

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

**WASHINGTON COUNTY
PLANNING, CONSERVATION, AND PARKS COMMITTEE**

Public Agency Center
West Bend, WI

September 30, 2013
2:02 p.m.

Present: Melvin Ewert, Raymond Heidtke, Michael Miller, Michael Parsons, Gerald Schulz, Peter Sorce, and Todd White.

Also present: Deputy Administrator Debora Sielski, Land Resources Manager Phil Gaudet, GIS Manager Eric Damkot, Inspector in Charge David Seils, Office Manager Joanne Wagner, Accounting Supervisor Kelly Cisar, Chairperson Herbert Tennes, and Chief Deputy County Clerk Linda Doro.

Chairperson Miller called the meeting to order at 2:02 p.m. and read the Affidavit of Posting.

PUBLIC HEARING: The Petition of Washington County Planning and Parks Department to amend the zoning maps relating to Chapter 23 of the Washington County Code "Shoreland/Wetland/Floodplain Zoning Ordinance for Washington County"

Ms. Doro read the notice of public hearing. Mr. Gaudet reported the Federal Emergency Management Agency (FEMA) is requiring Washington County to adopt revised floodplain maps for the entire County, excluding the cities and villages, who will have to adopt their own revised maps for FEMA. This requirement is as a result of FEMA's map modernization effort, which started over six years ago. The County has to adopt these maps by November 20, 2013, or it will be immediately suspended from the National Flood Insurance Program. The revised maps will remove the floodway/floodfringe zoning district designation for many floodplain areas in the County and change the district to a general floodplain zoning district or unstudied floodplain. Property owners will now be required to complete a floodplain study for any new development before receiving permit approvals for those areas. The Shoreland, Wetland, and Floodplain Zoning Ordinance (Chapter 23) is also required to be revised to reflect the current FEMA requirements. Mr. Gaudet reported the maps will also be amended to show the updated Wisconsin Wetland Inventory (WWI) from the State of Wisconsin Department of Natural Resources. The WWI was completed by the DNR several years ago in an effort to improve the accuracy of the wetland maps, which were initially adopted by the County in the mid-eighties. These amended maps will help reduce the need for property owners to have wetland delineations completed for their property prior to the County making a permit decision for the property. Mr. Gaudet reported the Washington County Planning and Parks Department does not object to the amendments to the Shoreland, Wetland, & Floodplain maps, due to current FEMA and DNR requirements. Mr. Miller opened the public hearing and comments were received from Niel Dinesen and Jeff Whitmore. Mr. Miller closed the public hearing.

Moved by Mr. Sorce, seconded by Mr. Ewert to approve the amendments to the Shoreland, Wetland, & Floodplain Zoning district maps and Chapter 23 ordinance, due to current FEMA and DNR requirements, and forward to the County Board. Motion carried.

REGISTER OF DEEDS SOFTWARE PURCHASE

Appearance: Register of Deeds Sharon Martin

Ms. Martin presented a request to purchase optical character recognition technology software to index recorded real estate documents, using Register of Deeds excess revenue from 2013. The cost to purchase the Landscan software, training, installation and one year maintenance fee is \$45,250. Moved by Mr. Ewert, seconded by Mr. Schulz to approve the Register of Deed's request to purchase the Landscan software, including training and installation, along with a one-year maintenance fee for a total cost of \$45,250, using Register of Deeds excess revenue from 2013. Motion carried with Mr. Parsons and Mr. White voting no.

DIVISION REPORTS

Administration Division - Joanne Wagner

- Office Activities Update
- Engineering Assistance Update

Land Use Division - Phil Gaudet

- Permit Activity
- Training
- Private Onsite Wastewater Treatment System (POWTS) Inventory
- Private Onsite Wastewater Treatment System (POWTS) Sanitary Permit Scanning Project

Geographic Information Systems Division - Eric Damkot

- Shoreland/Floodplain/Wetland Map Revision Project
- Oblique Aerial Imagery Acquisition Project
- On-Line Highway Project Scans
- Wisconsin Act 20 (biennial budget) and the Wisconsin Land Information Program
- Review of Other Division Activities and Projects

Moved by Mr. Heidtke, seconded by Mr. Schulz to accept the Administration, Land Use and Geographic Information Systems Division reports. Motion carried.

NEXT MEETING DATES

The Planning, Conservation and Parks Committee will tentatively meet on Wednesday, October 16, 2013, at 1:00 p.m., Friday, October 18, 2013, at 10:00 a.m., Wednesday, November 20, 2013, at 1:00 p.m., and Wednesday, December 18, 2013, at 1:00 p.m.

BRIEF OVERVIEW OF DRAFT FIVE-YEAR IMPLEMENTATION REPORT TO THE COUNTY BOARD OF A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR WASHINGTON COUNTY: 2035

Ms. Sielski presented an overview of the five-year implementation report to the County Board of a Multi-Jurisdictional Comprehensive Plan for Washington County: 2035. The report summarizes how the comprehensive plan was used to direct policy decisions by County Officials and staff, and whether circumstances have changed that would necessitate amendments to the Plan. Planning and Parks Department staff consulted with over 20 County departments and community organizations to obtain updates regarding how their activities relate to the recommendations of the County Comprehensive Plan. The Planning and Parks Department

1 convened a meeting of the Washington County Comprehensive Plan Technical Advisory
2 Committee to further obtain input for the report and prompt discussion on how the plan has been
3 used. This report includes the use of the plan to guide County activities, amendments to the plan,
4 the program implementation, the Comprehensive Plan and County Ordinance consistency, and
5 the Comprehensive Planning Dispute Resolution Procedure.
6

