

**WAUPACA COUNTY BOARD OF SUPERVISORS
PUBLIC HEARING ON THE
WAUPACA COUNTY YEAR 2030 COMPREHENSIVE PLAN
August 20, 2007**

Chair Koeppen called the meeting to order at 10:00 a.m. with 21 members present.

Present: Suprs. Aasen, Allen, Barrington, Boyer, Brown, Craig, Flease, Flink, Gabert, Hurlbut, Jonely, Koeppen, Kussmann, Loughrin, Mares, G. Murphy, T. Murphy, Penney, Peterson, Sorensen, Sperl, Trambauer. Suprs. Sasse, Steenbock, Aasen, Whitman, Johnson, and Hillskotter were excused.

Chair Koeppen made the open meeting statement that this meeting and all other meetings of this board are open to the public. Proper notice has been posted and given to the press, in accordance with Wisconsin Statutes so the citizenry may be aware of the time, place and agenda of this meeting.

A moment of silent meditation was observed followed by the Pledge of Allegiance.

Supr. Boyer moved and Supr. G. Murphy seconded the motion to approve the agenda. Motion carried 21-0.

Supr. Brown moved and Supr. Kussmann seconded the motion to call the public hearing to order. Motion carried 21-0. Chair Koeppen opened the public hearing and asked if anyone would like to speak on the 2030 Comprehensive Plan. Chair Koeppen advised that there is a 3 minute time limit on comments.

Public Input From:

Patricia Craig, E6384 Highway 54, New London: I'm speaking as a citizen not as a County Board Supervisor. A lot of work has occurred to get the Waupaca County Comprehensive Plan to this day of public hearing. For all the time we took at the beginning, I believe we are now rushing to get it done. All the municipalities have not yet adopted their plan. Hard copies should have been at the libraries for the entire 30 days from the notice of public hearing to today for the citizens to really learn what is in it, I believe. The grant had originally had \$225,000 set aside for a county planner. I think it was a mistake not to hire one, that person would have had 4 years of experience with working with towns, cities and villages, and the County to now help with the implementation phase of writing ordinances. Instead we are contemplating hiring a planner 3 years from now. Don't misunderstand me, I have no criticism of Foth and the work they have done. They have done what we asked them to do for a \$714,031 contract. Anything I asked for I received. I don't think the County should create a transfer of development rights program. The individual town should strive to protect whatever resource they deem worth protecting and partner with the State. Thank you to the realtors for their postcard to landowners. It created an educational opportunity to explain what the comprehensive plan is and where it is in the process. The County had the required 30 day notice and an article in the County's newspapers. No one called me after the legal notice was printed. I will conclude with saying that a public hearing

should be held at night when more of the working people can attend. I am in support of the comprehensive plan. Thank you.

Douglas Behnke, E8056 CTY O, Clintonville: Comprehensive planning is a chance to protect the resources that made this county such a great place to live. I'm a dairy farmer so agriculture production is important to me. Agriculture production has made this country one of the most affordable on earth. Using comprehensive planning we have a chance to protect that. Once the farmland is gone, has been developed for residential or commercial use, it cannot be changed back to farming. If the USA was dependent on foreign food production as it is on foreign oil today, what would be the true cost of living in this country? Would we have any control over food safety. Those are just some of the broader pictures to look at that comprehensive planning is important to the whole. It's taking one small step today but as this grows across the country, it will have a great impact. Also, the potential conflicts between agricultural and rural residents are only growing as farms grow larger and homeowners have less knowledge of farming today. This is another way to help in many cases preserve some of that, keep those properties separate. I would encourage the Board to adopt the comprehensive plan. Thank you.

Ron Brooks, N1757 CTY A, Waupaca: I'm a dairy farmer and a grain farmer. The economic impact of agriculture in Waupaca County is larger than tourism. The cost of services to farmland compared to residential is considerably lower. Corn fields and cow pastures don't require County services. Our area is considered the third most endangered agricultural area in the country, in the country. What is the source of the danger? Urban sprawl. We need to adopt and implement comprehensive planning to ward off the loss of anymore of our precious working lands. Once we grow houses, it will never again be productive agricultural land. Thank you.

