

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

DATE: November 20, 2008

TIME: 6:30 pm

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

Attendance:

Mary Kacmarcik (Chairperson), Town of Waterford
 Connie Mellem (Vice-Chairperson), Village of North Bay
 Tom Roanhouse, Village of Waterford
 Matt Sadowski, City of Racine
 Katie Simenson, City of Burlington
 Tom Kramer, Town of Norway
 Audrey Viau, Village of Elmwood Park
 Ken Hall, Racine County Economic Development & Land Use
 Ingrid Tiegel, Village of Mt Pleasant
 Ron Meyer, Village of Mt Pleasant
 Mike Weinkauf, Village of Rochester
 Jim Celano, Town of Dover
 Viki View-Peterson, Town of Burlington
 Rebecca Ewald, Village of Waterford
 Paul Ryan, Town of Raymond
 Robert Biebel, SEWRPC
 Julie Anderson, Planning & Development
 Dave Schilling, SEWRPC
 Tom Moes, SEWRPC
 Kristen Lie, Racine County UW-Extension

1. Roll Call

Mary Kacmarcik called the meeting to order at 6:35 p.m. Roll call was taken by circulating a sign-up sheet.

2. Approval of September 18, 2008 meeting minutes

Paul Ryan made a motion to approve the minutes of the previous meeting. Motion was seconded by Tom Roanhouse. Upon a voice vote, the minutes were unanimously approved.

3. Regional Water Supply Planning Program Update: Focus on Racine County

Robert Biebel of the Southeastern Wisconsin Regional Planning Commission (SEWRPC) presented an update on the Southeastern Wisconsin Regional Water Supply Planning Program, including: background on why the study was conducted, water conservation measures recommended to be undertaken by communities in the Region, alternative plans to address the recharge of the deep aquifer, test and evaluation results from the alternative plans, and recommendations for water conservation, groundwater recharge, and water supply sources. For Racine County, it is recommended that communities use the base level or intermediate level water conservation programs, which will provide a four to eight percent reduction in average day demand, and a six to twelve percent reduction in maximum daily demand. About 73 percent of Racine County's high or very high recharge areas are planned for protection based on the comprehensive plan and the 2035 regional land use plan. The water supply plan also recommends that communities west of the subcontinental divide continue to rely on groundwater supplies, while those east of the divide continue to use Lake Michigan as a source of supply.

Mike Weinkauff asked whether the Great Lakes Compact would prevent Waukesha's efforts to draw water from Lake Michigan. Robert Biebel replied that since Waukesha County straddles the continental divide, the City of Waukesha and other municipalities in the county could use Lake Michigan water as long as it is returned to the lake.

Ken Hall asked whether the cost involved in the water supply plan (envisioned to be approximately \$6 per person in Racine County) would be the same for people living in the eastern part of the county and the western part. Robert Biebel noted that the costs are entirely dependent on new facilities and programs, and since the eastern part of the county already has most of the facilities needed for the plan, costs there would likely be lower than in the western portion of the county.

Mike Weinkauff asked whether the above-average snowfall and rainfall of the last year would have affected recharge of the deep aquifer. Robert Biebel stated that it may have had an impact, but it has not yet been studied. Mr. Weinkauff then questioned what would happen if Wisconsin counties adopted the plan and implemented its recommendations, but northern Illinois did nothing to change its use of the deep aquifers. Mr. Biebel noted that northern Illinois anticipates a great deal of population growth in the near future, and that will significantly impact the groundwater supply. He further stated that they are looking more at using Lake Michigan water as their supply rather than drawing from the deep aquifer.

Jim Celano asked how long it would take to realize the recharge levels indicated in the plan. Robert Biebel said it is anticipated that the drawup would take approximately five years. Katie Simensen asked why rainwater supply systems were not promoted. Mr. Biebel stated that such systems were to be encouraged, but their cost was prohibitive on a widespread basis given that there were sustainable alternative sources of supply available.

