



## **Farmland Conservation Easement Commission Agenda**

**Jefferson County Courthouse, Room 203  
311 S Center Ave  
Jefferson, WI 53549**

**Monday, August 11, 2014 12:30 pm**

Members: Margaret Burlingham (Chair), Walter Christenson (Vice Chair), Steve Nass (Secretary), Mariah Hadler and Blane Poulson.

1. Call to Order
2. Roll Call
3. Certification of Compliance With Open Meetings Law Requirement
4. Review of Agenda
5. Public Comment
6. Communications
7. Review & Approval of the July 14, 2014 meeting minutes
8. Discussion and possible action on PACE applications
  - a. Greg Wilke, Town of Waterloo
  - b. Clifford Haberman – Town of Milford
  - c. Gary & Mary Ann Kunz Trust – Town of Sumner
  - d. Duane Koch – Town of Farmington
  - e. Stewart & Carol Calkins – Town of Palmyra & Village of Palmyra (Donation)
9. Jefferson County Land and Water Conservation Report on Baseline Documentation for Easements.
10. Discussion on Land and Water Conservation and Zoning Department support of the Farmland Conservation Easement Commission
11. Discussion on future events that the Farmland Conservation Easement Commission would like to participate in and Community Outreach.
12. Future Meeting Dates
  - a. September 8, 2014 at 12:30 in Room 203
  - b. October 13, 2014 at 12:30 in Room 203
  - c. November 10, 2014 at 12:30 in Room 203
  - d. December 8, 2014 at 12:30 in Room 203
13. Suggestions for the Next Agenda
14. Adjourn

\*\*\*The Commission may discuss and/or take action on any item specifically listed on the agenda. Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so appropriate arrangements can be made.

# Farmland Conservation Easement Commission Minutes

## July 14, 2014

### 1. Call to Order:

The Farmland Conservation Easement Commission meeting was called to order by Margaret Burlingham at 12:32 p.m. Committee members Margaret Burlingham (Chair), Walt Christensen (Vice Chair), Steve Nass (Secretary) (@ 12:35), Mariah Hadler and Blane Poulson were present. Also in attendance were Mark Watkins, Director, Land & Water Conservation Department (LWCD); Kim Liakopoulos, LWCD; and Gerry Kokkonen, LWCD.

### 2. Roll Call (Establish a Quorum):

A quorum was established.

### 3. Certification of Compliance with the Open Meetings Law:

It was determined that the committee was in compliance with the Open Meetings Law.

### 4. Review of the July Agenda:

The July agenda was reviewed by the committee members. No changes were proposed.

### 5. Public Comment:

There were no comments at this time.

### 6. Communications:

Margaret Burlingham was given the Rod Nilsestuen Award for Working Lands Preservation from Gathering Waters Conservancy. She will receive her award September 25, 2014 at the Monona Terrace in Madison.

### 7. Review & Approval of the June 9, 2014 Meeting Minutes:

Blane Poulson made a motion to approve the June 9, 2014 meeting minutes as written, Walt Christensen seconded. Motion carried 5/0.

### 8. Discussion and possible action on PACE applications:

#### a. Greg Wilke - Town of Waterloo

It was brought to Margaret Burlingham's attention that Greg Wilke has a few conservation issues on his farm in regard to manure management. Margaret Burlingham talked with Nancy Lannert (LWCD) in regard to these issues and asked Nancy Lannert help bring Greg Wilke's land back into compliance. Margaret Burlingham informed the committee that Wilke's farm will need to be re-appraised for the easement because the appraisal is only good for one year and the one on file is from 2011. Margaret Burlingham is recommending that Wilke's farm be in compliance before any new appraisal is done. The committee will revisit this application request during the August 11, 2014 meeting.

#### b. Cliff Haberman - Town of Milford

Gerry Kokkonen (LWCD) discussed the meeting that he, Michelle Staff, and two representatives from the Natural Resources Conservation Service (NRCS) had with Cliff Haberman. Gerry Kokkonen (LWCD) informed the committee that the farm visit was informal and consisted of information gathering by NRCS. Gerry Kokkonen mentioned that Nancy Lannert (LWCD) is working with Cliff Haberman in regard to minimal conservation issues. Margaret Burlingham asked that the committee agree to have an appraisal

conducted when these minor issues were cleared up. She asked that we have Duesterbeck & Associates conduct the appraisal. Mariah Hadler made a motion to have Duesterbeck & Associates conduct the appraisal at the quoted price of \$2,500, Blane Poulson seconded. Motion carried 5/0.

