

## Portage County Comprehensive Plan Rural Steering Committee

August 31, 2005 at 7:00pm

Conference Rooms 1 & 2  
County Courthouse Annex  
Stevens Point, WI

### Meeting Minutes

Committee members present: John Jazdewski, Mike Peplinski, Richard Simmons, Marlene Furo, Ben Bottensek, Patricia Wollering, Harvey Olson, Cindy Davis, Todd Knepfel, Dale OBrian, Michael Juris, Peter Mallek

Committee members not present: Ralph Alberts, Sheri Zei, Paul Cieslewicz, Nancy Turyk, Jerry Piesik, Jill Kollock, Ken Konkol, Dennis Bartig

Portage County Planning & Zoning staff members present: Sarah Wallace and Jeff Schuler

Others in attendance: Wally Wollering, Cathy Dugan, Jeanne Dodge, Mike Bronk, and Bernard Glodowski

- 1.) **7:00p.m. – Meeting called to order by Chair John Jazdewski, Town of Carson.**
- 2.) **Approval of the 10-29-03 Portage County Comprehensive Plan Rural Steering Committee Minutes**

The minutes were postponed until later in the evening.

- 3.) **Re-introduction of Members and or Committee Replacements**

The Committee went through and introduced the new members of the Rural Steering committee. Ben Bottensek and Cindy Davis

- 4.) **Planning Process outline for Completion of the Portage County Comprehensive Plan**

The Committee was handed some additional materials; August 31, 2005 memo with attachments of: Agricultural and Natural Resources Issues and Goals, Objectives, and Policies combined from all recommended and Adopted Town Plans, Portage County Comprehensive Planning update, Land Evaluation Site Assessment (LESA) document, Department of Administration (DOA) 2005 population estimates, and Portage County 2005 population estimates by municipality.

Portage County Planner, Jeff Schuler gave a brief introduction on where each municipality is in the process of adopting their Comprehensive Plan. Linwood, Dewey, Sharon, and Alban have “dropped out” of the Portage County process, and to our knowledge the Town of Sharon is the only one with a draft Comprehensive Plan completed by their Plan Commission. Thirteen Towns remain active in the Comprehensive Planning process, of which 7 have a Town Board adopted plan, 4 have Plan Commission recommended plans, and 2 are still working through their first drafts. Schuler also discussed what this committee will need to do in order to complete the Portage County Comprehensive Plan.

Staff was questioned about the Comprehensive Planning Grant deadline. Schuler explained that Portage County had received their grant with an agreement to complete it within 4 years, which ended this past June. Portage County applied for and was granted a 6 month extension with an ending date of December 9<sup>th</sup>. We understand that it took the local municipalities 2 ½ years to complete their plans and to complete the Portage County plan in a four months may seem unreasonable, but staff feels that if we can keep on task we will be able to meet the deadline. The Committee needs to remember that this plan will be a larger area plan that will discuss broader issues that needed to be addressed on a county-wide scope. For example: agricultural policies, two tiered conservancy zoning districts, exclusive agriculture, economic development, etc.

Committee Chair, John Jazdewski (T. of Carson) clarified that the deadline is the completion of the Comprehensive Plan, it is not the implementation of the plan and that we have to remember that while drafting this plan.

Schuler stated that the Planning and Zoning Committee would like to see this committee stay together after completion of the comprehensive plan as a sounding board to work through issues that come up. This group will continue in the future to look at the recommendations that have come out from the Portage County Comprehensive Plan. Part of the Comp plan will be making recommendations on what needs to be done next, and how to resolve those issues. Someone asked where the Urban Area Committee is in regards to this project. Schuler answered that they have the same deadline and will be working through the Comp plan chapter by chapter. They are currently at the same point of this Rural Committee, tonight was their first meeting.

Jazdewski asked what we would do if we do not meet the December 9<sup>th</sup> deadline. Schuler stated that the last 25% of the grant is withheld until all of the obligations are met and the obligations will be met when all plans are adopted. We have already lost money from those communities that dropped out. It is a reimbursement grant; you have to do the work and then ask for the money. With the 6 communities dropping out we basically lost a full year of funding.

Jazdewski stated that those municipalities that have similar issues need to be at this table to discuss those issues. We have a lot of stuff to do and we need to see the broader picture to have a completed project at the end. Jazdewski talked about having smaller sub-committees to work out some issues. We have a lot to get done, it is probably not as

grand as it may seem because so much of the work has been done by the individual towns.

Schuler explained that the Committee will be getting chapter as we go through, between now and the next meeting we will be getting you as much information as we can. Towns have adopted their own plans and we are going to combine the information to give the general sense of Portage County as a whole. The previously adopted Visions statements will be incorporated in to each chapter. schuler asked if anyone has any issues that they feel that needs to be addressed at this committee, for example, Town of Lanark, feels there is a need for better enforcement of zoning ordinances. Those type of issues need to be brought forward for this committee to discuss.

Marlene Furo (T. Eau Pleine) brought up the issue of the DNR buying up land with in their town and the lack of taxes they receive from that land. Wally Wollering (T. of Lanark) brought up the issue of ambulance service and the need for additional emergency services. Harvey Olson (Planning and Zoning Committee Representative) explained that there was a ambulance contract extension with the City, and during that time a committee has been formed to work on the issue. They have recently put out a “request for qualifications” for a consultant to analyses and assess the valuation of the existing plan and what needs Portage County has.

Peplinski (T. of Amherst) stated that many of the issues that he has heard deal with land use, lot sizes, off-set development, mineral rights, growth and development, and subdivisions. Those land use issues are the ones that seem to bring the most emotion. The confusion between land use and zoning has always been a problem; it needs more clarification throughout the process.

Cindy Davis (T. Stockton), stated that they seem to have similar issues as those that have come up tonight, along with extraterritorial land use, and with US Highway 10 bypass issues. Davis stated that it is unfortunate that the Town of Stockton planning committees have not been able to come to conclusions and have a completed plan to bring forwarded to this Committee.

Jazdewski stated that all communities have many of these issues to deal with and those issues need to be addressed and worked through so that a community can come to consensus for that end point. We owe a degree of responsibility to all citizens not just a few.

Mike Juris discussed the cooperative efforts of the Village of Amherst and Town of Amherst, and the different points of contention they faced, and that he feels that they were able to work through those. Those same types of issues are happening around the County and should be addressed by this committee.

##### **5.) Discussion and Possible Action on individual Elements of the Portage County Comprehensive Plan**

Schuler – we are going to work through this comprehensive plan issue by issue. The majority of the chapters will contain background information that the committee should review and use to bring up additional issues that need to be addresses. The Committees meeting time will consist of discussing those issues and identifying recommendations for each issue.

Staff will get together with John Jazdewski (Chair) to review what needs to be addressed at next months meeting. The group concurred.

**6.) Future Meeting Dates**

September 28, 2005 at 7:00pm in Conference rooms 1 & 2

**7.) New Business**

**8.) Adjourn**

The meeting adjourned at 8:30 pm

Submitted by: Sarah Wallace, Associate Planner, Portage County Planning & Zoning