

**WASHINGTON COUNTY**  
**MULTI-JURISDICTIONAL COMPREHENSIVE PLANNING ADVISORY COMMITTEE**  
**MINUTES OF OCTOBER 25, 2006**

The meeting was called to order by Heinen at 6:22 p.m. at the Washington County Public Agency Center Rooms 1113A/1113B. Those present included:

**Advisory Committee Members Present:**

Ron Heinen (Vice-Chairperson).....	Town of Barton
Brian Bausch .....	Washington County Board Supervisor
Daniel Knodl .....	Washington County Board Supervisor
Ron Hefter .....	Town of Addison
Ralph Eisenman.....	Town of Farmington
Paul Metz.....	Town of Germantown
Jim Bennett.....	Town of Hartford
Ed Doerr .....	Town of Trenton
Michael Heili .....	Village of Newburg
Willard Heppe .....	Town of Polk
Leander Herriges .....	Town of Wayne
Chris Kuehn.....	HUED Work Group Chairperson
Marilyn John.....	ANCR Work Group Chairperson
Phil Beitz .....	Village of Newburg Citizen
John Schultz .....	Town of Trenton Citizen
John Wald.....	DNR Park & Recreation
David Nixon .....	UWWC
Scott Mathie .....	Metropolitan Builders Association
Mike Becker .....	Farm Bureau
Shawn Graff .....	Ozaukee Washington Land Trust

**Excused:**

Mathew Heiser, Chairperson .....	Village of Kewaskum
Barb Renkas .....	Town of West Bend Citizen
Ellis Kahn .....	Town of Kewaskum
Dave Johnson .....	Non-metallic Mining Representative

**Absent:**

John Torinus .....	Business Leader & State Cluster Representative
Ann Enright .....	Washington Board of Realtors

**Staff**

Debora Sielski .....

Assistant Administrator for Planning  
Washington County Planning and Parks Department

Nancy Anderson .....

Chief Planner  
Southeastern Wisconsin Regional Planning Commission

Todd Roehl .....

Planner  
Southeastern Wisconsin Regional Planning Commission

Josh Glass .....

Planner  
Washington County Planning and Parks Department

Kelly Hahm .....

Administrative Secretary  
Washington County Planning and Parks Department

**Others Present:**

Herb Wolf  
Paul Sebo  
Alan Linnebur  
Mary Krumbiegel  
Charlene Brady  
Guy Kapal  
Sue Millin  
Doug Johnson  
Norbert Dettman  
Kenneth Brandt

Mark Peters  
Christian Collins  
Joe Peters  
John Schultz  
Dennis Panicucci  
Rod Bartlow  
Dan Wolf  
Bob Bingen  
Eric Gilbert

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

Heinen called meeting to order.

**SECOND ORDER OF BUSINESS:** Election of President Protempore

Heinen stated that this agenda item was no longer needed; therefore, no action was taken.

**THIRD ORDER OF BUSINESS:** Approval of July 26, 2006 Minutes

Beitz stated he was excused from the July 26<sup>th</sup> meeting, rather than absent.

**Motion by Heili, seconded by Bennett to approve the July 26, 2006 minutes with changes. Motion carried unanimously.**

**FOURTH ORDER OF BUSINESS:** Approval of August 30, 2006 Minutes

**Motion by Heili, seconded by Beitz to approve the August 30, 2006 minutes. Motion carried unanimously.**

**FIFTH ORDER OF BUSINESS:** Update from the Housing, Utilities and Community Facilities, and Economic Development Work Group

Kuehn updated the committee and stated that the inventory portion of Chapter X (Housing Element) was reviewed by the Work Group. The Work Group discussed household income and affordable housing in the County, reviewed the population projections and received an update on the visioning meetings.

**SIXTH ORDER OF BUSINESS:** Presentation on Working Lands Initiative

Jim Arts began a brief overview of the Working Lands Initiative Project and why it was created. Gary Radloff stated the importance of the discussion on the future landscape of the County and began a presentation on the Working Lands Initiative. (See Attached).

**SEVENTH ORDER OF BUSINESS:** Public Comment on the Working Lands Initiative Presentation

Kuehn stated that the recent Purchase of Development Rights (PDR) program considered by the County Board would use public funds raised essentially through taxes. Kuehn asked if a market could be created where developers could go out and put the money in rather than the tax payers. Radloff replied that it is more common for private developers to fund Transfer of Development Rights (TDR) programs. Arts added that the concept Kuehn mentioned is used but was not recommended by the State committee. Anderson stated her concerns with the lack of statutory authorization for TDR. Radloff stated that statutory language was not specifically requested but could be considered in future discussions. Graff stated there is a TDR with Mequon that started in January 2006 and it is very effective. Discussion ensued regarding the benefits for a PDR program for a farmer. A public comment was given questioning whether land under PDR would be required to be open to the public for hunting. Radloff stated that would be decided in negotiations between the parties involved. Radloff gave a brief explanation of how the PDR program is done in the Town of Dunn. Bennett referenced page 5 of the Working

Lands Initiative Action Plan and commented he didn't know what action we would take here today. Sielski stated since we are in the process of Comprehensive Planning, most of the inventory has been completed and the recommendations will start to be developed. Sielski asked how Washington County and the Advisory Committee can take this action plan and incorporate it into the comprehensive plan. Radloff commented that Washington County is much further ahead than most Counties and the State recommendations could be included in the comprehensive plan. Anderson asked when the proposed statutory language and details of the program might be released. Radloff stated they hope to release it next year. The guidelines for the PDR and Farmland Preservation Plan will be done by the end of November and will call for action by the Legislature in 2007. Sebo asked if there is any statutory language that would prevent the County from establishing Working Lands Enterprise Areas on its own. Radloff agreed there really isn't anything preventing a community from establishing a program. Bennett added the Town of Hartford is planning on holding a meeting of their local farmers to gather their opinions.

