

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

DATE: February 21, 2008

TIME: 6:30 pm

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

Attendance:

Mary Kacmarcik (Chairperson), Town of Waterford
Audrey Viau, Village of Elmwood Park
Phil Peterson, Town of Burlington
Terry McMahon, Town of Yorkville
Dave Pattengale, Village of Rochester
Connie Mellem (Vice-Chairperson), Village of North Bay
Stan Bugnacki, Town of Raymond
Tom Roanhouse, Village of Waterford
Rebecca Ewald, Village of Waterford
Bill Schalk, Village of Wind Point
Ron Meyer, Village of Mt. Pleasant
Brennan Kane, Village of Mt. Pleasant
Brian O'Connell, City of Racine County
Ray Gromacki, Town of Dover
Ken Hall, Racine County Economic Development and Land Use
Katie Simenson, City of Burlington
Chuck Snyder, Citizen
Julie Anderson, Planning & Development
Dave Schilling, SEWRPC
Tom Moes, SEWRPC
Kristen Lie, Racine County UW-Extension

1. Roll Call

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

2. Approval of January 17, 2008 meeting minutes

Connie Mellem made a motion to approve the minutes of the previous meeting. Motion was seconded by Stan Bugnacki. Brian O'Connell noted that Matt Sadowski had attended the January 17, 2008 as the City of Racine representative and asked that his name be added to the attendance. Upon a voice vote, the minutes were unanimously approved.

3. Review of Preliminary Draft XIV, "Economic Development Element," of the SEWRPC Community Assistance Planning Report No. 301, A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035

Tom Moes of the Southeastern Wisconsin Regional Planning Commission (SEWRPC) presented a review of Draft Chapter XIV, "Economic Development Element," starting with an acknowledgement of the Racine County Economic Development Corporation's (RCEDC) assistance with the development of the element. Julie Anderson added that much of the information in the draft chapter is based on the RCEDC's Economic Development Plan 4.0, which Gordy Kacala shared at the January 2008 MJAC meeting.

Tom Moes then conducted a PowerPoint presentation of the draft chapter, which included the purpose of the economic development element; economic and demographic trends, issues, and projections; desired businesses and industries;

Racine County's strengths and weaknesses in regards to retaining and expanding existing businesses and attracting new businesses; an inventory of contaminated sites as identified by the Department of Natural Resources; the County's economic development goals, objectives, and policies; and assistance programs, financial tools, and organizations. Mr. Moes reviewed minor edits to the chapter that had been requested by the RCEDC and SEWRPC, and asked whether the MJAC had further suggestions for revision.

Julie Anderson commented that the draft element indicates the County has a good program for economic development, which is driven primarily by the RCEDC. She further noted that although the County's housing development has declined recently, inquiries into commercial and industrial land continue. She added that one minor edit she had was to correct the spelling of "OBJECTIVES" on the top of page 10.

Ms. Anderson then questioned whether Table XIV-1, "Environmentally Contaminated Sites in the Racine County Planning Area," should be included in its draft format. She stated that many of the names included in the table were obsolete. Terry McMahon questioned the purpose of Table XVI-1, to which Dave Schilling of SEWRPC explained that the Wisconsin State Statutes require the information to be included in the economic development element. Mr. Schilling added that the names could be removed from the table, so that it included only civil divisions, locations, and activity type.

Brian O'Connell asked whether it could be made clear that the list of contaminated sites was a "snapshot in time," and that progress had been made and continued to be made, on remediation efforts. Mr. O'Connell further stated that Maps XIV-1 and XIV-1a were beneficial, as they show that contaminated sites exist throughout the County, not just in the City of Racine.

Tom Roanhouse asked whether the table could be balanced with information about how much funding is available for brownfield redevelopment and an explanation of what remediation entails. He stated that, as far as he knows, the superfund had depleted its funding five years ago, and therefore, most developers no longer think of remediation because there is no funding available.

Ron Meyer and Phil Peterson noted that the definition of "contaminated site" encompasses many different levels and types of contamination. Mr. Meyer stated that the dates when each location was identified as contaminated should be included, as well as sources for more information. Mr. Peterson noted that the names on the list often did not reflect either the entity responsible for the contamination or the current status of the site.

Dave Pattengale asked if the element could contain positive narrative information about brownfield redevelopment and other remediation efforts by the County and local governments, in order to balance the negative effect of the contaminated site list and maps. Brian O'Connell offered to provide a couple case studies of remediation successes in the City of Racine, and Ron Meyer stated that he could provide photographs of the Mt Pleasant Village Hall remediation efforts. Mr. Pattengale further questioned if the comprehensive plan document could be updated to reflect progress made on contaminated sites, to which Ron Meyer noted that the plan needed to be reviewed and updated every ten years, so changes could be made.

Rebecca Ewald asked whether there was more information on enclosure dates or reasons for enclosure, to which Dave Schilling responded that the DNR's information was very limited and did not include the degree of contamination, the cause of contamination, or any remediation efforts. Ken Hall asked whether the contaminated sites posed any health risks and wondered what, if any, progress was being made to address them. Julie Anderson stated that the DNR and Environmental Protection Agency are entirely responsible for identifying and monitoring contaminated sites, and that the County has no authority in this matter.

Bill Schalk asked if it was possible to ask the DNR for more information on active/inactive sites. It was agreed that the Comprehensive Planning Team would contact the DNR and determine the availability of such data.

Dave Schilling stated that Table XIV-1 would be changed in the following ways: the names would be removed, the date that each site was identified as contaminated would be listed. If obtained from the DNR, other information may be included on the Table. In addition, there will be text added that this list of contaminated sites may be in different

stages of remediation which might not reflect the current state of a site's remediation. He further noted that more text would be added regarding brownfield redevelopment programs and successes in the County.

A motion to approve Draft Chapter XIV, subject to review of changes discussed, was made by Bill Schalk and seconded by Ken Hall. Upon a voice vote, the motion passed unanimously.

5. Other Business

Julie Anderson reported that the Housing Work Group had been formed, including representatives from a range of housing interest groups from throughout the County. The first meeting will be conducted on Wednesday, February 27, 2008 in a conference room of the Ives Grove Office Complex, starting at 7:30 am. She explained that the comprehensive planning team would report back to the MJAC on the work group's progress.

Dave Schilling announced that UW-Extension and the Metropolitan Builders Association would be conducting a workshop for Plan Commissioners on Wednesday, March 19, 2008, in the Ives Grove Auditorium from 6:00 to 8:30pm.

6. Determination of next meeting date

Dave Schilling stated that SEWRPC could have the next draft chapter, the Transportation Element, completed in time for the scheduled March 20, 2008 meeting; however, given the proximity to Easter weekend and the probability that the Housing Element would not be completed until May 2008, he noted that it might be best to hold the next MJAC meeting in April. Mary Kacmarcik questioned whether the delay would make it difficult to complete the plan on schedule. Mr. Schilling replied that the Housing Element was likely to require extra time to develop, due to the formation and involvement of the work group; therefore, the MJAC could choose to miss the meeting in March or in April. It was decided that the next MJAC meeting will take place on Thursday, April 17, 2008, at 6:30 pm in the Ives Grove Auditorium.

7. Adjournment

On a motion made by Dave Pattengale and seconded by Ken Hall, the meeting was adjourned at 7:30 pm.

Minutes submitted by Kristen Lie
This meeting was tape recorded.