Jennifer Sunstrom, 6124 Aerotech Drive, Appleton: I'm with the Realtors Association of Northeast Wisconsin and I'm here today to represent the Association but in many ways my members have asked me to be here to represent the property owners of the County. Many of you may be aware that our Association sent out postcards to many of the property owners in the County. The reason for this was to address 2 concerns our Association had as we have in many communities when dealing with these types of issues. One was were the citizens in the community aware that comprehensive planning is taking place and number two did they fully understand the implications of the proposed plan on their land use rights? As far as being aware, the response that we got from the postcard confirmed our concern that many citizens were not aware of what was taking place. We did not feel that that was the fault of the County or the underlying communities. Ample notice had been sent out but to be honest when people are working and trying to raise their families and volunteering in their communities sometimes paying attention to these things isn't on the front burner. But we also were confirmed in our fear that many people did not fully understand the implications of these proposals on their land use rights. These plans are hundreds of pages long, they're very, very complicated, and it's difficult for even people who do this every day to fully understand what some of these things mean. That is why I'm here today. One last effort to try to appeal to the County Board to address some of our concerns. But before I get into the details of some of the concerns of our issues, I think I need to address probably one of the biggest hurdles we have here today and that's the question of why should the County and can the County not move forward with the comprehensive plan as proposed when most of the outlying jurisdictions have already adopted their plans. And the

answer to this is four-fold. First, the County does have the time to give further consideration to this plan, too much time, effort, and money has been spent on the planning effort so far and more importantly, too much is at stake to rush forward with it. The County also has a responsibility for implementation through the zoning and subdivision review authority and therefore the County has the greatest responsibility to ensure that the land use regulations are proposed are fair and balanced for the entire community. That's why the County has this secondary review authority over towns to act as the check and balance. Also, the goal of the County to have a locally driven process from the town up is very laudable and one which our Association fully supports. However, after reviewing a number of the towns' plans throughout the County, our Association has developed doubts as to whether the plans truly reflect the desires of the local citizens over outside influences. Our concern is based upon the significant duplication of policies, goals, and objectives from one plan to another that is beyond mere coincidence. Finally and most importantly there are ways to address potential problems and add needed flexibility into the County plan without creating any conflicts with the local plans already adopted. And with that I want to talk about one of our Association's biggest concerns and that revolves around housing affordability.

Chair Koeppen: Excuse me Jennifer but it's getting right around 3 minutes here.

Jennifer Sunstrom: Oh, there's a 3 minutes limit. I apologize. I have copies of the plans out there and if you give me just one more minute to speak on behalf of all of our members. I believe that housing affordability is probably going to be one of the biggest issues confronting our communities in the next 10 to 15 years. By housing affordability I mean workforce housing. Safe quality housing that our average workforce can afford. It's a problem in the valley and I see it spreading outward, so within the housing analysis I think more time, more research and analysis needs to be provided. There are several guides that have been developed for communities doing planning and the appropriate types of analysis and statistics that are needed and we feel that the housing analysis does not provide the community the realistic picture that it needs to take full consideration of your housing stock. It looks at median income and median mortgages and median rent. However, we have a significant portion in our communities that fall below median income. We need to look at those at 80, 50 and 30% below the median income and then look at the existing housing stock to see if there is an adequate supply of both single-family homes and rental units for those people in our community that are teachers, that are police officers, are firefighters, people who work in our grocery stores, etc., and make sure that they have an adequate and affordable place to live. Without that it's very difficult to move forward to understand what the County needs to supply that and it's a mandate of the comprehensive planning law. Our Association will be willing to do whatever we can with our MLS statistics to help the County find further data and do more research as to your existing housing stock. The other major concern and last concern that we want to talk about are the property rights issues. Many communities have adopted plans under the belief that they are a mere guide and usually that is the case for comprehensive plans. The problem is the more detail and specific technical standards and regulations you put in the plan, the more it becomes like a zoning ordinance and that's what we feel this plan has become when it comes to land use regulations. A quasi zoning ordinance and this will leave the County with very little flexibility when it comes to working with the towns and addressing issues as they arise over the years. You can take these technical standards out of the comprehensive plan, the density limits and the size locations of lots, etc., and

move those into implementing ordinances, your zoning ordinance, your subdivision ordinance, where they belong and still be able to achieve the overall goals that the County is going for. This is a simple amendment to the plan, put it in the zoning and subdivision implementing ordinances where they belong and you'll be able to have much more flexibility in the future and really be able to use the plan as a guide and not as a mandate. I have extra copies for you Mr. Chairman and I also have a study regarding the fact that residential housing more than pays for itself that it costs the communities after 3 years and brings in \$250,000 annually for every 100 units of homes built.