**c. Gary & Mary Ann Kunz Trust - Town of Sumner**

Margaret Burlingham said that the land looks good and that she doesn't see any issues. The Kunz family may set aside some land for living space. They'll get back to the committee when they've decided. As of right now, the only way the Kunz's will get the easement is if someone else drops out.

**d. Duane Koch - Town of Farmington**

At this time Duane Koch's application is on hold. Margaret Burlingham suggested that the committee revisit his application when the committee has the new budget information.

**9. Jefferson County Land and Water Conservation Report on Baseline Documentation for Easements:**

Gerry Kokkonen needs to schedule an annual monitoring site visit with both Lea and Neupert. Gerry Kokkonen will do a "drive by" on donated easements and submit a report to NRCS biologists by the end of August.

**10. Discussion on Land and Water Conservation and Zoning Department support of the Farmland Conservation Easement Commission:**

Mark Watkins discussed the roll the LWCD will take in support of the Farmland Conservation Easement Commission. Mark Watkins stated that this transfer from the Zoning Department to the LWCD may take 18 - 24 months.

**11. Discussion on future events that the Farmland Conservation Easement Commission would like to participate in and Community Outreach:**

Margaret Burlingham recommended finding a community program in the fall. Steve Nass suggested participating in the Lake Mills Fall Festival of Color in October. The committee decided to revisit this discussion during the August 11, 2014 meeting.

**12. Future Meeting:**

August 11, 2014 at 12:30 pm in Room 203.

**13. Suggestions for the Next Agenda:**

None at this time.

**14. Adjournment:**

Walt Christensen made a motion to adjourn at 1:09 p.m., Blane Poulson seconded. Motion carried 5/0.

Fill Out

## Jefferson County Farmland Conservation Easement Program Interest Form

Please complete the following form if you might be interested participating in the voluntary Jefferson County Farmland Conservation Donated Easement Program or Purchase of Agricultural Conservation Easements Program (PACE). Completion of this form in no way commits you to donating or selling your development rights.

Please send or drop off a completed form to the Jefferson County Zoning and Planning Department, Room 201 in the Jefferson County Courthouse, 311 S. Center Ave., Room 201, Jefferson, WI 53549.

Please fill out as much of the following information as possible. You will be contacted by the Farmland Conservation Easement Commission, which oversees Farmland Conservation Easement Program, to discuss your interest in the program and to go over the specific features of your land.

Name: Stewart and Carol Calkins

Telephone #: 262-495-2432

Mailing Address: W. 1420 St Rd. 59  
Palmyra, WI 53156

Location of Property: Town of Palmyra Sec. 21 & 16

Size of Farm: 235

E-mail Address: \_\_\_\_\_

Circle area of interest: Donated Easement PACE Program Both

Please return this form to the Jefferson County Zoning and Planning Department, 311 S Center Ave. Room 201, Jefferson, WI, 53549.

If you have any questions about this application or about the Farmland Conservation Easement Program please contact Jefferson County Zoning and Planning and additional information is located on our web site <http://www.co.jefferson.wi.us>, click on Zoning and Planning and then Farmland Conservation Easement Commission.

