

**WASHINGTON COUNTY PLANNING, CONSERVATION
AND PARKS COMMITTEE MEETING
MINUTES OF MARCH 31, 2008**

**Public Hearing – Public Comment on the Final Draft of the Washington County
Multi-Jurisdictional Comprehensive Plan for Washington County: 2035**

The meeting was called to order by Chairman Stern at 7:05 p.m. at the Washington County Fair Park, 3000 County Highway PV, West Bend, WI. Those present included:

COMMITTEE MEMBERS:

John Stern, Chairperson
Don Berchem, Vice Chairperson
Kenneth Brandt, Secretary
Mark McCune
Melvin Ewert
Dan Knodl
Charlene Brady

STAFF:

Paul Mueller, Administrator
Debora Sielski, Assistant Administrator for Planning
Joshua Glass, Planner
Joanne Wagner, Office Manager
Kelly Hahm, Administrative Secretary

OTHER STAFF PRESENT:

Nancy Anderson, Chief Planner - SEWRPC
Robbie Robinson, Planner – SEWRPC
Chris Parisey, Planner – SEWRPC
Doug Johnson, Administrative Coordinator
Linda Olson, Aging and Disability Resource Center Director
Linda Walter, Health Department Director
Ken Pesch, Highway Commissioner
Paul Sebo, Senior Land and Water Conservation Technician

FIRST ORDER OF BUSINESS: **PUBLIC HEARING:** An opportunity for public comment on the final draft of the Washington County Multi-Jurisdictional Comprehensive Plan.

Mr. Stern read the Affidavit of Posting. Wagner read the Public Hearing notice. Sielski provided an overview of the Comprehensive Plan.

Mr. Stern reviewed the ground rules for tonight's meeting. Stressed that no action will be taken tonight. Follow up and response to comments from tonight's public hearing will be provided at the upcoming Planning, Conservation and Parks Committee meeting on

Wednesday, April 2, 2008 where they will consider Committee approval of the Comprehensive Plan. Mr. Stern provided information on providing written comments if preferred. At this time, Mr. Stern opened the Public Hearing.

Present: Jeffrey M. Gonyo, 2668 Highway 164, Slinger, WI

Mr. Gonyo stated that he is here both as a resident of the Town of Polk and a steering committee member of the Highway J Citizens Group. Mr. Gonyo handed out an information packet to the Committee (complete copy attached). At this time, he stated he would summarize the Highway J Citizens Group and their issues. Stated he will come back later with further comments after everyone else has had a chance to speak. Concerns are as follows:

- Opposed to 4-lane expansion of Highway 164. Keep it 2-lanes.
- Opposed to both the northern and southern reliever routes.
- Opposing proposed 4-lane expansion of Lannon Road, County Highway "Y" in the Village of Germantown.
- Opposed to the proposed connection of County Highway Z (Kettleview Drive) in the Towns of West Bend and Barton and the proposed connection of County Highway D at State Highway 28 in the Town of Kewaskum.

- The Land Use Plan should fully document the two leaking landfills in the Ackerville area. They are concerned about protecting our ground water quality, especially in Ackerville where nearby landfills have contaminated the area's drinking water.

Requesting this information to be fully documented in Map IX-5 of the Washington County Land Use Plan, in the Town of Polk's Land Use Plan, and in the text of the Smart Growth Plan. Currently, Map IX-5 has the Waste Management of Wisconsin-Polk Landfill classified as an industrial park which is wrong, and the Old Polk Dump is classified as a rural residential building site which is also wrong (and illegal). Wisconsin DNR regulations do not allow a structure to be built on top of a landfill dump.

