

CALL TO ORDER

Chairman Tom Richart called the meeting to order at 1:07 PM. Comprehensive Planning Board members present were Tom Richart, Dan Herlache, Dan Becker, and Bob Walerstein (by phone). County Board Chairman Robert Brooks was also present. Kathy Geracie, Al Kletti, and Cindy Bock were not present. Citizen Advisory Committee (CAC) Chairman Ed Beimborn and Housing, Economic Development, and Cultural Resources (HEDCR) Workgroup Chairman Frank Madden were also present. Staff present included Andrew Struck, Nicole Sidoff and Jason Dzwinel, Ozaukee County; and Nancy Anderson and Ben McKay, Southeastern Wisconsin Regional Planning Commission (SEWRPC).

ASSURANCE THAT THE MEETING WAS PROPERLY NOTICED

Chairman Tom Richart asked staff if the meeting had been properly noticed and agenda posted. Andrew Struck noted that the meeting was properly noticed and agenda posted.

ADOPTION OF AGENDA

Motion made by Supervisor Herlache and seconded by County Board Chairman Brooks to adopt the agenda as printed. All members present voting aye, motion carried unanimously.

APPROVAL OF MINUTES

Motion made by Supervisor Walerstein and seconded by Supervisor Herlache to approve the minutes for the March 11, 2008 Comprehensive Planning Board meeting as written. All members present voting aye, motion carried unanimously.

UPDATE/DISCUSSION/POSSIBLE ACTION ON THE MULTI-JURISDICTIONAL COMPREHENSIVE PLANNING PROCESS, WDOA COMPREHENSIVE PLANNING GRANT AND THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR OZAUKEE COUNTY: 2035

- **UPDATE ON THE GLOSSARY OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR OZAUKEE COUNTY: 2035.**

CPB members received a handout detailing the revisions to the Glossary. Andrew Struck noted the changes, particularly the revisions to the definitions for "swamp" and "marsh," and the removal of the word "fen." The word "fen" was eliminated because there are no fens in Ozaukee County.

Motion made by Supervisor Herlache and seconded by Supervisor Brooks to approve the Glossary with the amendments and changes noted for the Multi-Jurisdictional Comprehensive Plan for Ozaukee County: 2035. All members present voting aye, motion carried unanimously.

- **REVIEW, DISCUSSION AND POSSIBLE ACTION ON COMMENTS PROVIDED AT THE CPB OPEN HOUSE, THE PUBLIC HEARING BEFORE THE OZAUKEE COUNTY BOARD OF SUPERVISORS, AND THE MARCH 20, 2008 CITIZEN ADVISORY COMMITTEE (CAC) MEETING ON "A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR OZAUKEE COUNTY: 2035" (SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT No. 285)**

Andrew Struck stated that there were no public comments from the Open House or the Public Hearing. The questions asked at both meetings were largely clarification issues. CPB members received a summary of the questions asked by County Board Supervisors at the Public Hearing and staff responses. Andrew Struck noted that no formal action was needed for this agenda item because there were no proposed changes to the County Comprehensive Plan based on no comments from the public open house and public hearing. The CPB members accepted that there were no comments at the public open house or public hearing by unanimous consent.

Chairman Richart invited Frank Madden, Chairman of the Housing, Economic Development, and Cultural Resources (HEDCR) Workgroup to give the CPB an overview of the issues discussed by the HEDCR Workgroup. HEDCR Chairman Madden stated that he is a City of Mequon resident and a builder. He noted that the main issues addressed by the HEDCR Workgroup was that the County plan is a blueprint, but that individual governments within the County would be more involved in carrying out their own plans, particularly related to housing. HEDCR Chairman Madden further noted that another key issue discussed

by HEDCR was affordable/workforce housing. He stated that HEDCR addressed the necessity for reversing the trend of five-acre lots in the County, and instead concentrating development in sewerage areas. HEDCR Chairman Madden also noted that water supply availability will become an issue that impacts development patterns over the next fifteen to twenty years. Ozaukee County, particularly along the I-43 corridor, may have development pressures in that period due to the County's ability to access Lake Michigan as a source of water for municipal water supply. HEDCR Chairman Madden thanked the County Board members and staff for the opportunity to participate in such an important undertaking.