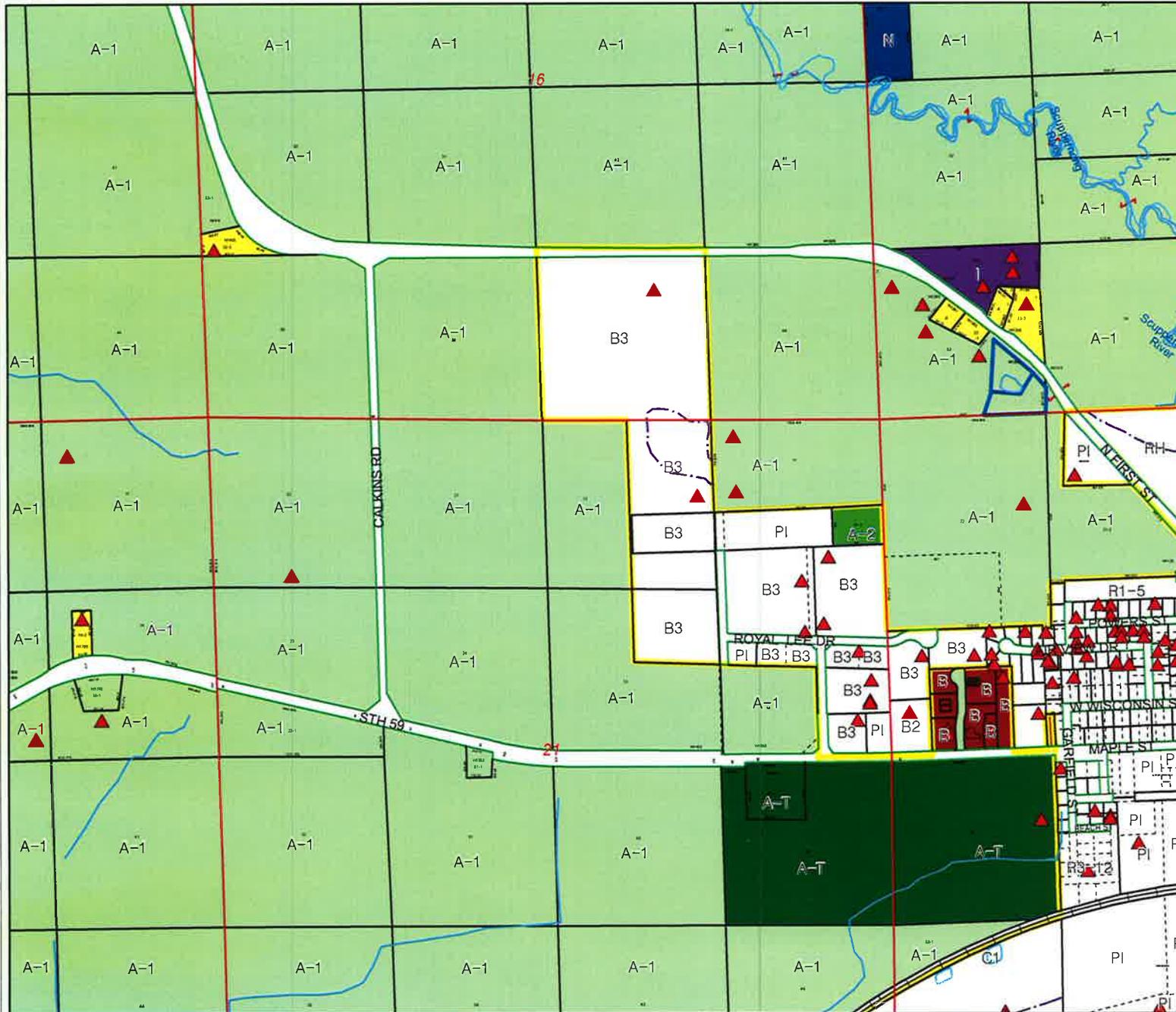
For more information call Michelle at the Zoning Department: 920-674-8638.





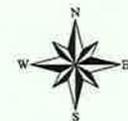
# Zoning

## CALKINS



### Legend

- A-1 Ag
- A-2 Ag Bus
- A-3 Rural Res
- A-T Ag Transition
- B Business
- C Community
- I Industrial
- N Natural Resource
- R-1 Res Sewer
- R-2 Res No-Sew
- R/R Res/Rec
- W Waterfront
- Zoning lines within a parcel
- Preliminary Surveys
- Land Surveys
- Municipality Boundary
- Streams and Ditches
- Surface Water
- Section Lines



775 387.5 0 775 Feet

1 inch = 1,097 feet

Created by Michelle Staff

Map Printed: 8/6/2014

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.



