

MINUTES OF THE PLANNING COMMISSION MEETING
MARCH 19, 2018
(Waldo Coordination Plan update-working meeting)

The meeting was called to order by President Gary Dekker at 5:30 p.m. in the Waldo Village Hall. Certification of Compliance with the Open Meetings Law was present. Attendance included Plan Commission members Gary Dekker, Jim Parrish, Paul Wagner, Galan Gatzke, Bruce Neerhof and Tom Reil. Also in attendance were UW-Extension representative Kevin Struck, Village Trustee Mark Spitz, clerk-Treasurer Michelle Brecht & WFD chief Jason Parrish. Also in attendance were land owners Harold Veldboom, Brian Wimmmler, Tim & Mary Rammer, Dean & Karen Beulke, Jeff Lensink, John & Dawn Mueller.

Kevin Struck used a power point presentation to review the textual edits already made on the Coordination Plan. He then turned the presentation and discussion to editing the current Land Use Map into a 2028 Proposed Land Use Map. He reviewed that the envisioning of land use doesn't necessarily match current zoning. Nor does it mean that zoning changes would automatically happen. The goal is to determine how the Village wants to try and envision land use planning for the future. The reason this is helpful was explained. For example; If someone were to come with a proposal to provide a development (commercial or residential) within the Village, the first step would be to see if this proposition fits with the Planned Potential land use in the Village. If it matches, then the review of the proposal can proceed. If it doesn't match, then the Land Use Plan would need to be amended before the development can proceed. This isn't impossible but it does two things: (1) it slows down the process by adding some steps for a developer (which can be a growth detriment) and (2) it helps the Village grow in planned, thoughtful ways. When the projected Land Use Plan Map is completed, it can be put on the website. Developers can look and see what possibilities there are in Waldo.

The group worked through the projected map and discussed various locations that could possibly see changes. The land owners were able to voice their opinions on how they may or may not like to see changes with their land usage. For example the Buelke's , Mueller's and Rammer's prefer to keep their land use projected as agricultural. Brian Wimmmler said he would like to see his property labeled as potential highway commercial. Bruce Neerhof was asked about the water tower service ability. The water tower has a 50,000 gallon capacity which is more of a fire service issue more than a customer service issue. Serving a residential growth would be more of a topographical issue for the water tower. The sewer treatment plant has the ability to serve a population of 800.

(Our current population is 495.) To help explain the utilities' servicing, the Heinen subdivision was referred to. Possible growth there would be fine for water service since the water tower is high enough there, but would need a lift station in order to receive sewer service because the land is too low. It was also explained that if the Village already had some re-zoning they would like to see happen, then that could be wrapped into the Public Hearing necessary for adopting the Coordination Plan update. Copies of the Coordination Plan are then given to Sheboygan Economic Development and the Sheboygan Falls library. Waldo can also put a copy up on their website.

Kevin Struck will make a final draft and get a copy to the office. We will need to:

- schedule a Public Hearing,
- vote on recommending the adoption to the Village Board and
- then present it to the Village Board for their approval.

The group tentatively planned a May 14, 2018 Public Hearing at 5:30 p.m. prior to the regularly scheduled Village Board meeting.

Motion to adjourn: Jim Parrish Seconded: Tom Reil. Adjourned at 6:25 p.m.

(Of note: Most of the attendees stayed for about an hour and enjoyed light refreshments.)

Respectfully submitted by Michelle Brecht