

**Minutes of the Twenty-Second Meeting
Racine County Comprehensive Plan Multi-Jurisdictional Advisory Committee**

DATE: February 19, 2009

TIME: 6:30 pm

PLACE: Racine County Ives Grove Auditorium
14200 Washington Ave
Sturtevant, WI

Attendance:

Jim Moyer, Town of Yorkville
Katie Simenson, City of Burlington
Rebecca Ewald, Village of Waterford
Audrey Viau, Village of Elmwood Park
Tom Roanhouse, Village of Waterford
Connie Mellem (Vice-Chairperson), Village of North Bay
Kristin Wright, Village of North Bay
Mike Weinkauff, Village of Rochester
Mark Janiuk, Village of Sturtevant
Paul Ryan, Town of Raymond
Ingrid Tiegel, Village of Mt Pleasant
Vicky View, Town of Burlington
Ken Hall, Racine County Economic Development & Land Use
Matt Sadowski, City of Racine
Tom Kramer, Town of Norway
Julie Anderson, Planning & Development
Dave Schilling, SEWRPC
Tom Moes, SEWRPC
Kristen Lie, Racine County UW-Extension

1. Roll Call

Connie Mellem called the meeting to order at 6:32 p.m. Roll call was taken by circulating a sign-up sheet.

2. Approval of January 29, 2009 meeting minutes

Ken Hall made a motion to approve the minutes of the previous meeting. Motion was seconded by Mike Weinkauff. Connie Mellem provided two grammatical revisions. Revised minutes will be available through the Smart Growth website. Upon a voice vote, the minutes were unanimously approved.

3. Review of the preliminary draft of Chapter IX, "Land Use Element," of SEWRPC Community Assistance Planning Report No. 301, A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035

Dave Schilling of the Southeastern Wisconsin Regional Planning Commission (SEWRPC) reviewed the information and recommendations presented in Chapter IX, "Land Use Element." This information included the State requirements for the element, land use trends between 1963 and 2000 which was presented in Chapter IV, "Inventory of Existing Land Uses and Transportation Facilities and Services," equalized land prices between 2003 and 2008, and land use issues identified through public input.

Dave Schilling identified some of the determinants underlying the land use plan, noting that much of the plan relied on existing local and neighborhood area plans and the evaluation, update and development of local and neighborhood plans through meetings with local government officials. Mr. Schilling then reviewed the recommended land use plan for the Racine County Planning Area, including: residential development; commercial development; industrial development; transportation, communication, and utility development;

government and institutional development; recreational development; urban reserve areas, which are defined in the plan as areas that might accommodate development in the future, though the type of development has not been specified; agricultural, rural residential, and open land; environmental corridors and isolated natural resource areas; other open lands to be preserved; extractive and landfill uses; and opportunities for redevelopment and Smart Growth areas. He noted that there are some potential conflicts in the local government land use plan maps, particularly in lands that currently lie within townships, but may be annexed by adjacent cities or villages in the future; he further commented that in Wisconsin, cities and villages have the advantage over towns in land use conflicts, and this issue will be addressed in the Intergovernmental Cooperation Element. Mr. Schilling briefly reviewed the urban development tools and techniques presented in the element, including neighborhood and special district planning (for example, mixed use development, traditional neighborhood development, transit-oriented development), community design and sustainability (that is, promoting a sustainable community land use pattern that meets the social, economic, ecological, and quality of life needs of Racine County), and official mapping.

Dave Schilling then reviewed the land use plan's goals, objectives, policies and programs, stating that the goals have been consistent throughout the comprehensive plan. Matt Sadowski stated that the City of Racine had adopted a new neighborhood plan, Live Towerview, in December 2008, and requested that it be added to the City's specific land use objectives and policies.

Dave Schilling noted that two of the County's land use programs used stronger language than the language used in Chapter X, "Agricultural, Natural and Cultural Resources Element." The two programs were:

- Study and develop a purchase of development right (PDR) program.
- Study and develop a transfer of development rights (TDR) program.

