

1. Minutes Of Comprehensive Planning Board Meeting.

Documents: [COMPREHENSIVE PLANNING BOARD MINUTES SEPTEMBER 18 2013.PDF](#)

Wednesday, September 18, 2013 at 1:00 P.M.

Room 118, Ozaukee County Administration Center, Port Washington

1. CALL TO ORDER

Chairman Tom Richart called the meeting to order at 1:10 pm. Comprehensive Planning Board (CPB) members present included: Chairman Tom Richart, Supervisor Irena Macek, Supervisor Barb Jobs, Supervisor Glenn Stumpf, and Supervisor Don Korinek. Ozaukee County staff present included: County Administrator Tom Meaux, Planning and Parks Department Director Andrew Struck, UW-Extension Community Development Educator Kate Pawasarat, and Planning and Parks Intern Lisa Haselow. Southeastern Wisconsin Regional Planning Commission (SEWRPC) staff present included Nancy Anderson.

2. ASSURANCE THAT THE MEETING HAS BEEN PROPERLY NOTICED AND ADOPTION OF AGENDA

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

Motion by Glenn Stumpf and seconded by Irena Macek to adopt the agenda as printed. All members present voting aye, motion carried unanimously.

3. APPROVAL OF MINUTES (AUGUST 13, 2013)

Motion by Glenn Stumpf and seconded by Irena Macek to approve the minutes of the August 13, 2013 meeting of the Comprehensive Planning Board. All members present voting aye, motion carried unanimously.

4. PUBLIC COMMENT AND WRITTEN COMMUNICATIONS

There were no public comments. Andrew Struck noted Supervisor Bauzenberger forwarded a written communication via email. Mr. Struck forwarded the email to Chairman Richart upon receipt. Chairman Richart noted the email referenced an article from the News Graphic. He further noted that Supervisor Bauzenberger had written a letter to the editor regarding the Regional Housing Plan that was never published and that was what was stated in the email. Chairman Richart noted Supervisor Bauzenberger was concerned that his letter was never published. Chairman Richart noted that he did not receive the actual letter to the editor. Mr. Struck noted that he acknowledged the email was received, but did not provide any further response.

Andrew Struck noted there was a question at the last meeting by Cindy Bock asking for County data related to how long residents live in the County (long-term or short-term residents). Mr. Struck explained that SEWRPC compiled data from the Census to try to address Supervisor Bock's question, and a document showing the related data is provided in the packets. Andrew asked if there were any comments about the data. Nancy Anderson noted this data does not show how long people lived in the County, but it does show how long they have lived in their current residence.

5. UPDATE / DISCUSSION / POSSIBLE ACTION ON THE ADOPTED MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR OZAUKEE COUNTY: 2035

- **UPDATE, DISCUSSION AND POSSIBLE ACTION ON ASSISTANCE AGREEMENT WITH SEWRPC FOR PREPARATION OF THE PROPOSED AMENDMENT 2013-02 TO THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR OZAUKEE COUNTY: 2035 (INCORPORATION OF THE FARMLAND PRESERVATION PLAN FOR OZAUKEE COUNTY)**

Andrew Struck noted that this assistance agreement would assist with the preparation of the Comprehensive Plan amendment (2013-02) for the incorporation of the Farmland Preservation Plan for Ozaukee County into the Multi-jurisdictional Comprehensive Plan for Ozaukee County: 2035. Mr. Struck noted that an amendment to the Comprehensive Plan for incorporation of the Farmland Preservation Plan is required by Section 91.10 of the Wisconsin State Statutes and DATCP grant requirements. Mr. Struck noted that the SEWRPC Assistance Agreement cost is included in the Department budget. Mr. Struck noted that the mapping and notices for the amendment would be completed by County staff to keep the

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agreement cost low, while SEWRPC would address the text updates in the Comprehensive Plan. Mr. Struck noted this project was referenced at the last CPB meeting and will need to be completed by the end of the year per DATCP and Statutory requirements (approved time extension per the Secretary). Mr. Struck noted that a portion of this work has already been started to stay on schedule. Chairman Richart asked for a motion to approve the assistance agreement with SEWRPC for \$2,500 to prepare an amendment (2013-02) to the Multi-jurisdictional Comprehensive Plan for Ozaukee County: 2035 that incorporates the adopted Farmland Preservation Plan for Ozaukee County into the Multi-jurisdictional Comprehensive Plan for Ozaukee County: 2035.

Motion by Irena Macek and seconded by Don Korinek to approve the assistance agreement with SEWRPC for \$2,500 to prepare an amendment (2013-02) to the Multi-jurisdictional Comprehensive Plan for Ozaukee County: 2035 that incorporates the adopted Farmland Preservation Plan for Ozaukee County into the Multi-jurisdictional Comprehensive Plan for Ozaukee County: 2035. All members present voting aye, motion carried unanimously.