Herb Behl, N11069 Jaeger Road, Clintonville: There's no questions you will pass this comprehensive plan. The money has been spent, the work has all been done. I think that it was probably money that the State and the County foolishly spent. Thirty years from now we'll look back and we'll look at things and we'll say well this would have been the normal progression, the normal improvements that would have been made without this expensive venture. And if in the future if there is any conflict between the developer and this plan, the developer is going to win. Thank you.

Richard Beggs, 210 Fairway Drive, Clintonville: Mr. Chairman, members of the Board, ladies and gentlemen I'm Richard Beggs. I am blessed to be the mayor of Clintonville but I'm speaking today as a citizen and a long-term member of the core planning committee. I've been impressed with the process, not always pleased, but impressed with the process and the emotion that went into the arguments that we have had and I think a couple of the folks present would agree that there have been in depth arguments even down to defining a single word about the impact of that phrase or that sentence on us and sometimes I regretted the fact that we selected the most mealy-mouth wording possible. We will say we should check this instead of we will check this. But that was consensus and I was always pleased with the argument. I found the process to be extremely educational for myself. I think the impact of this plan on the City of Clintonville will be pretty small. The impact on the townships is going to be much more significant. That gave me a chance to learn how the people who live out in the townships think and what they're concerned about and this plan, when approved, and it will be because state law requires it, this plan will be, I think, a logical continuation of the process that began with someone who invented the word zoning. This is in my way of thinking just an advance zoning process to give us a chance to think ahead and this document, I think, will also be the jumping off point for the City of Clintonville and other cities to talk to the townships as they border our community to attempt to come to a common agreement with how we should use the adjacent lands. I think we can agree that the cities will expand into the townships as the next hundred years go by. It would be nice if we had a plan to do that. I am in support of the plan. Is it perfect, no. Will we end up changing it, yes. As I mentioned to Mr. Chairman just prior to this meeting, every council meeting we have we change an ordinance that we thought was perfect. This one isn't either but we have a change process. I don't think we need to be too emotional about it. I do recommend that we approve it. Thank you.

Karen Lussenden, E4101 Lind Center Road, Waupaca: I'm part of Lind township. I have some questions and I hope that the County comprehensive planning committee is still open to adding more conservation practices which will protect over development of our lands. We have what is really attractive here, sure it's more tourists and everything like this but as a community we have

a small town atmosphere. We've catered to this kind of suggestion to expand this and all we've ended up doing is getting further and further in debt. It's very distracting to be sitting on the outside and see that this money is being robbed to pay Peter and this money is being robbed to pay Paul. I can't see if you aren't going to control the expenditures so that you can pay off one debt without having to accumulate or take money from another, I don't think that's quite right and I'm hoping you're comprehensive planning will take this into consideration as well. You can't put the cart before the horse. You have to be able to afford what you're doing. On top of that, I think there's a lot of rural people who are kind of opposed to the fact that there's retail stores that do not buy locally or utilize locally manufactured products and is that right, I mean I've gone into the store to look for Union cheese, oh no, we don't carry it anymore. Why not? Because we're not allowed to buy from the local area. Go to the greenhouse, oh, no, we can only have 1 greenhouse supplier here because we aren't allowed to buy produce or the plants or anything else to supply the greenhouse. Pick n' Save's greenhouse and plant selection went down the tubes this year, completely and last year they had a beautiful selection. However, the retailer that came in here is not thinking as a Waupaca retailer, they're thinking as a Milwaukee retailer or a big city one. Is the County going to support townships from over development or getting too many big city ideas. Are you going to protect what we have? Are you going to offer a way there is a possibility of conservation easements that does protect some of these lands from being developed or is it just going to be every little squatter that wants to be a townhouse finds this piece of land and tries to put it in with 1 septic system for 2 lots or whatever. Those are questions that I think have to be incorporated so there are clear answers. If we're only looking for the dollar figure, it's all wrong because we're all going to be weeping because our children are going to lose the benefits that can come from preserving a full area. Thank you very much.