Present: Robert Pagels, 6573 Crooked Road, Hartford

Stated that a petition was delivered to the Planning and Parks Department, to Mr. Paul Mueller's attention and asked that petition to be (corrected 4/9/08) read into the record at this time. Mr. Stern and Mr. Mueller stated that a summary of all written public comments will be read into the record at a later time in this meeting, as that is the format being followed for this Public Hearing. Mr. Pagels stated that he is asking consideration of putting parcels in Agricultural and Rural Residential which would allow parcel sizes of five acres to 34.9 acres which would be consistent with what is there and better for the future use of the land.

Present: Shawn Graff, 510 Kettle Moraine Drive South, Slinger

Mr. Graff stated that he served on the Multi-Jurisdictional Advisory Committee and thanked SEWRPC and County Planning Staff for all of their hard work on the Plan. Stated that at their last MJ Advisory Committee meeting, he was made aware that the PCPC had, at an earlier meeting, removed the secondary environmental corridors from the recommendations. Mr. Graff explained the values of secondary environmental corridors and stated that at their last MJ Advisory Committee meeting, they voted (almost unanimously) to place that language to protect the secondary environmental corridors back into the Comprehensive Plan. Mr. Graff stated that he would like to encourage the PCPC to return secondary environmental corridors to the Plan.

Present: Maurice Strupp, 3075 Powderhill Road, Slinger

Mr. Strupp stated that he does not think that this is a very smart plan if they are looking at preserving only 10.5% of the land in the County for farmland. It is time to start thinking about our future generations and not just for ourselves and start preserving the most important resources which is land and water. Will be voting against this plan as it is now presented.

Present: Dan Stoffel, 4673 STH 28 W, Kewaskum

Mr. Stoffel echoes Mr. Strupp's comments and feels that we need to be more aggressive in the Land Use planning for preserving farmland. We talk about protecting 10% of the County for farmland. The implication there is that 90% of the land will not be farm land and if you intend to farm in this County (or anywhere else for that matter) you need more than only 10% preserved for farmland. Another concern is that when land is converted from one use to another in this county, no consideration is given to the quality of that land. Need to pay attention to the quality of the land when it is annexed or the use is changed.

Present: Mary Krumbiegel, 795 Western Avenue, Cedarburg

Ms. Krumbiegel stated that she certainly echoes the previous two speakers. Ms. Krumbiegel thanked all of the citizens, county staff, elected and appointed officials, and SEWRPC staff, all of whom have spent many hours on this plan. Stressed the importance of water quality. Believes we should put more emphasis on preserving farmland than the 10% that is in this plan. Need to put more emphasis on agricultural enterprise zones. Asking to look into some other way to preserve farmland.

Present: Bob Retko, 3270 Center Road, Town of Jackson

Mr. Retko stated regarding the issue of secondary environmental corridors, he has concerns about PCPC taking out the language preserving the secondary environmental corridors. Mr. Retko stated that he is asking the PCPC to reinstate the original language to the plan to protect the secondary environmental corridors. He further stated that he echoes the comments of the previous speakers in regard to the need for farmland preservation in the County.

Present: Richard Finch, 8979 Paradise Road, Town of Farmington (Kewaskum)

The County doesn't have the authority or the will to debate some "umbrella" rules. That is a problem and due to this, we will not get a decent plan.

Present: John Torinus, 4983 Lake Drive, Town of W. Bend

Mr. Torinus stated concerns about the swift schedule we are on. His biggest concern is not dealing with the water issue, as well as quality of soils. Water is the single biggest issue and is not even a consideration in this plan. Sees no reason why this plan should pass until completion of the Regional Planning Commission's Regional Water Plan (which is due out this year). When this study comes out and is looked at, it could be adopted for Washington County and the Comprehensive Plan amended before the 2010 deadline to accommodate that water study. Feels that we have plenty of time before 2010 to accommodate that study.

Present: Craig Weinant, 1853 Rusco Drive, Town of Trenton

Mr. Weinant stated that he has attended several recent meetings, including the Town meeting on March 18th and were told that the Town of Trenton planning process is not complete. Stated that he doesn't understand how the County can adopt this plan before the Town plans and related ground work are complete.