Supervisor Barb Jobs asked if Supervisor Don Korinek, as the alternate, can vote, and Mr. Struck clarified that Supervisor Korinek can vote because Supervisor Cindy Bock is not present.

- **UPDATE, DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED AMENDMENT 2013-02 TO THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR OZAUKEE COUNTY: 2035 (INCORPORATION OF THE FARMLAND PRESERVATION PLAN FOR OZAUKEE COUNTY) AND SCHEDULE FOR THE REQUIRED PUBLIC HEARING PER WISCONSIN STATS. 66.1001.**

Andrew Struck noted that the Amendment 2013-02 (incorporation of the adopted Farmland Preservation Plan (FPP)) was included in the CPB packets and those changes to the text of the Multi-jurisdictional Comprehensive Plan for Ozaukee County: 2035 are shown as track changes. Mr. Struck noted that a local amendment adopted by the Town of Saukville directly impacts the FPP, so it was integrated as part of this County amendment to the County Comprehensive Plan. Mr. Struck reiterated that the text changes in the Comprehensive Plan amendment reflect what was in the adopted FPP. Mr. Struck noted the statutory requirement in Section 91.10 Wisconsin State Statutes as well as the DATCP grant requirements to incorporate the FPP as part of the Multi-jurisdictional Comprehensive Plan for Ozaukee County: 2035 in order to get re-certified. Mr. Struck noted Attachment A and Attachment B, which update the goals, objectives, policies and programs and the land use plan categories respectively, are included in the packets. He also noted that Figure 14 shows the updated percentages of planned land uses in Ozaukee County. Mr. Struck noted the four planned land use maps included in the packet show the revised planned land uses for areas affected by the FPP. Mr. Struck noted the Town of Saukville is a rural residential planned land use on the County planned land use map due to the local amendment and therefore would not be eligible for Farmland Preservation Areas (FPAs).

Chairman Richart clarified the FPP was approved as a standalone plan and we are now trying to incorporate it into the Multi-jurisdictional Comprehensive Plan for Ozaukee County: 2035 without any changes. Mr. Struck noted that DATCP is still in the review process to approve and re-certify the FPP, and this was the reason we went forward with getting the FPP approved as a standalone plan, so it could be re-certified before we incorporated it into the County Comprehensive Plan. On another note, Chairman Richart noted the Regional Housing Plan endorsement was denied last month at County Board, but the Comprehensive Plan includes a housing element that will stay the same as it has been. He noted the FPP was approved unanimously by the County Board and the goal is to incorporate it in the Multi-jurisdictional Comprehensive Plan for Ozaukee County: 2035. Chairman Richart noted he wants to ensure that nothing has changed as far as wording in the FPP for incorporation into the Comprehensive Plan. Andrew Struck and Nancy Anderson confirmed that nothing has changed with regard to the text for incorporation into the County Comprehensive Plan. Ms. Anderson discussed the few text changes to the housing element per the adopted FPP.

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Nancy Anderson noted that the first page of Amendment 2013-02 summarizes the process of amendments to the Multi-jurisdictional Comprehensive Plan for Ozaukee County: 2035 and the purpose of this amendment to incorporate the Farmland Preservation Plan as a component of the County Comprehensive Plan per section 91.10(2) of the Wisconsin Statutes. Ms. Anderson also noted that the Town of Saukville is shown as rural residential on Map 96 at a minimum density of five acres per dwelling unit based on the Town comprehensive plan amendment. Ms. Anderson noted the planned land use is no longer agricultural; it is now considered rural residential. Ms. Anderson noted page 3 explains that, according to DATCP, entire parcels of land must be shown as land designated for farmland preservation with the location of wetland, environmental corridors, and isolated natural resource areas shown as overlays. Andrew Struck explained the County FPP map shows wetlands, environmental corridors, and isolated natural resource areas as overlays rather than land uses. On the County planned land use map for the Comprehensive Plan, however, these features are shown as land uses, not an overlay. Don Korinek asked for clarification about the definition of an environmental corridor. Mr. Korinek asked whether a farmer's land used partly for agriculture and partly covered by a woodlot would be affected differently by taxation. Mr. Struck noted that the woodlot would be an environmental corridor land use and probably zoned as conservancy at the local level. Mr. Struck noted that tax assessment is developed based on existing land use and not planned land use (use value assessment). Glenn Stumpf asked if it would benefit farmers to have the property overlays since DATCP gives farmers credit for the whole property this way. Mr. Struck noted that DATCP requires the entire farmland preservation parcel to be designated as farmland preservation land use with environmental features shown as overlays in the Farmland Preservation Plan. Mr. Struck noted; however, in order to stay consistent with local land use mapping, the County shows the parcels as a combination of separate land uses rather than overlays in the Comprehensive Plan. The reason for this type of planned land use mapping in the Comprehensive Plan versus the Farmland Preservation Plan is to allow for local conservancy zoning consistent with a defined land use. It is being shown as an overlay in the FPP because that is what DATCP requires and will allow for the entire parcel to be eligible for farmland preservation tax credits as long as it is in a farmland preservation area.