Tom Reidenbach, 703 Wyman Street, New London: I'm confused about this comprehensive plan. I think a plan is a good idea. I went to the website and navigated that for a few hours and wasn't quite sure the impact this is going to have on my mother's property between X and O on White Lake Road. I wonder if there is any place where we can get an executive summary or just an overview of the impact that this is going to have. I don't know. Right now I don't know enough about this to be able to comment on whether the proposal as it stands is good or bad. So, I'm neutral on the matter other than I think a comprehensive plan makes some sense. I had hoped that at the meeting today we would find out some of those details but I'm not sure that's going to happen. Is this just an opportunity for a public comment or is there going to be some explanation?

Chair Koeppen: It's a public hearing yes. We had many meetings for explanation in the past in various communities.

Tom Reidenbach: Unfortunately, for many of those meetings I was out of town or not able to attend and that's why I wanted to go to some written resources. Is there an executive summary of the plan that's available?

Chair Koeppen: I have to refer that to Dave or Mike.

Dave Thiel: There is no executive summary. The best way to get your questions answered is to sit down with me or Mike Koles or I believe probably the Town of Royalton. Sit down with the

Town of Royalton planning committee or planning commission or chairperson to go over the plan. They have actually adopted the plan. They will be able to show you exactly what's going on with the plan and what's happening with the specific piece of property that you're interested in.

Tom Reidenbach: Thank you.

Georgia Calvo, E1146 Camp Road, Waupaca: I was a member of the Dayton comprehensive planning committee and before that I was a member of the town plan commission in Dayton. I speak in favor of adoption of the plan. I think in the 4 years that all of us worked on our various plans the process itself included listening to a broad spectrum of the community and their concerns and their interests and the attempt to represent that broad spectrum of interests in the plan, both at the County level and in the local level in the local plans. All of us who've worked on the plans became a lot more knowledgeable than we were at the start. We learned a great deal about state and local statutes, about various policies, about various programs, various needs, and various ways of solving those needs and became aware that a person who, what I'm saying is that the groups that worked on this, it was a long and studied process and the gentleman from I think Royalton spoke of the arguments that took place and the give and take, it would be very difficult for any group that hasn't been through that 4-year process to try to fine tune it and make changes in the documents now. My suggestion is that the plans after all this time that are ready for adoption should be adopted and we should trust the committees that worked so long and hard on them. The plans are amendable. The way to fine tune them will be with practice with the plans that if flaws are found, and they will be, amendments can be made and the process can go on. I strongly urge recommendation of the zoning plan.

Stefan Shoup, E7245 CTY G, Marion: I represent the Town of Wyoming here today. I would like to speak in support of the approval of the Waupaca County Comprehensive Plan. I have spent, as many others have, more than 3 years working on the plan for this case the Town of Wyoming. The resulting plan is not all I would necessarily want. I would like to see it a little more restrictive very frankly. It is a good compromise. We followed the homeowner's desires as reflected in the general survey. Residents wanted to preserve the rural character. Recognize that we're way up in the northern part of the County. We're a little wilder than the rest of the area. They wanted to enhance wildlife and habitat, to preserve groundwater and surface water quality and control waterfront development is very important because we have the Little Wolf River and some various streams running through our area, to create wildlife corridors to enhance recreational opportunities, and to limit both population growth and development to levels consistent with environmental protection. In other words, people seemed to want to preserve things much as they are today. The plan we developed does that but it also provides for reasonable development. We recognize the pressure for development is rising very rapidly. If we want to save much of what we have, now is the time. In general, Wyoming residents desire the remoteness, the simplicity of life, and the open spaces we now enjoy. Our committee strongly supports approval of the comprehensive plan for Waupaca County. Thank you.

