upon completion of review of parts 1, 2 and 3, Dricken voiced a concern about the household projections and the fact that the amount of farmland decreased by 25 percent. Dricken stated that he had a specific concern with the fact that the plan suggests allocating land for future growth and felt we should preserve land for farming. Anderson stated that there needs to be a balance. Anderson referred the workgroup to the Regional Land Use Plan Map for Washington County for 2035 which was displayed. The Regional Plan concentrates future growth in the urban service areas in order to preserve as much of the farmland in the rural portions of the County as possible. Dricken stated that he would like to see encouragement of new construction on unproductive farmland, rather than on productive farmland.

Under the Housing Issue, Suggestions for Local Governments, Heili stated that he thought that all of the communities had already come up with the number of additional housing units required to meet the projected housing demand for 2035. Heili felt this area should be footnoted to reference the Housing Projections portion of Chapter II.

Also under the Housing Issue, Calenberg questioned the projection of 19,000 additional households anticipated for 2035. Anderson stated that this was from 2000 to 2035, and some of them already exist. Calenberg stated that the number seemed too high. Anderson explained how this number was derived. Priesgen asked how many of the 19,000 are currently in use. Anderson stated that this information is provided in the Housing Element chapter, which she will refer to and report back.

Dricken referred back to the first program under the Housing Issue on page 16 and expressed concern about the allocation of land for the additional 19,000 households projected for 2035. Suggested removing that statement. Discussion ensued regarding possible wording. A consensus was reached to strike the first sentence of the program and leave the second sentence as written.

Anderson will add a footnote referencing the table in Chapter II that lists each local government's projected household number for 2035 . The County number will also be included.

Motion by Heili, seconded by Dricken, to approve Chapter IX, with the suggested changes. Motion carried unanimously.

FOURTH ORDER OF BUSINESS: Public Comment

No one was present from the public.

FIFTH ORDER OF BUSINESS: Discussion Regarding Upcoming Meetings

Anderson stated the meeting tentatively scheduled for January 2nd will not be needed since the Chapter was approved tonight. There will still be a meeting at 6:30 p.m. on January 23 in Room 1113A/B at which revised Transportation Element maps 1 and 2 will be discussed after the Highway Jurisdictional Committee makes recommendations at its January 17th meeting. The January 23rd meeting will be the last meeting of this workgroup. Anderson referred the workgroup to the updated meeting schedule that was distributed (see attached).

SIXTH ORDER OF BUSINESS: Adjournment

Motion by Heili, seconded by Beesten to adjourn. Meeting adjourned at 7:45 p.m.

Respectfully Submitted,

Debora Sielski
Assistant Administrator for Planning

Approved by _____
Jerry Priesgen, Chairperson

Date _____