Present: Bob Bingen, Town of Addison – 5132 STH 33, West Bend

Mr. Bingen stated he was on one of the Committees for 3 years. Many issues are resolved and many other issues are still out there. Asking for one thing only: Don't rush into this. Take some more time, read through this plan and take the time to see the shortcomings of this plan before adopting it because when you adopt this plan, you are going to live with it for a very, very long time. To amend this plan will be extremely difficult. Asked the Committee to have some respect for the Towns who have worked with the County over all these years and asked every County Board member to take the time to read this plan over thoroughly before voting on it. Then get the plans for the Towns completed before you look at it as a whole plan document.

Present: Ron Heinen, 3863 Victoria Drive, West Bend – Town of Barton

Mr. Heinen stated that he cannot believe anyone would take apart this plan and pull out those secondary environmental corridors. Stated he would like to have the analysis of all the money that was spent putting those plans together. Wants to see corridors put back in that plan.

Present: Carol Puerling, 6032 Holly Lane, West Bend – Town of Trenton

Ms. Puerling stated that her biggest concern is lack of appropriate preservation of land and water. Keep what we have now and do not destroy it and end up with nothing.

Present: Alois Wilhelmi, 2768 Slinger Road - Town of Polk

They rescinded the part of buying development rights, but they didn't rescind the part to continue with the sales tax. So if they get rid of one, they get rid of the other or keep the one.

Present: Jim Curtes, 4190 Lily Road - Town of Polk

Analogy of what is happening here compared to Titan Valley, Idaho. Asking us to get all of the information on the table. Let's not make a rash decision in 2-4 days.

Present: Dave Kainz, 2980 Rolaine Parkway – Town of Hartford

Mr. Kainz stated that he served on the HUED Workgroup. Expressed thanks to Deb, Nancy, Josh, Kevin and Kelly and all of the people from the County and SEWRPC Staff. They have done a very good planning process. Stated they did a very good job getting the information to the committees and public. Mr. Kainz stated that as a whole, the Plan is very good and has some very strong points to it. It is worth its weight in gold. Stated he thinks we are on the right path to preserving our residents' welfare, but the problem is that the Towns cannot do anything about annexations.

Present: Kay Wienke, 3270 Center Road, Cedarburg - Town of Jackson

Ms. Wienke stated that she hopes that PCPC will think about things beyond the upcoming election and think about future generations in making decisions on this plan. When farmland is gone it's gone. Look as far ahead today as possible to preserve farmland.

Jeff Gonyo – Hwy J Citizens Group - speaking second time.

Referred to the information package provided at the beginning of the meeting (complete copy attached).

Encouraged every Board member to read through these materials thoroughly before the April 2nd PCPC meeting.

1. Mr. Gonyo stated the following: In footnote number 1 (page 2 of my written comments), I refer to the Transportation Elements Chapter of the Town of Richfield's Comprehensive Plan (adopted on November 18, 2004) which provides some excellent language on pages 34 and 35 opposing the Highway 164 four-lane expansion. We would like to see this language incorporated into the Washington County Smart Growth Plan. Also, in footnote #2 of my written comments, I describe several inaccuracies and omissions concerning the Polk Town government's comments which we are requesting to be corrected in the Washington County Plan. (Please see this footnote for a detailed description of these items).

At this point, Chairman Stern interrupted to allow others to provide comment again.

John Torinus - speaking second time

Referenced PDR. Stated that this program was revisited when the current County Board took over, and decisions made by the previous Board were reversed by the new Board. Suggested letting the new County Board decide on this plan in order to remain consistent with the protocol and logic of how things were handled with PDR.

Robert Pagels – speaking second time:

Mr. Pagels repeated concerns about these parcels in the Town of Addison. Instead of 35 acre minimum parcel size, include this in the planning category that would call for 5 to 35 acres which is what is there now.