Ken Hall asked whether Waukesha's plan to draw water from Lake Michigan would result in a significant change to the Fox River, where the city's water had previously discharged. Robert Biebel replied that Waukesha is one of several communities to discharge into the Fox River and will be the only one to withdraw from that system. He also noted, however, that there might be an impact, particularly in the summer months, at which time Waukesha's discharge could be returned to the river, rather than to Lake Michigan.

Julie Anderson commented that the plan was developed over three years, with the assistance of numerous experts and communities. She further noted that it is very complicated, and interested committee members could visit the SEWRPC website for additional information. Robert Biebel stated that SEWRPC would be conducting public hearings on the water supply plan in January 2009, and that a newsletter summarizing the report would be available in approximately two weeks.

4. Continued review of preliminary draft of Chapter X, "Agricultural, Natural, and Cultural Resources Element," of the SEWRPC Community Assistance Planning Report No. 301, A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035

Dave Schilling reviewed the additional information, objectives and policies on stormwater drainage to be included in draft chapter X, "Agricultural, Natural, and Cultural Resources Element." He particularly noted the importance of public input when considering the creation of stormwater utility districts or farmland drainage districts.

Jim Celano asked whether consideration had been given to setting aside agricultural land for deep aquifer recharge, as a mitigation zone. Julie Anderson said that the water supply study work group had considered numerous scenarios regarding how to best recharge the deep aquifer, including the development of a recharge mitigation zone. She further commented that they had considered WisDot's work to replenish wetlands and natural areas as a way to mitigate the impact of highway expansions.

Connie Mellem made a motion to approve the addition to Chapter X and to approve the full draft of Chapter X. Viki View-Peterson seconded the motion.

Mike Weinkauff asked for further consideration of the five-acre density requirement for rural residential development. He commented that Rochester had such a requirement, and the density was interpreted as a requirement for five-acre lots, which resulted in agricultural land converting more quickly, which was not the town's intention. He also noted that Rochester had faced challenges with their conservation subdivisions, particularly with the concept of common open space. He asked whether it was possible to include a policy to encourage time-release development, which would slow the rate of development and allow communities to evaluate the actual impact of new development. Jim Celano added as an example that the City of Walworth had restricted their new developments to about twenty units per year, with a first-come, first-serve policy. Viki View-Peterson also noted that sometimes plan commissioners see the five-acre density as a way to preserve farmland, but do not consider what will happen when the town has no more five-acre lots and it becomes necessary to divide up those lots for further development. Tom Moes noted that this issue did not impact eastern Racine County, but should be considered for communities in the western part of the county. Dave Schilling proposed the addition of the policy: "Consider developing growth control ordinances in rural areas to ensure a growth rate compatible with local services and long-term land use objectives." This suggestion was supported by the committee.

Julie Anderson commented that that there will be parts of the county's multi-jurisdictional comprehensive plan that do not agree with one another, due to the nature of the county's plan to include each community's plans and ideas. She stated that the comprehensive plan would need to articulate which jurisdiction has the ultimate authority over development decisions when there is a conflict between communities.

Jim Celano noted that the comprehensive plan is only useful if people can fully understand it, and he emphasized the need to educate plan commissioners on land use issues. Viki View-Peterson commented that, in the past, educational opportunities have been offered to commissioners, but have been largely ignored. Julie Anderson stated that one result of having elections every two years is that the boards and commissions are constantly changing membership composition, and it might be useful to incorporate an educational element for local boards and commissions, after the initial adoption of the comprehensive plan. Ron Meyer also noted that the American Planning Association was conducting annual conferences, with a state conference in Sheboygan and a national conference in Minnesota. He encouraged committee members to send their plan commissioners to these conferences, which provide the opportunity for education and interaction with other commissioners. Mr. Meyer will provide more information about the conferences at a future MJAC meeting. Dave Schilling stated that the educational needs issue may be incorporated into the Implementation Element.

Connie Mellem amended her motion to approve Chapter X, "Agricultural, Natural and Cultural Resources Element" to include the additional policy; Viki View-Peterson seconded the amended motion. Upon a voice vote, the motion passed unanimously.