7 **BRIEF OVERVIEW OF AMENDMENT NO. 1 OF A MULTI-JURISDICTIONAL**
8 **COMPREHENSIVE PLAN FOR WASHINGTON COUNTY: 2035**

9 Ms. Sielski reported recommendations to preserve and protect secondary environmental
10 corridors (SECs) were included in the County comprehensive plan as adopted April 15, 2008.
11 As part of the requirements of §66.1001(3) of the Wisconsin State Statutes, County ordinances
12 must be consistent with the adopted County comprehensive plan. The County Board adopted
13 2009 Ordinance 13 in December 2009, which included edits to County ordinances to meet this
14 requirement. During the County Board discussion, a motion was passed to remove SECs from
15 2009 Ordinance 13 related to County Code Chapter 17 - Erosion Control and Stormwater
16 Manager and Chapter - Land Division. Amendment No. 1 removes SECS in recommendations
17 related to the County taking action to protect or preserve SECS when related to land uses, land
18 use patterns, subdivision design, land division review, zoning, erosion control, and storm water
19 management.
20

21 **CONSIDERATION OF PROPOSED AMENDMENT TO MAP 84 AND TEXT IN**
22 **CHAPTER IX - LAND USE ELEMENT OF A MULTI-JURISDICTIONAL**
23 **COMPREHENSIVE PLAN FOR WASHINGTON COUNTY: 2035 BASED ON APRIL**
24 **2008 COUNTY BOARD ACTION**

25 Ms. Sielski reported during the April 15, 2008, County Board meeting, a motion was passed to
26 refer a proposed amendment to Map 84 (Washington County Land Use Map: 2035) and text in
27 Chapter IX - Land Use Element, back to the Planning, Conservation and Parks Committee for
28 further consideration. This motion required a change to the landfill classification and related
29 section subheading to read "Unremediated Landfills (Closed)". In addition, the motion also
30 required a change to the text in Chapter IX - Land Use Element to include language indicating
31 that "Unremediated Landfills (Closed)" identified on Map 84 may currently pose a substantial
32 hazard to human health and/or the environment because these of leakage of contamination into
33 the area groundwater, and these leaking landfills will require full remediation in the near future.
34 Two specific leaking landfills were cited in Washington County and are located in the Ackerville
35 area of the Town of Polk.
36

37 The Wisconsin Department of Natural Resources completed an extensive site investigation of
38 this area in 2001, in accordance with US Environmental Protection Agency procedures and
39 protocols, as well as WDNR requirements to determine if any contaminants were being released
40 into the environment, specifically the groundwater. The investigation determined that no
41 additional investigative or remedial activities are necessary. Therefore, Ms. Sielski is
42 recommending that the Planning, Conservation and Parks Committee deny the inclusion of the
43 additional language in the County comprehensive plan.
44

45 Moved by Mr. White, seconded by Sorce to deny the inclusion of the following language in the
46 County Comprehensive plan: "Unremediated Landfills (Closed)", and deny the change to the text
47 in Chapter IX - Land Use Element: "Unremediated Landfills (Closed)" identified on Map 84 may
48 currently pose a substantial hazard to human health and/or the environment because of leakage of

1 contamination into the area groundwater. Thus, these leaking landfills will require full
2 remediation in the near future. Motion carried.

3
4 **PRESENTATION OF UPDATE TO THE FARMLAND PRESERVATION PLAN FOR**
5 **WASHINGTON COUNTY**

6 Ms. Sielski reported under the direction of the Farmland Plan Advisory Committee and the
7 Planning, Conservation and Parks Committee, County staff prepared an update to the Farmland
8 Preservation Plan for Washington County. Development of the updated plan was done in
9 accordance with Chapter 91 of the Wisconsin State Statutes. The Farmland Preservation Plan, as
10 Appendix T - Amendment No. 2 to A Multi-Jurisdictional Plan for Washington County: 2035,
11 will be presented to the County Board for consideration and adoption at the October 22, 2013,
12 meeting. The Farmland Preservation Plan was certified on May 17, 2013, by the Wisconsin
13 Department of Agriculture, Trade and Consumer Protection contingent on the following
14 occurring before December 31, 2013: 1) County adoption of the plan, including as part of the
15 County Comprehensive Plan, in the form submitted; and 2) County adoption of amended Map 84
16 in the County Comprehensive Plan so that it is consistent with the Washington County Farmland
17 Preservation Plan.

18
19 **CONSIDERATION OF RESOLUTION - APPENDIX T - A FARMLAND**
20 **PRESERVATION PLAN FOR WASHINGTON COUNTY AS AMENDMENT NO. 2 OF**
21 **A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR WASHINGTON**
22 **COUNTY: 2035**

23 Moved by Mr. Heidtke, seconded by Mr. Schulz to approve a resolution adopting Appendix T -
24 A Farmland Preservation Plan for Washington As Amendment No. 2 of A Multi-Jurisdictional
25 Plan for Washington County: 2035; subject to the correction to the Town of Barton, and forward
26 to the County Board. Motion carried.

27
28 **CONSIDERATION OF ORDINANCE - APPENDIX T - A FARMLAND**
29 **PRESERVATION PLAN FOR WASHINGTON COUNTY AS AMENDMENT NO. 2 OF**
30 **A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR WASHINGTON**
31 **COUNTY: 2035**

32 Moved by Mr. Heidtke, seconded by Mr. Schulz to approve an amendment to Section 21.09 of
33 the County code relating to Appendix T - A Farmland Preservation Plan as Amendment No. 2 of
34 a Multi-Jurisdictional Comprehensive Plan for Washington County: 2035, and forward to the
35 County Board. Motion carried.

36
37 **ADJOURNMENT**

38 Moved by Mr. Sorce, seconded by Mr. White to adjourn the meeting at 3:55 p.m. Motion
39 carried.

40
41
42
43
44 Brenda J. Jaszewski, County Clerk