

MINUTES OF THE PLANNING COMMISSION MEETING
OCTOBER 25, 2017
(Waldo Coordination Plan update-working meeting)

Village President Gary Dekker called the meeting to order at 5:30. He noted that the meeting was held in compliance with the Open Meetings Law and that notice of a Village Board quorum had also been posted. In attendance were Planning Commission members Paul Wagner, Tom Reil, Jim Ziehm, Jim Parrish, Bruce Neerhof and Gary Dekker. Galan Gatzke was absent. Also present for the meeting were UW-Extension representative Kevin Struck, WFD chief Jason Parrish, John Port, Trustees Mark Spitz and Chris Madgwick (arrived at 6:30), and clerk-treasurer Michelle Brecht.

The Minutes of the July 26, 2017 meeting were reviewed and approved after a motion by Tom Reil and a second by Paul Wagner.

Kevin led the discussion by going through the text portion of the Coordination Plan page by page. I have chosen to bullet point some of the main items discussed and their current page numbers. Of note is that the page numbers are going to change after editing as some material will be deleted or added.

- Page 2: The Village adopted a Public Participation Plan (PPP) by Resolution around 2007. This documentation is missing from the document. Michelle will be hunting.
- Page 2: The vision statement was reviewed. Members were challenged to consider whether this is still their vision. It can be changed/altered. If altered the change will probably ripple through the Plan and cause some other changes to keep the vision consistent with action.
- Page 3: Population Characteristics: This table is current only up to 2010 due to the census cycle. There is another research source called "American Community Survey" with statistics some communities can update with. However communities as small as Waldo, the data is too unreliable to include.
- Page 4: The population table can be updated with the final estimate for January 1, 2017 from the Wisconsin Department of Administration. The new number is 495. Michelle will get that documentation to Kevin.
- Page 6: Kevin verbally corrected the audience copies for housing unit numbers.
- Page 7: Kevin verbally corrected the audience copies for housing occupancy & tenure. He also described another table he would like to include in this area. It will compare some housing developments in Adell, Glenbeulah and Waldo (Hunter's Grove).
- Page 7: Kevin asked Michelle for building permit detail for the time period since the original plan. He would like to include a table with this data to show the improvements made as well as new construction.
- Page 8: Transportation: Explanation of the PASER system of rating roads was discussed. Bruce Neerhof shared that Waldo's rating is currently skewed more poorly due to the extremely poor surface on High Street. High Street is due to be resurfaced in 2019 and our rating should reflect that improvement then.
- Page 8: Michelle will get Kevin the 2016, 2017 numbers for Road Maintenance Expenditures
- Page 9: The group updated Figure 3.1 regarding the early proposals for bike lanes in Waldo. They have remained "unbuilt". The State rebuilt Hwy 28 on the West Side of the

Village during this time period and they were not included. Bruce will mention to the County the need for a pedestrian/bike path on the East side of Hwy 57 (East First Street/Cty V). When they resurface there, perhaps they can include this lane for a safer path to the Village Park.

- Page 9: Village sidewalks connections and quality were discussed. The attitude has been to maintain the sidewalk along Hwy 28 but to dismantle dangerous sidewalks along the side streets. It was suggested that the Village Board determine a clearer protocol for the upkeep or abandoning of the sidewalks. It will be on the November agenda.
- Page 11: The text portions for Telecommunications Facilities and for Emergency Services was slightly edited.
- Page 12: Michelle will need to get the Flood plain shadow map that the Village paid Ayres Associates to prepare for the Onion River Mill Pond Dam. (2014)
- Page 13: Michelle will provide Kevin with the 2016 numbers to further update the Property tax table
- Page 14: Michelle will provide Kevin with the 2016, 2017 numbers to further update the Village indebtedness table
- Page 16: The group went through each Implementation Activity choice from the 2009 Plan. Significant progress has been made. However the Land Use Plan is missing from the 2009 documents. We need that in order to be compliant. (Good news here: Michelle found the Land Use Plan and sent it to Kevin.)

The group will need another meeting to complete this updating project. The Land Use and Zoning Map update are the key issues to resolve. A meeting for Wednesday, January 31, 2017 at 5:30 was scheduled. Kevin will join us again.

Motion to adjourn: Tom Reil Seconded: Paul Wagner Adjourned at 6:30 p.m.
The group stayed for about an hour and enjoyed light refreshments.