Jane Shoup, E7245 CTY G, Marion: We own property that is in the Village of Big Falls but our house is actually in Wyoming Township. I have served as a member of the comprehensive plan committee for the Village of Big Falls so I'm speaking for that group. I also wish to speak in

support of the plan which has been developed by the action of concerned residents working together on a monthly basis for more than 3 long years. Every meeting had been open to the public, publicized well in advance, and sensitive to the opinions of all citizens willing to participate in the process. It has been in my opinion a shining example of democracy in action and I believe the result is fair, progressive, and a workable compromise. Thank you.

Penny Leder, N8714 CTY T, Bear Creek: My husband and I farm between Clintonville and Bear Creek. I'm also a planner for the Town of Bear Creek. I wanted to say that I support the County's comprehensive plan, that this is a very good well thought out plan. The plan is not as some would believe against development. In fact, it is actually for development, residential, industrial, commercial, and agricultural. All are important for our local economy and quality of life. What I am against is the placement of that development on the landscape in a fashion that is detrimental to the half billion dollar ag industry in this County. Urban development belongs in certain areas and not in ours. The plan helped direct based on individual community desires where the best places are for that urban development and ag development. I agree that affordable housing in Waupaca County is going to be a concern in the future and that is something that these plans will address. I support the County comprehensive land use plan and encourage the County Board members to vote in favor of it.

Jackie Beyer, E7051 Little Creek Road, Manawa: I live in the Town of Little Wolf. My husband and I both dairy farm there. I'm representing the Town of Little Wolf. I'm also a member of the CPC, the core planning committee, and have been since it started and I think this plan is really going to be good for the County. I've been on it since it started like I said and have seen many different opinions voiced in the discussions over the course of making the plan and what rang true all the time is what's good for one town or municipality isn't necessarily good for all of them. The plan covers that, it respects the diversity in our County and keeps the greater good in mind for all. I think the plan helps preserve the resources that make Waupaca County what it is and what the surveys show people really want to keep it the way it is. I strongly urge the Board to adopt the plan. Thank you.

Carol Falk, E1114 Lone Pine Road, Waupaca: I am in support of the adoption of the Waupaca County Comprehensive Plan. The majority of Waupaca County citizens who participated in the survey indicated strong support for the objective of comprehensive planning. A couple of these survey results are 96% agree that protecting natural resources in our community is important and 89% agreed to protecting wildlife habitat is important. We have all run a great race for over 3 1/2 years now and at the end of this race we must continue to keep our eyes focused on the goal. The goal being the adoption of the Waupaca County Comprehensive Plan. I ask the County Board to keep focused, keep your eyes on that goal and adopt the Waupaca County plan. Then and only then can Waupaca County move forward. Thank you.

Jack Fulcher, N2993 Crestwood Drive, Waupaca: Currently the chair of the Farmington Plan Commission and I come to you today and strongly support the County plan and that you adopt that. A couple of things I hear being redundant from what other people have said, I would just like to mention that in the comprehensive plan there are land use features. We addressed it in the township as a balance between the agricultural interest, greenspace, and economic development. As part of that process and I didn't hear it come up, there were probably throughout the County

over the last couple of years famous bus trips that went to the east coast to examine land use and the open spaces and what's happened to those spaces in the absence of any comprehensive planning and what has happened there and what they're doing in terms of a knee jerk reaction. After the cow is out of the barn it's kind of hard to get it back in again. That's what happened out there. Probably one of the things that drove this point home with me was the battlefields of Gettysburg where the federal government has now got a problem with development because of the absence of planning that are starting to infringe upon the battlegrounds and now they're trying to buy that land back through purchase of development rights and so forth to preserve part of our history. As I look at Waupaca County and I'm sure the process we've used from the bottom up has been used because it's not one size fits all, it's each community has its own identity, each community had its own planning group that represented all segments of the community and it came to a consensus. Local citizens had the opportunity to participate through surveys that were sent out by the Extension and there were a number of public hearings that were held at the local level as well as informational hearings. The consensus of the population was that we were on target with plan for the township and the commission supports the County plan also. It has to be remembered that the plan is a guide and it's something that takes out the next 20-30 years and that guide is meant not to be a mandate but to be just a guide and it's cemented periodically on an annual basis, it's reviewed every 5 years with some more in depth review but the guidance that is there gets you to a level where the zoning issues and all of the ordinances that have to go with the plan there's still an opportunity for another kick at the cat. There will be more public hearings that will take place throughout the process so everybody will have a right to be heard. As I said, I feel that the plan is something that is flexible, becomes a guide that is not set in stone. The only thing that is set in stone is if I remember came down from the mountain many, many years ago. So the plan is flexible and it can work and we support the plan and would likewise move for approval. Thank you.