Nancy Anderson noted the rest of page 3 discusses town planned land use maps that were revised (Fredonia, Belgium and Saukville). Nancy noted page 5 shows the major change to the County planned land use map, which splits the former farmland protection category into farmland preservation in designated areas of Belgium and Fredonia and general agriculture in all other areas. Any other communities that had shown agricultural planned land use on their local land use map and are not participating in the FPP have been changed to general agriculture. Ms. Anderson noted there were some parcels within Belgium and Fredonia that did not meet the criteria established in the FPP for farmland preservation areas, so they are shown as general agriculture too. Mr. Struck noted the numbers on Table 102 show some small differences as compared to previous versions. Mr. Struck noted these differences were reflective of using an older (2007) parcel layer. Mr. Struck noted next year all the land uses on the County map will be changed to a new and current parcel layer. Mr. Struck noted to expedite the process, the Town of Saukville map was completed on the new parcel layer, which explains the differences in acres. Ms. Anderson noted that there were also increases in rural residential and extraction acreages in the Town of Saukville based on changes in the local Town of Saukville planned land use map.

Ms. Anderson noted page 7 also shows that the 2010 Wisconsin Wetland Inventory was used for mapping, rather than the 2005 layer that was previously used. She noted page 8 states that Fredonia and Belgium maps were updated to reflect the FPP and Saukville was updated to reflect changes by the Town Board as part of a local comprehensive plan amendment.

Ms. Anderson noted the County map was updated to reflect the FPP changes. Chairman Richart asked what changes were made in the sentence at the top of page 8. Andrew noted it may have been a spacing error, but no significant changes were made.

Ms. Anderson noted page 9 describes that the FPP will be adopted as an amendment to the Multi-jurisdictional Comprehensive Plan for Ozaukee County: 2035. The FPP updates the goals, objectives, policies and programs in the Comprehensive Plan. She noted once this amendment is adopted there will not be any inconsistencies between the two plans. Mr. Struck noted the FPP had a slightly narrower scope, so the Comprehensive Plan program priorities were not changed as part of the FPP. Chairman Richart asked if priorities are included in the FPP. Andrew noted they are, but they do not override priorities in the Comprehensive Plan. Chairman Richart asked for any further questions.

Nancy Anderson noted Attachment A also uses track changes to show how the FPP revised the goals and objectives in the adopted Comprehensive Plan. Nancy noted approximately 75 percent of the changes are in the agricultural, natural, and cultural resources element, shown through page 10.

Tom Richart noted the word "study" changes to "develop" on page A-3 as part of the revisions from the adopted FPP, so it is a bit more affirmative. Mr. Struck noted part of that change also comes from the fact that we are now moving on to the next step. Tom Meaux, Glenn Stumpf and Andrew Struck discussed the fact the Land Preservation Board is charged with studying, developing and implementing this issue. Chairman Richart noted page A-7 also shows a similar change.

Nancy Anderson noted page A-10 shows that the FPP did include some changes to the housing and transportation elements. Nancy noted the next several pages describe changes made to goals, objectives, policies, and programs in the land use element (page A-10), housing use element (page A-11), transportation element (page A-12), utilities and community facilities element (page A-12), and economic development (page A-13).

Chairman Richart noted he would like to discuss the housing element in detail. Nancy Anderson noted the goals and objectives are included in the housing element of the Multi-jurisdictional Comprehensive Plan for Ozaukee County: 2035 already and the policies and programs are reflective of the adopted FPP. Don Korinek asked what is meant by "promoting" housing. Andrew Struck noted that it is a recommendation that local government consider promoting different lot sizes, housing sizes, and densities. Mr. Struck noted that it is meant to encourage local governments to consider all the housing options.

Nancy Anderson noted the bottom of page A-11 also adds a point to encourage new housing in sewer service areas. Mr. Korinek asked whether this plan targets mostly Belgium and Fredonia. Mr. Struck noted the FPP covers the entire County, but the farmland preservation areas (FPAs) that can collect farmland preservation tax credits are limited to designated areas in the Towns of Belgium and Fredonia.