**EIGHTH ORDER OF BUSINESS:** Discussion and Possible Action of the Washington County Multi-Jurisdictional Comprehensive Plan Advisory Committee on the Working Lands Initiative Presentation

No formal action was taken by the Advisory Committee

**NINTH ORDER OF BUSINESS:** Presentation on Preserving Working Lands

Millin began presentation on Preserving Working Lands. (See Attached). Krumbiegel reviewed some of the trends and tools. Wolf added that the trip was a very enlightening and reinforcing experience.

**TENTH ORDER OF BUSINESS:** Public Comment on the Preserving Working Lands Presentation

Doerr asked if PDR would prevent annexations. Krumbiegel replied you would identify which areas in the town you want to preserve, and you would not want to set these preservation areas near a municipal boundary.

**Motion by Graff, seconded by Doerr that a recommendation be made by the Advisory Committee to the Planning, Conservation and Parks Committee requesting them to have staff look at preservation options for farmland and natural areas including funding mechanisms.** Discussion ensued. Kuehn commented that this motion is not appropriate for the Advisory Committee. Bennett agreed with Kuehn's comment. Beitz asked if this would short circuit the Agricultural, Natural, and Cultural Resources Work Group. Sielski replied that the work group's role is to make recommendations regarding that element to the Advisory Committee. Sielski added that a lot of this could be a redundancy of work and has already been completed as part of the Farmland and Open Space Preservation Tools Report. Anderson added that the Agricultural, Natural and Cultural Resources Work Group will be reviewing the LESA process at their November meeting. Krumbiegel commented what is needed is a very thorough educational program and that it be made mandatory for County Board Supervisors so they understand all available options. Knodl noted that the PDR was specifically presented to be used with sales tax as the funding source and that was a major reason why it failed. Knodl also noted that there will need to be other alternatives for funding. **Motion was defeated. (Ayes – 6, Noes – 15).**

**ELEVENTH ORDER OF BUSINESS:** Discussion and Possible Action of the Washington County Multi-Jurisdictional Comprehensive Plan Advisory Committee on the Preserving Working Lands Presentation

Linnebur stated if anyone wants more information regarding preservation programs to contact UW – Extension.

**TWELFTH ORDER OF BUSINESS:** Update on Chapter II for Local Governments

Anderson stated the Advisory Committee approved Draft Chapter II in March 2006 and now a Draft Chapter II for each local government was mailed out during October. Anderson requested that local governments review the projections for 2035 in Part 2 of Chapter II for their town or village. Anderson stated she will be contacting the local governments soon regarding the 2035 projections.

**THIRTEENTH ORDER OF BUSINESS:** 2035 Land Use Plan Standardized Categories

Anderson reviewed a handout of proposed categories for the County land use plan map. (See Attached). Each local government could add or subtract categories from the list for its local land use plan map. Sielski stated she has contacted some municipalities in order to digitize their land use map. This will be the base for the future land use element of the Comprehensive Plan. Sielski added if any municipality is interested in using the Smart Board to create a 2035 land use map, to let staff know. She stated anyone interested in using the smartboard will need to hold their plan commission meeting at the Public Agency Center.

**FOURTEENTH ORDER OF BUSINESS:** Update on Attendance Procedure for the Advisory Committee and All Comprehensive Plan Work Groups

Sielski briefly reviewed the Attendance Procedure. (See Attached). Sielski shared the comments received from the Towns of Polk and Barton, and they are in agreement with the attendance process. Sielski stated that she will share this new procedure with the work groups.

**FIFTEENTH ORDER OF BUSINESS:** Update on Local Government Visioning Workshop

Sielski presented an attendance sheet handout for the Local Government Visioning Work Groups. (See Attached). Sielski added that at next month’s meeting all of the information gathered from the visioning workshops will be presented, and the work groups will be invited to this meeting to hear the presentation.

**SIXTEENTH ORDER OF BUSINESS:** Public Comment

No comments given.

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

Sielski stated the next meeting is scheduled for November 29<sup>th</sup> during which the visioning workshops will be reviewed. Updates from the Housing, Utilities and Community Facilities, and Economic Development Work Group and Agricultural, Natural, and Cultural Resources Work Group will be given. Sielski noted there will not be a meeting in December. Sielski briefly reviewed the meeting dates and schedule. (See Attached).

**EIGHTEENTH ORDER OF BUSINESS:** Adjournment

**Motion by Beitz, seconded by Metz to adjourn. Motion carried unanimously.** Meeting adjourned at 8:45p.m.

Respectfully Submitted,

Debora Sielski  
Assistant Administrator for Planning

Approved by \_\_\_\_\_  
Ron Heinen, Vice - Chairperson

Date \_\_\_\_\_