Paul Kirchner, N11462 Palmer Road, Clintonville: I am a cash crop farmer. I also do custom work in the County and I've worked on the local planning commission in our township. I want to strongly say that I support this plan because it is absolutely necessary to keep agriculture, tourism, and from the sportsman's point of view an area to provide the opportunities to hunt, to fish, to enjoy the great qualities of land and water and forest we have in this township and in this County. That is the primary reason why I became involved with this process 3 1/2 years ago. It was important to me and if it was important to any other citizen I'm sure they would have gotten involved or come to the meetings or had their say. That's why I believe it's important that when you look at the effort put forth by the people that worked on this to educate themselves and to look at the opportunities here that we support their efforts. I do know that for one thing we look very strongly at the housing element in our township. We looked at what the requirements are and the opportunities that would be needed in the next 10-20 years and beyond. I disagree with anyone that says that we did not consider affordable housing. The most important thing to affordable housing is a good job and in Waupaca County it's called agriculture, tourism, and that is where we get our good jobs. If you have a good job you can afford housing and I think that's the most important factor to be considered here. Through the years, conflicts have arisen with my farming efforts and some of my clients that I work with. It is essential that we have a plan that addresses their needs and also addresses the needs of the everyday citizen and this plan, I believe, does that. It can be amended if we need to if things change down the road but I'm in support of it. Thank you.

Wayne Eisentraut, N4180 Sunny View Road, Waupaca: I was a dairy farm for about 33 years and now I'm a beef farmer and trying to retail my own beef. Me and my brother worked together, we still work together, I still help out on the farm quite a bit. I would like to urge the County Board to adopt this comprehensive plan. I think it's very good for the County but along with that we also need to hire a planner. We have to have a way to implement these plans so this is one of the things and I think we should not wait until 2010, I think we should do that just as quick as possible so that we're up and running by 2010, not getting on our knees and learning how to walk, we want to be running by 2010. I think it's imperative that we have a planner hired and get moving on this. I would also like to thank the realtors for bringing the attention to all the people who have not taken time to check out the planning committee and I want to tell you that there were many people who were very busy that took time out of their very busy lives to work on these planning commissions for over 3 years. I think that if the realtors would have taken a little of that time and effort to become involved in developing these plans they would have been able to see what happened out east. We had a developer go with us from Chippewa County on that first bus trip. He dropped everything in 1 day. We had 1 person back out, we had 1 day. He dropped all his plans, he called people he canceled. He got on that bus and he went with us. He was very glad to get it. He learned an awfully lot going out east with us and he was not at all dissatisfied. I think if the realtors in this County would, they had 2 chances 6 months apart with plenty of days planned, at least one of them would have gone along they would have learned a great deal about how this comprehensive plan and how things that work and didn't work out east happen. That's all I've got to say. Thank you very much.

Jon Doman, E6998 Symco Road, Bear Creek: I've dairy farmed for 12 years and for the past 5 years I've had the opportunity to work as a farm lender for a local community bank. I still farm and raise beef and do some cash cropping as do my parents. I think that one thing that we have to realize is that comprehensive planning is not against development. All comprehensive planning is stating is that we want development properly planned in the right place. I had an opportunity to have someone voice their opinion. I wish I could contribute this quote myself. They said you would not consider putting a residence in an industrial zone, in a city's industrial park, why would you put a residence basically out in agricultural lands. One of the things we've seen is that development has increased our land value which is the natural progression of things and rightly so. But when there is more development out there, it also contributes as basically it's a barrier for existing farms to expand their operations as well as young beginning farmers. In my application I had the ability to work with quite a few young farmers and we do see more and more farmers going, looking outside the County for land and farms to start farming. Basically what we're trying to do is, I guess the bottom line is, how do we want our County to look like 20 years from now? Do we want to maintain that agricultural base if we do have a barrier to existing farms and beginning farmers, eventually that ag base is going to decrease and we will not be considered agricultural community, an agricultural county. Essentially we probably will start becoming, perceived as more of a bedroom community to perhaps Stevens Point, Green Bay and Appleton. I guess that's what all I needed to say.