Chairman Richart invited Citizen Advisory Committee (CAC) Chairman Ed Beimborn to give the CPB an overview of the issues discussed by the CAC. CAC Chairman Beimborn stated that the CAC was a very diverse, hard-working group that helped create and develop the Ozaukee County Comprehensive Plan from the bottom up. CAC Chairman Beimborn stated that his only concern, which should not affect the adoption of the plan, dealt with some local governments allocating too much land in their planned land use maps to commercial and industrial uses. He stated that the majority of the population growth over the next twenty-five years would be in the elderly population, and that issue may impact the number of jobs that County residents could fill. CAC Chairman Beimborn then reiterated the value CAC input added to the comprehensive plan and the overall process. CAC Chairman Beimborn thanked the County Board members and staff for the opportunity to participate in such an important undertaking.

Chairman Richart noted that he had initially been concerned that the towns within the County may not be fully supportive of the creation of a County and local comprehensive plans, but that he was happy that many of the towns ended up being some of the biggest supporters of the planning process. Supervisor Walerstein asked if purchase of development rights (PDR) had been addressed in the County plan. CAC Chairman Beimborn stated that there were programs in the plan recommending that the County look into creating a PDR program. Andrew Struck stated that it is important to capitalize on where successful PDR and transfer of development rights (TDR) programs have been initiated, such as in the City of Mequon.

- **REVIEW, DISCUSSION AND POSSIBLE ACTION ON THE APPROVING "A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR OZAUKEE COUNTY: 2035" (SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 285) AND THE RESOLUTION RECOMMENDING ADOPTION OF "A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR OZAUKEE COUNTY: 2035" (SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 285) TO THE OZAUKEE COUNTY BOARD OF SUPERVISORS PURSUANT TO SECTIONS 59.69 AND 66.1001(4)(B) OF THE WISCONSIN STATUTES**

CPB members received a slightly revised resolution and a draft support document. Andrew Struck stated that there was a minor change to the resolution, which involved changing the order of phrases in the third from last paragraph on the first page. The paragraph now reads "WHEREAS, the Ozaukee County Comprehensive Plan contains all nine elements required by State Statute and addresses all 14 of the State of Wisconsin Comprehensive Planning Goals that are required under the grant contract with the State of Wisconsin;". Andrew Struck also noted that the Comprehensive Planning Citizen Advisory Committee (CAC) recommended approval and adoption of the final draft of the Multi-jurisdictional Comprehensive Plan for Ozaukee County: 2035 unanimously by resolution at their March 20, 2008 meeting.

County Board Chairman Brooks asked for clarification of the adoption process, specifically why the plan had to be adopted by ordinance. Andrew Struck stated that the Wisconsin State Statutes (66.1001) require that the comprehensive plan be adopted by the governing body by ordinance; therefore, the Ozaukee County Comprehensive Plan will be an ordinance, much like the County Shoreland and Floodplain Zoning is an ordinance. County Board Chairman Brooks initiated a discussion about the necessity for showing County Board members which comprehensive plan programs would need to be implemented. After some discussion, the CPB agreed that the support document for the plan should include the programs on pages 12-13 in Chapter 14, Implementation Element, of the Comprehensive Plan. This outlines the programs that the County Board will have to implement because the County

Shoreland and Floodplain Zoning ordinance will have to be updated to be consistent with the Comprehensive Plan as part of the requirements of the State Statutes. The CPB also agreed that pages 12-13 should be distributed to County Board members, so that they are aware that these are the main programs that will have to be implemented when the Comprehensive Plan is adopted. Copies of the full Implementation Element should also be available for County Board members that request it. Both County Board Chairman Brooks and Supervisor Becker stressed the importance of making sure that the County Board does not think that the Comprehensive Plan will require large amounts of money to implement numerous programs. It is important to emphasize the fact that the plan is a tool and blueprint for guiding future decision-making and planning. Andrew Struck noted that much of the language throughout the plan focused on "recommending" and "suggesting" programs, but did not use the language "shall" or "must," except in the areas outlined on pages 12-13 (in some cases). He also stated that many of programs in the plan involved continuing current initiatives or updating current plans.

