

EAGLE ADVISORY COMMITTEE (SMART GROWTH)  
Held Jointly with the Town & Village of Eagle Representatives

Monday, March 9, 2009

Co-Chairman John Davis (Town of Eagle Rep.) called the meeting to order the time being 6:02 PM.

Present: Village representative - Mike Rice and Greg Scheff. Town representative - John Davis and Dan West. Citizen members - Alli Chase, Mike Bolan, Sandy Campbell, Tom Day, Malinda Kenney, Jackie Lewis, Pam Meyer, Sharon Royston, Diane Zak, and Planner Brian Pionke.

Not Present: Rob Brenan, Lisajo Eddy, Liz Erman, Bruce Gunderson, Dan Hoppe, Amy Kinoshian, Dave Kopaw, Debbie Kopydlowski, John Mann, Frank Nardine, John & Kristen McEwing, Steve Muth, Karen Olsen, Jeff Steinbach, and Bonnie Vick.

Minutes: There were four corrections to the minutes. On page 1, paragraph 3, line 3, the first word should be "motion" not "month", and the minutes were for February 9<sup>th</sup> not January 26<sup>th</sup>. In paragraph 6, line 3, it was suggested that the words "west, east and" be placed in front of the word "south", and that in line 9, the phrase "but that owners be allowed to develop when they no longer wished to farm" be inserted after the word "disadvantage". There being no other changes requested by the Committee, a motion by Tom Day, 2<sup>nd</sup> by Mike Bolan, to approve the minutes for the February 23, 2009 meeting. Unanimously approved.

John Davis mentioned that the Town Plan Commission and Town Board had conducted their public hearing on Chapters 1-3. He thanked all the Advisory Committee members that attended. He mentioned some of the concerns that were raised during the public hearing included future playground and park land possibly from the DNR. He also suggested that further discussion was needed on whether the Village would consider passive park land on the Water Tower site to address both Town and Village, future park needs. He mentioned that the term "Spatial Distribution" was not defined in the document and asked that if anyone had an idea to provide it to staff. John asked Tom Day to expand on the April 9, 2009, Mukwonago Protection Plan meeting by SEWRPC. Tom suggested it would be a good meeting to attend, and that this information could be used concerning the Land Use chapter before it was completed. Mike Rice did not discuss the results of the February 24, 2009 Village Plan Commission meeting, but FYI. the Plan Commission asked for clarification and corrections to Chapter 3 and the summary sheet for Chapter 3. Planner Pionke then asked for committee input on the County definitions that had been included in Chapter 9. There was general consensus that definitions should be included, but that they had to match what the Town intended for each item. Jacki Lewis volunteered to work out the specifics concerning definitions for Chapter 9, and to share that with staff.

Discuss on Chapter 9 then began. On staff's page 25 for Land Use Objective No. 1, Standards #1, it was agreed that the language in the previous version should replace "new residential development should be located in areas at least ¼ mile away from active farm operations". Staff explained that by adding more stringent criteria it would slow the spread of residential development. The Committee felt there were other ways to accomplish the slowing of

residential growth. On the same page, Standards #5 and #6, it was suggested that the words “only be removed, and that development should not only be considered but actively encouraged when it met the criteria.

On page 26, Land Use Objective No. 3, Standards #2, line 2, it was agreed that the word “only” be deleted.

The Advisory Committee then focused on the Village version of Chapter 9. Several members commended the Village on the changes made the revision. The following corrections were suggested.

On page 7, Greg has to add the inventory data to the bottom of the page.

On page 9, Table 9-6, for Single Family Residential on 3 acres, would delete the phrase “to maximum of 5 acres” in the density category.

**It was noted** that Chapter 9 was not completed, and would likely be revisited after the April 9th meeting concerning watershed and the Mukwonago River. There being no further discussion on Chapter 9, the committee agreed at 7:25 p.m. to break into separate groups to discuss their respective Chapter 7.

On the Town version, page 1, paragraph 3, line 4, the sentence beginning “although” was deleted. In the issue section for strengths the word “identified” will replace “considered” in the first sentence, bullet point #3 will replace the words “allows for” with “creates potential economic”, and a new bullet point will be added to indicate that the “current roadways are in good condition”.

On page 2, the issues sentence was changed to include both weaknesses and concerns. In bullet point #4 the word “County-wide” was deleted, and in bullet point #5, the phrase “Lack of individual” was replaced with the word “Inconsistent”. In bullet point #12 the words “and expand our” were replaced with the word “adequate”, and in bullet point #16 the words “of future parks, fire protection, and library” were added.

On page 3, paragraph 1, last line, the words “and in early 2009” were added to the end of the sentence, and in paragraph 3, the last sentence was deleted.

On page 7 it was agreed that staff should create a Table similar to the County Table above using information about Town employment. Staff will get this information from Sharon Royston.

On page 8, paragraph 1, sentence two and the end of sentence 4 were deleted, and in paragraph 2 the last two sentences were to be deleted. Staff was also told not to spend time trying to create a new table 7-7 with employment industry trends for the Town.

On page 9, paragraphs 3 and 4 were to be reworded based on information provided by Sharon Royston

On page 11, paragraphs 3 to 6, were to be reworded to clarify the location quotient, because it did not pertain directly to the Town.

The Village sub-committee reconvened at 8:00 p.m. to update the whole committee on their progress of Chapter 7. They had accomplished a lot in a short time, and would forward the changes to the Planning Staff electronically. They would also forward information on employers and employment in the Town to the staff for inclusion in the Town's version of Chapter 7. There being no additional Village information, the Town reconvened with review of Chapter 7. at 8:04 p.m.

On page 16, paragraph 5, staff was asked to include additional reasons for the decline in agriculture to the end of the paragraph.

On pages 17-19, staff was directed to add back in all the County and State programs available to assist with local economic development.

On page 20, Economic Objective No.1, it was agreed that the objective and principle statement should be switched and that the new Objective statement remove the words "new" and "all", and in Standard #7 it was suggested to add sub (a) to the standard.

On page 21-22, Economic Objective No.2, it was agreed that the objective and principle statement should be switched and that the new Objective statement add the word "light", and replace the words "properly developed" with "encouraged to the extent possible". The new Principle would remove the word "development and add additional clarification that justified the desire for more manufacturing.

On page 22, Standards #4 the last sentence was deleted, and in Standards # 5, line 4, the word "county" was deleted.

On page 23, paragraph 2, line 7, the word "it" was replaced by "The Town", and in line 9 the words in proximity to: were added in place of the word "within". In paragraph 4, line 9 and 10 were deleted.

On page 24, under Business and Industrial, the word "industrial" will be changed to "manufacturing", in item (1) the word "residential" will be added before the word "landscape", and in item #2 the example is to be deleted.

On page 25, under Education, Jobs and Business Growth, item #1 will be deleted.

Upon completion of Chapter 9 and 7 reviews, staff was asked to prepare all revisions as soon as possible, and to forward them to committee.

There being no further business, a motion was made by Tom Day 2<sup>nd</sup> by Dan West to adjourn at 9:10 PM.

Next Meeting: **Monday, March 23, 2009** at 6:00 pm. at the Eagle Spring Resort.

Submitted by:

Brian Pionke  
Advisory Committee staff