Nic Sparacio, Foth Infrastructure & Environment, consultant for the project, Green Bay: I'll state that I'm going to be here obviously at the table for any technical questions, comments that come up from the County Board after the hearing is done. I also just wanted to sign up and take

my 3 minutes and put a couple of things out there on the table in terms of testimony as well. One of the things that just really impressed me about this process from start is the commitment that all these folks in Waupaca County have to really having a bottom up approach on the locally driven planning process. We're here today to take a look at the County comprehensive plan. As a planner what I can tell you is somebody who works around the State of Wisconsin is what we have here in the County plan is truly a reflection of the points of consensus, the major themes, the things that have been brought forward from the local planning process. One of the things that's difficult in trying to accomplish that is to balance all the different interests. As I look at the folks that were involved on the local planning committees, the county level planning committee, and you're hearing from a lot of these folks today, many, many different interests were represented. There's no question there in my mind. One of the results is what you see in the County plan is a compromise in a lot of ways. If I were to take the plan, if I were to take Waupaca County's plan as a professional planner, take all the data and information, go into my office, close the door and come out with a plan that I think is the best plan for Waupaca County it would look different. I think that's kind of the feeling that everybody has is hey if I were the king of the world the plan would look different but it looks the way it does because all the different interests were brought together and compromised on common ground and those of the things that made it into the local and County plans. One of the other things that's really difficult in a process like this is to find the right balance of detail because that's a result of the planning process, it's a factor of the process that's involved of how much everyone understands exactly what they're doing and that builds as we go. What you see in the plans is a good balance of detail and just to address a couple of the comments that have come up there is some apparent duplication from one community to the next. You look at their goals, objectives, and policies if you look at them quickly a lot of them will look similar. One of the reasons for that is we went through this process we found out that as communities we had a lot in common. However, if you look in more detail at those plans, there are very subtle differences between the language in each one. I believe that it was Rich Beggs that brought up that point, to say we would argue for a half hour, an hour whatever it was over the specific terminology of the meaning of a single word. That's when the balance of detail wound up there. I just want to address the issue of zoning. To me the level of specificity that's in the County plan is the real value of the plan. The County's zoning ordinance has not been substantially updated in about 30 years as I understand it. That's one of the things that Waupaca County was really looking to get out of this planning process at the outset as it was presented to me as the consultant is we need some good guidance for how to update our County Zoning Ordinance. So yes, the plan is a guide. There is a level of detail relative to zoning that should send you very well down the road of being able to update that County zoning ordinance in a way that considers that broad variety of interests and the variety within the local plan. The last thing I want to do in terms of this testimony at this point is also to address the postcards that went out I believe from the Wisconsin Homeowner's Alliance and also to thank the right people for the education that resulted from that. I want to thank Mike Koles for responding to the calls and questions that came up from that postcard mailing. I think that's where the real education took place. I talked to Mike a couple days after the postcard had come out and he had already handled 50 phone calls. I don't know where he's at today, it's been about a month or at least a few weeks so he's taken a lot more calls than that so I think I want to thank Mike Koles for doing the education on that. Thanks.

Clerk Robbins read the following letter:

Chairman Koeppen

Re: Waupaca County Comprehensive Plan

I am writing this letter to express my support for the County Board's approval of the Waupaca County Comprehensive Plan. The plan was thoughtfully and carefully prepared with the input of several people from the local units of government within Waupaca County. The plan works in concert with the plans that were developed by several towns, cities, and villages in the County.

Waupaca County needs to be a leader with a plan that preserves both farmland and woodlands in the County. This plan also provides for adequate residential density in areas suited for development. I am aware that there are groups that oppose the plan and they want things to remain as is and not have a plan.

We need to remember an age old statement, "If you fail to plan, you plan to fail."

You may share this letter with other board members and at the Public Hearing.