Jeff Gonyo – Hwy J Citizens Group - speaking third time.

Mr. Gonyo provided more statements about Highway 164 expansion. Feels that WI DOT has consistently ignored requests from many legislators to stop this expansion and for the reduction of speed limit to 45 miles per hour for safety purposes. Federal lawsuit pending.

Also opposed to both the northern reliever route and the southern reliever route for the specific reasons discussed on pages 5 and 6 of my written comments (as attached to these minutes. Complete copy of information package is attached to these minutes).

At this point, Chairman Stern again interrupted Mr. Gonyo so that others could speak if desired.

Present: Jim Bennett, 7237 Valley Ct., - Town of Hartford Chairperson

Mr. Bennett stated that he served on the MJ Advisory Committee and previously on the Farmland Open Space Plan. Mr. Bennett pointed out the very first map shown on display. Stated that it is really a composite of all of the local governments. There is a lot to be done in the second phase coming. The plan will be amended and updated. The PCPC has agreed to approve Town plans in substantial compliance with the Regional Plan. The Town plans are still coming and there is opportunity for changes and updates at that time. Two key elements from tonight are the preservation of farmland and the other was the conservation of water which includes the secondary conservancies. To address preservation of farmland and water quality, Mr. Bennett stated he feels that no one has an answer to that tonight. Stated that the PCPC and Washington County should try to find a method so that we can be more fruitful in these preservation efforts.

Present: Mark McCune – Town of Erin (on PCPC)

Mr. McCune stated that he would also like to find out how much SEWRPC has spent since 1963 on mapping the secondary environmental corridors. For the record, wants to find out how much was spent, how much was spent on an annual basis to update it and what it takes each year to do that.

At this time, written comments were read for consideration.

Jeff Gonyo – Hwy J Citizens Group - speaking fourth time.

Mr. Gonyo listed reliever route concerns and the Lannon Road issue. Mr. Gonyo wants PCPC to strongly oppose the Lannon Road expansion in the Village of Germantown and instead support the Highway 74/Powerline Corridor alternate route thereby eliminating the need for Lannon Road's future expansion. The proposed extension of County Highway Z to Kettle View Drive in the Towns of West Bend and Barton along with the extension of Kettle View Drive to Highway 28 in the Town of Kewaskum are of great concern. As discussed on pages 6 and 7 of my attached written comments, it appears that SEWRPC is using these road extensions as a way to "sneak in through the backdoor" their previously rejected plan to connect Highway 164 to County Highways NN and Z and create a new freeway-style road up the middle of Washington County (complete copy of information package is attached to these minutes). The two leaking landfills in the Ackerville area is the last concern. These two landfill properties are inaccurately classified on Map IX-5 of the county's proposed land use plan. The Waste Management of Wisconsin-Polk Landfill is inaccurately classified as an industrial park, and the Old Polk Dump is inaccurately classified as a rural residential building site. Stated concerns about building on top of a landfill site. This will happen if the primary map is not corrected to reflect that these properties are landfill sites. He is requesting map IX-5 be amended to show these two sites as landfills. Urge that 2 referenced landfills should be shown on the map. Groundwater contamination on these two sites should be fully documented and discussed in the text. PCPC should recommend to the County Board that these sites be cleaned up. Protect farmland and protect groundwater.

Dennis Gehring, 6423 Highway K North - Supv. Town of Hartford

Mr. Gehring stated that his son has a large dairy farm. Asks the Board to think long-term about this. Concerns about water quality and availability. Where is the water supposed to come from? Where is the gravel for all of the proposed subdivisions supposed to come from? Future generations may pay dearly for the poor planning that we have done.

Stern asked three times if anyone else wished to speak. Hearing no other requests to speak, the Public Hearing was closed at 8:40 p.m.

Motion by McCune, seconded by Brandt to adjourn. Meeting adjourned at 8:41 p.m.

John W. Stern, Chairperson

JWS/jw