5. Review of preliminary draft of goals, objectives, policies and programs section of Chapter IX, "Land Use Element," of the SEWRPC Community Assistance Planning Report No. 301, A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035

Dave Schilling reviewed the proposed goals, objectives and policies for the Land Use Element, noting that the goals were taken from the Issues & Opportunities Element and that some local communities have specific objectives that were included in the chapter, as they do not apply broadly to the county. Mr. Schilling stated that no action was expected on the land use goals, objectives, and policies, but he wanted committee members to look over their local plans, including neighborhood plans, to determine if additional community-level objectives and policies should be added to the draft.

Katie Simenson commented that, in her experience, the word "encourage" did not have much impact on development in the City of Burlington, and she emphasized a need for education on other types of developments such as mixed use, traditional neighborhood design, and transit-oriented development, as well as LEED (Leadership in Energy and Environmental Design) buildings and sustainable development. Ron Meyer suggested that she and other plan commissioners consider touring some of the green buildings in Mt Pleasant, such as JohnsonDiversey, to better understand how such concepts could work in practice.

Katie Simenson asked whether any policies could be added to the plan that would decrease the conversion of agricultural lands to urban uses, stating her concern over the eleven square miles of farmland anticipated to be lost under the 2035 regional land use plan. Dave Schilling commented that the amount of farmland anticipated to be converted would not be known until all the local land use plans were complete. He also stated that no community in Racine County had made conservation subdivisions mandatory for new residential development, though the comprehensive plan encourages compact development patterns. Julie Anderson noted that some of the recommendations contained in the comprehensive plan will happen when there is adequate political will to implement the plan's policies. It was decided that the policy previously created for Chapter X ("Consider developing growth control ordinances in rural areas to ensure a growth rate compatible with local services and long-term land use objectives.") would also be added to the land use element to emphasize its importance.

Viki View-Peterson then requested that an additional policy be added to address retail developments—specifically, when locating in a residential area, to limit the impacts of their lighting and sound, as well as the change in traffic patterns, and to set restrictions on when construction could be done on such developments.

Mary Kacmarcik asked for an update on the local community land use plan maps. Dave Schilling stated that all communities, except the Village of Sturtevant and the City of Burlington, had endorsed maps for use in the comprehensive plan. Paul Ryan stated that some changes might be made to the maps of the Town of Raymond and the Village of Caledonia along the I-94 corridor, upon completion of the boundary agreement between the two communities.

6. Other Business

Dave Schilling stated that in the coming weeks, it is expected that the Town and Village of Rochester would be officially consolidated into the Village of Rochester, and that data throughout the comprehensive plan would be adjusted appropriately, with footnotes to explain the consolidation. He further stated that he was in contact with the Wisconsin Department of Administration (DOA) with respect to this change, as eighteen communities had originally signed on to the multi-jurisdictional planning grant and only seventeen would ultimately adopt the completed plan. Mr. Schilling indicated that he would report on this issue and comments received from the DOA at the next MJAC meeting.

For the upcoming Utilities and Community Facilities Element, Dave Schilling noted that Kenosha County had included a map of water trails in their element, and asked whether the committee would want a similar map in Racine County's plan. It was determined that SEWRPC would include such a map.

Ron Meyer asked whether the Utilities and Community Facilities Element would address the need and/or desire of local communities to expand sewer service areas and the capacity of treatment plants. Tom Moes stated that he contacted all the utility facilities to obtain information about current upgrades, and the element would contain an analysis of the next twenty-five years to determine the need for future expansions.

7. Determination of next meeting date

Julie Anderson announced that the next meeting date would be Thursday, December 18, 2008. Dave Schilling stated that at the December meeting, it is expected that the committee will continue to review a draft of the Land Use Element, as well as a preliminary draft of the Utilities and Community Facilities Element.

8. Adjournment

On a motion made by Mike Weinkauff and seconded by Jim Celano, the meeting was adjourned at 8:25 pm.