Mr. Schilling asked whether the advisory committee preferred this firmer language over what had been presented in Chapter X, which stated, "Study the potential to establish a TDR program and/or a PDR program for local and County government use that focuses on the protection of agricultural areas."

Mike Weinkauf commented that, speaking as a member of the agricultural community, there was a general feeling that the comprehensive plan places the full financial burden for open space on people who own large amounts of land, and he requested that a policy be added which would indicate that there should be public funding of open space. Viki View noted that between the Town and City of Burlington there is sometimes the perception that the City annexes land for development and expects the Town to continue providing green space. She further requested that a recommendation be included that developers be required to contribute to open space, whether within their projects or within the jurisdiction, so that the financial responsibility would not be fully on communities. Matt Sadowski also voiced his support for the inclusion of such a policy. Jim Moyer noted municipalities can develop their own policies regarding public funding or developer funding of open space, but they need to have the political will to enforce them. Ingrid Tiegel commented that the Village of Mt. Pleasant is working on the creation of a wetland banking system that would require developers to pay for the preservation or restoration of wetlands, and asked whether a similar program might be created for open space. It was decided that Chapter X would be revised to strengthen the language regarding PDR and TDR programs. In addition, SEWRPC will develop some alternative program options (to be studied) to address the land use concerns raised by the MJAC, and present them at the next meeting.

Ken Hall asked how the comprehensive plan might balance the development projections as outlined in the Land Use Element with maintaining and improving the quality of life factors that have been identified by public participation and in other elements in order to ensure that development does not overrun the plan's overall goals. Julie Anderson commented that the plan horizon is 2035, and that the plan will be revisited every few years to ensure that its projections are still viable. She further noted that the development, as proposed on the land use plan map, will take a lot of time and funding, and will not occur until the municipalities have the infrastructure to handle it.

Mike Weinkauff made a motion to approve Chapter IX, "Land Use Element," subject to changes as suggested by the advisory committee. Motion was seconded by Viki View. Upon a voice vote, the motion passed unanimously.

4. Other Business

Dave Schilling and Kristen Lie reminded the committee about the Southeast Wisconsin Farmland Preservation Workshop, scheduled for Thursday, February 26, 2009.

Mr. Schilling reported that SEWRPC was currently working on the Intergovernmental Cooperation Element, and asked Paul Ryan about the status of the cooperative boundary agreement between the Town of Raymond and the Village of Caledonia. Mr. Ryan stated that a public hearing on the agreement was scheduled for March, and the agreement could be finalized in April. He also noted that boundary agreements were one solution to land use conflicts, and that local governments could further utilize the opportunity opened by the countywide multi-jurisdictional planning effort in order to develop cooperative agreements.

Connie Mellem asked about the status of scheduling the public hearings on the comprehensive plan in each participating local community. Dave Schilling replied that, according to the adopted public participation plan, two public informational meetings should be conducted following the completion of seven of the required nine plan elements (that is, excluding intergovernmental cooperation and implementation). These will be held after the committee has approved Chapter VII, "Population, Household, and Employment Projections," which will be reviewed at the March committee meeting. It is expected that one meeting will be held in the Waterford Public Library, and the other in the Ives Grove Auditorium. Mike Weinkauff also noted that the Village of Rochester's municipal building might be available for a meeting. Julie Anderson noted that the committee chairperson, Mary Kacmarcik, had raised some concerns about the timing of the public informational meeting, due to the holiday schedule in April. Rebecca Ewald will check on the availability of the Waterford Library's community room.

Julie Anderson noted that after all nine elements have been completed and approved by the committee, each participating local community will hold a public hearing/open house meeting. Connie Mellem asked whether the Racine County Board had to adopt the comprehensive plan by the time the Wisconsin Department of Administration grant ends (that is, July 31, 2009). Julie Anderson answered that the plan needs to be complete, but does not have to be adopted; the deadline for adoption is January 1, 2010.

5. Determination of next meeting date

Dave Schilling announced that the next committee meeting would be held on Thursday, March 19, 2009.

6. Adjournment

On a motion made by Viki View and seconded by Katie Simenson, the meeting was adjourned at 7:45 pm.