Andrew Struck noted that the City of Mequon is an incorporated City that has a sewer service area that does not include the whole City. Andrew noted to preserve farmland the City of Mequon might consider developing urban densities in their sewer service areas. Ms. Anderson noted it is also possible to have a sewer service area in a town if there is the density of development.

Ms. Anderson noted the top of page A-12 provides some clarifications to programs per the adopted FPP. There is also a new program per the FPP to encourage infill housing development, which promotes developments in existing neighborhoods rather than developing new areas. Chairman Richart asked to see the section in the FPP and Ms. Anderson noted this topic is shown on pages 6-17 in the Farmland Preservation Plan.

Ms. Anderson noted page A-12 discusses changes to the transportation element and utilities and community facilities element. Don Korinek asked what is meant by "green infrastructure" on the top of page A-13. Mr. Struck and Ms. Anderson noted examples include rain gardens, green roofs, stormwater management ponds, rain barrels, pervious pavement, and more.

Ms. Anderson noted the bottom of page A-13 discusses the economic development element. She noted there is a new goal per the FPP to consider the business cluster concept. Ms. Anderson continued discussing the changes in goals and policies per the FPP and noted there were no changes to the programs. Mr. Struck clarified that the text changes are a result of the adopted FPP. Chairman Richart noted the FPP document has a lot of information and there were not many changes to what was already in the adopted Comprehensive Plan. Tom Richart noted this means whoever prepared the Multi-jurisdictional Comprehensive Plan for Ozaukee County: 2035 did a very good job. Mr. Struck noted many of these changes were anticipated, so a lot of information was included in the adopted Multi-jurisdictional Comprehensive Plan for Ozaukee County: 2035. Mr. Struck noted most changes are a result of new inventory data that is now up to date as of 2010.

Nancy Anderson noted Attachment B is pretty self-explanatory, showing the translation between the County planned land use map and local planned land use maps. Mr. Struck noted one of the biggest visual changes shown on the County map is the rural residential planned land use shown in the Town of Saukville and the incorporation of farmland preservation areas in the Towns of Belgium and Fredonia.

Chairman Richart noted the Town of Belgium map shows environmental corridors as a planned land use per the earlier discussion. Mr. Struck noted that is correct. Mr. Struck noted in the Town of Fredonia and Belgium the dark brown shows "general agriculture" to represent agriculture not included in a FPA.

Andrew Struck noted the goal is to approve the amendment as it was reviewed and potentially amended and set the date for the required public hearing. Mr. Struck noted it was discussed to hold the public hearing at the next Comprehensive Planning Board meeting on November 19, 2013. Mr. Struck noted there will be an actual resolution (and ordinance) to recommend the adoption of the amendment by the County Board for the November CPB meeting.

Chairman Richart asked for a motion to approve the proposed amendment 2013-02 to the Multi-jurisdictional Comprehensive Plan for Ozaukee County: 2035.

Motion by Don Korinek and seconded by Barb Jobs to approve the proposed amendment 2013-02 to the Multi-jurisdictional Comprehensive Plan for Ozaukee County: 2035 for incorporation of the Farmland Preservation Plan for Ozaukee County. All members present voting aye, motion carried unanimously.

Chairman Richart asked for motion to schedule a public hearing per Wis Stats. 66.1001 and 91.10 on November 19, 2013 at 1:00 pm. All members present discussed the scheduling.

Motion by Glenn Stumpf and seconded by Irena Macek to schedule a public hearing per Wis Stats. 66.1001 and 91.10 on November 19, 2013 at 1:00 pm. All members present voting aye, motion carried unanimously.

Tom Meaux noted this project is more about process than changes, so it should be presented to County Board that way. Andrew Struck noted he does not think a presentation is needed, but he will be at the County Board meeting to answer any questions.

6. PLANNING INFORMATION/NEWS AND EDUCATION & OUTREACH

Andrew Struck noted there was an interesting article in the Milwaukee Journal Sentinel about the value of farmland in Wisconsin. Mr. Struck noted he will email the article or include it in the next packet.

Barb Jobs noted there was also a Wisconsin Farm Bureau Federation article about the cost of farmland in the Midwest. Andrew asked if Barb can send the article to him, so he can share it with the CPB in the next packet.

7. NEXT MEETING DATE(S) – NOVEMBER 19, 2013

Chairman Richart noted the next meeting will be on November 19, 2013 in Room 118 at 1:00 pm and will include a public hearing.

8. ADJOURNMENT

A motion was made by Irena Macek and seconded by Glenn Stumpf to adjourn the meeting. All members present voting aye, the motion carried unanimously.

Meeting adjourned at 2:33 pm.

Respectfully recorded and submitted by Lisa Haselow and Andrew Struck.