Sincerely,
/s/ Gary Schoen
Supervisor, Town of Union
N8851 Ridgeview Lane, Manawa

Dear Dick:

Please share this letter with your fellow Board members and include this letter in the official record at the hearing for land use on August 20th, 2007.

I am Richard Wagner, cheese maker, dairy farmer, and tree farmer from the Town of Weyauwega. I am also on our town's land use study and zoning commission. I would like to register my support for our County's comprehensive land use plan. This plan has broad support and comes after a significant opportunity for input from our Town and county residents, including both resident as well as nonresident landowners. The plan has built in ways to be upgraded and improved over time as needed. Hopefully at this point there will be no effort made to derail this approach. However, if there were, it would certainly come from a party using a narrow and probably self-serving argument. Responsible land use involves a synergistic approach to serve the needs of nature, the beauty of the countryside, agriculture, forestry, industry, commerce, and homeowners. Unfortunately it is the unrestricted building of homes in the country that is poised to ruin our countryside and hamper nature, agriculture, forestry and indirectly industry and commerce in our neighborhoods. Let's hold our ground and get a lot more creative here in Waupaca County!

Thanks,
/s/ Richard Wagner
E5861 Clark Street, Weyauwega

Chair Koeppen called 3 times for any further public input. Being no further input, Supr. Sperl moved and Supr. Sorensen seconded the motion to close the public hearing. Motion carried 21-0.

Chair Koeppen: Comments from the County Board Supervisor floor? Yes, Mr. Jonely.

Supr. Jonely: Not a comment but a question. I understood that all the municipalities were done with their plan and Supr. Craig mentioned that they weren't. How many are not done?

Chair Koeppen: I refer that to Mr. Koles.

Nic Sparacio: Here's the status of things as I'm aware currently. Fourteen of the local communities have completely adopted their plans so they're done, they passed their resolution. Now, 26 out of the 33 communities have passed their resolution to my knowledge which means that they're on track to adoption. Overall, I would say that most of the local plans are, if they're not completely adopted they're on the path to adoption. One other thing if I could just briefly point out is that when the process was laid out at the beginning it was always part of the plan that the County plan would approach adoption at the same time as or if not a little bit before the local plans were adopted so that as part of the bottom up process local communities could see what the County plan was going to look like. If there were some communities on the local level that were a little bit, that weren't totally comfortable with what's happening in the County plan, they could hold on and wait to see what happened with the County plan and then wrap up their local process. That was kind of the back end of the locally driven part of the process. That was done intentionally.

Chair Koeppen: Thank you.

Supr. Craig: I just want to remind the County Board of Supervisors that this is the Inventory and Trends Report that we will be adopting along with the recommended plan that you received and so if you have not seen this your local town, village or city should have one or if you have access to the web you can go there and look at it or you can get a CD. There's a lot of neat information in here and this is part of what we will be adopting in September. This, I would like to remind you, forms the foundation of what we're going to be doing. The process is not done once we adopt this. The ordinances that come, the decisions that have to be made, we will be limiting what people can do with their land. It will be a private property versus public interest kind of thing and I encourage you to stay up to date on all the proposals as it happens because there will be, as one of the other people said, more public hearings for us to be interested in as well as the rules to pass so that can take effect. Anyway, read this before next month. It's interesting. Thank you.

Chair Koeppen: Thank you for your comments.

Nic Sparacio: Just real briefly I just wanted to thank Pat for directing everybody to the Inventory and Trends Report. I had a lot of fun writing that 470 some page document. I just want to point out exactly what that is for everyone's benefit. The Inventory and Trends Report contains all of

the background data. Those are the maps of existing conditions, all the research that was done and put in the hands of the planning committees in order to get to the second stage of the document, there's probably been a lot more focus on the recommendations reports at this point. Those smaller recommendations reports are the things that contain all the recommendations for the future. The goals, objectives, policies, and so on.

Chair Koeppen: Any other comments by the Board of Supervisors?

Supr. Craig moved and Supr. Peterson seconded the motion to adjourn. Motion carried 21-0. Chair Koeppen declared the meeting adjourned at 11:10 a.m.

Respectfully Submitted,

Mary A. Robbins
Waupaca County Clerk