Andrew Struck noted that another key aspect of the plan is that the Comprehensive Planning Board would be a standing committee because it would be necessary for reviewing amendments to the County Comprehensive Plan. Proposals for amendments to the plan would come from local governments, the CPB, other standing County Committees or the County Board. The County Board would review the proposed amendments on an annual basis. Many of the amendments would come from local governments, because the County plan is built upon and intended to reflect the participating local government plans except where there are countywide issues. Changes to the planned land use maps in local government plans would largely be reflected in the County plan and hence the County Comprehensive Plan will require on-going maintenance.

County Board Chairman Brooks also suggested having the County Board pass a resolution for the adoption of the County Comprehensive Plan before the ordinance is passed, considering that is the process generally followed by the County Board. Andrew Struck stated that he would prepare a resolution for the County Board meeting on April 2, 2008. Andrew Struck also noted that he would prepare the suggested support documents including the resolutions from the CAC and CPB as well as the comments from the Public Hearing.

Motion made by Supervisor Becker and seconded by Supervisor Herlache to approve "A Multi-Jurisdictional Comprehensive Plan for Ozaukee County: 2035" (SEWRPC Community Assistance Planning Report No. 285) AND approve the revised Resolution recommending adoption of "A Multi-Jurisdictional Comprehensive Plan for Ozaukee County: 2035" (SEWRPC Community Assistance Planning Report No. 285) to the Ozaukee County Board of Supervisors pursuant to Sections 59.69 and 66.1001(4)(b) of the Wisconsin Statutes. All members present voting aye, motion carried unanimously.

PUBLIC COMMENT AND WRITTEN COMMUNICATIONS

Andrew Struck noted two letters he received from Peter Herreid at the Department of Administration concerning the draft of the Ozaukee County Comprehensive Plan and the Town of Cedarburg Comprehensive Plan. In regards to the County plan, Mr. Herreid stated that he had received that plan on March 6, 2008, and after reviewing the plan, found that it had met all of the requirements of the Statute and grant contract. Regarding the Town of Cedarburg plan, Mr. Herreid stated that he had found a few issues that needed to be addressed within the plan, particularly concerning the zoning map provided in the plan, which does not accurately reflect land uses as they currently exist in the Town.

Chairman Richart thanked everyone in attendance for their hard work on the Ozaukee County Comprehensive Plan. Chairman Richart noted that Andrew Struck, Nancy Anderson, and Jason Dzwiniel were present both at the first CPB (Smart Growth Committee) meeting on July 26, 2002, and at this meeting, the last CPB meeting before adoption, on March 25, 2008.

ANY OTHER BUSINESS AS AUTHORIZED BY LAW

There was nothing reported.

NEXT MEETING DATES – APRIL 8, 2008 AT 9:00 AM

Andrew Struck noted that the CPB would still be an active committee until midnight on April 14, 2008. He requested that the time of the April 8, 2008 meeting be changed from 1:00 PM to 9:00 AM. Chairman Richart and Supervisor Walerstein confirmed that they would be able to attend the meeting if it was moved to 9:00 AM. Supervisors Becker and Herlache stated that they would check their schedules.

County Board Chairman Brooks requested that the makeup of the CPB be examined before it was reappointed after the April 1, 2008 elections. He stated that it may be necessary to have a five-person CPB, instead of a seven-person CPB.

ADJOURNMENT

A motion was made by Supervisor Becker and seconded by Supervisor Walerstein to adjourn the meeting. All members present voting aye, the motion carried unanimously. Meeting adjourned at 2:01 PM.

Respectfully recorded and submitted by Nicole Sidoff, Andrew Struck, Nancy Anderson and Ben McKay.