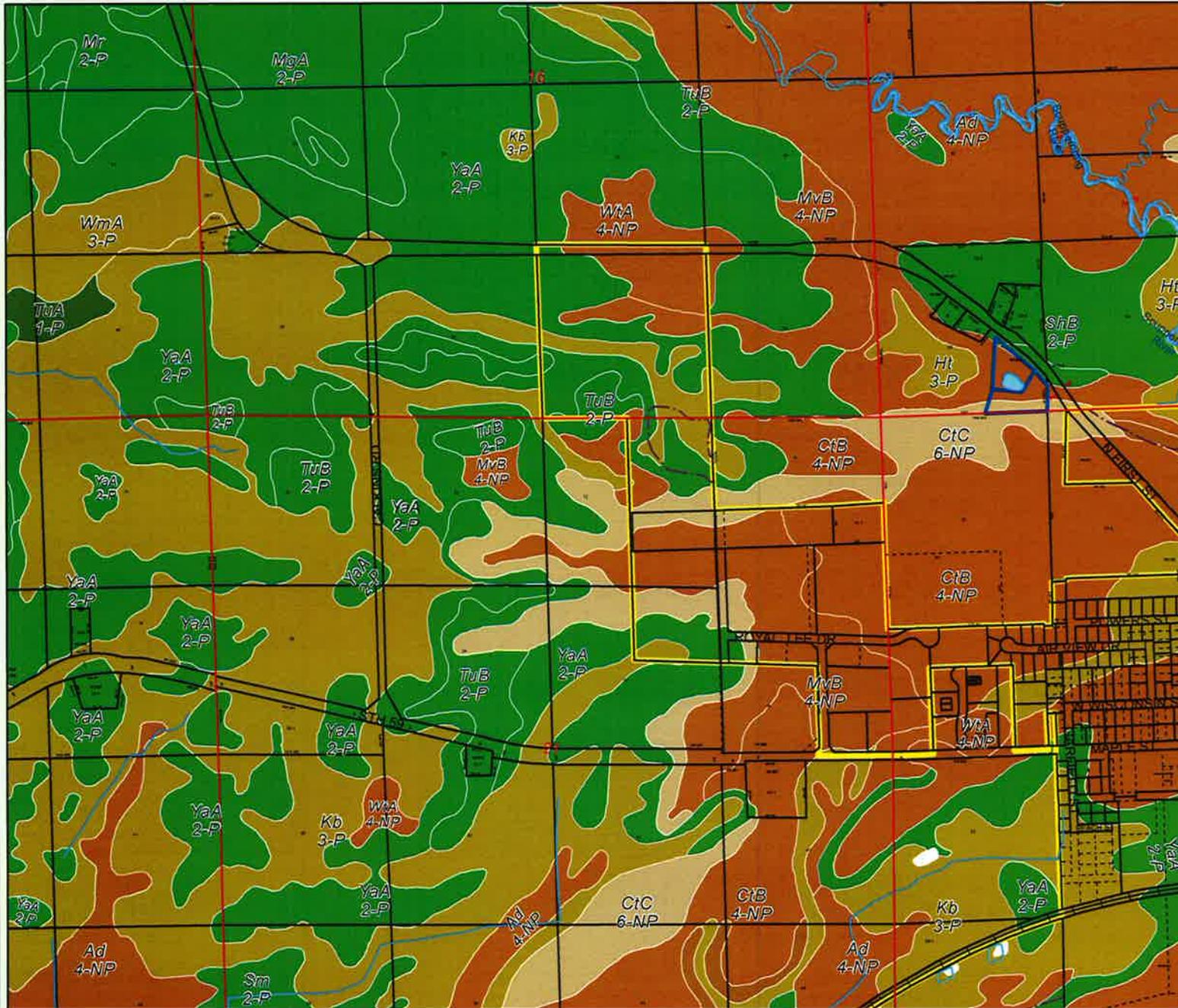
# Prime Soils

CALKINS

## Legend

### Prime Soil Classification

- 1-P
- 2-P
- 3-P
- 3-NP
- 4-NP
- 5-NP
- 6-NP
- 7-NP
- Preliminary Surveys
- Municipality Boundary
- Streams and Ditches
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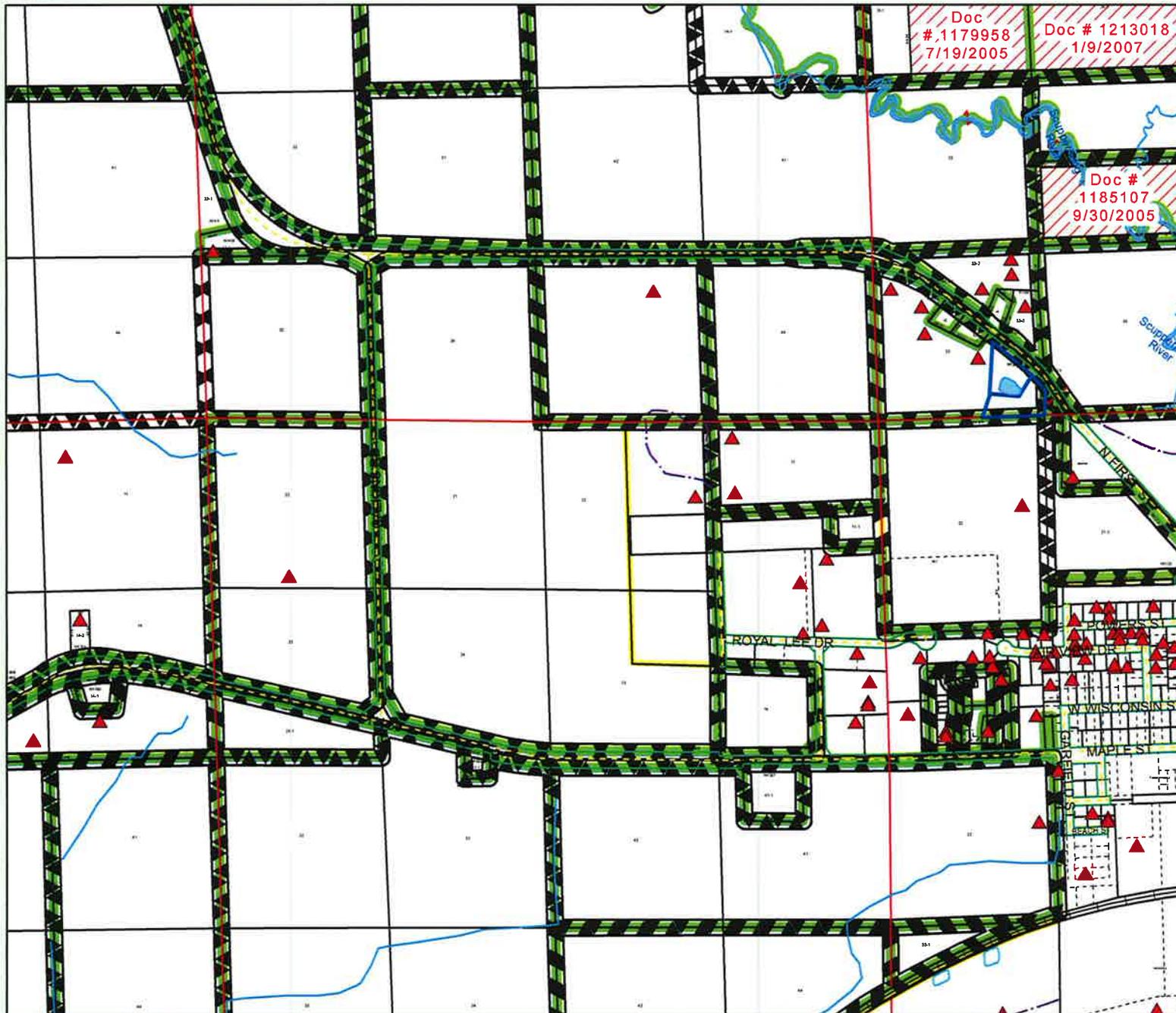
# Parcel of Record

CALKINS

## Legend

### Frozen Parcels

- Rezoning
- Deed Transfer
- Farm Consolidation/Accessory
- Lot Variance
- Parcels of Record 1977
- Parcels of Record 2000
- Zoning lines within a parcel
- Preliminary Surveys
- Land Surveys
- Municipality Boundary
- Streams and Ditches
- Surface Water



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# Extraterritorial Jurisdiction

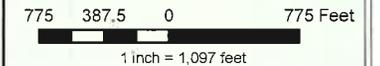
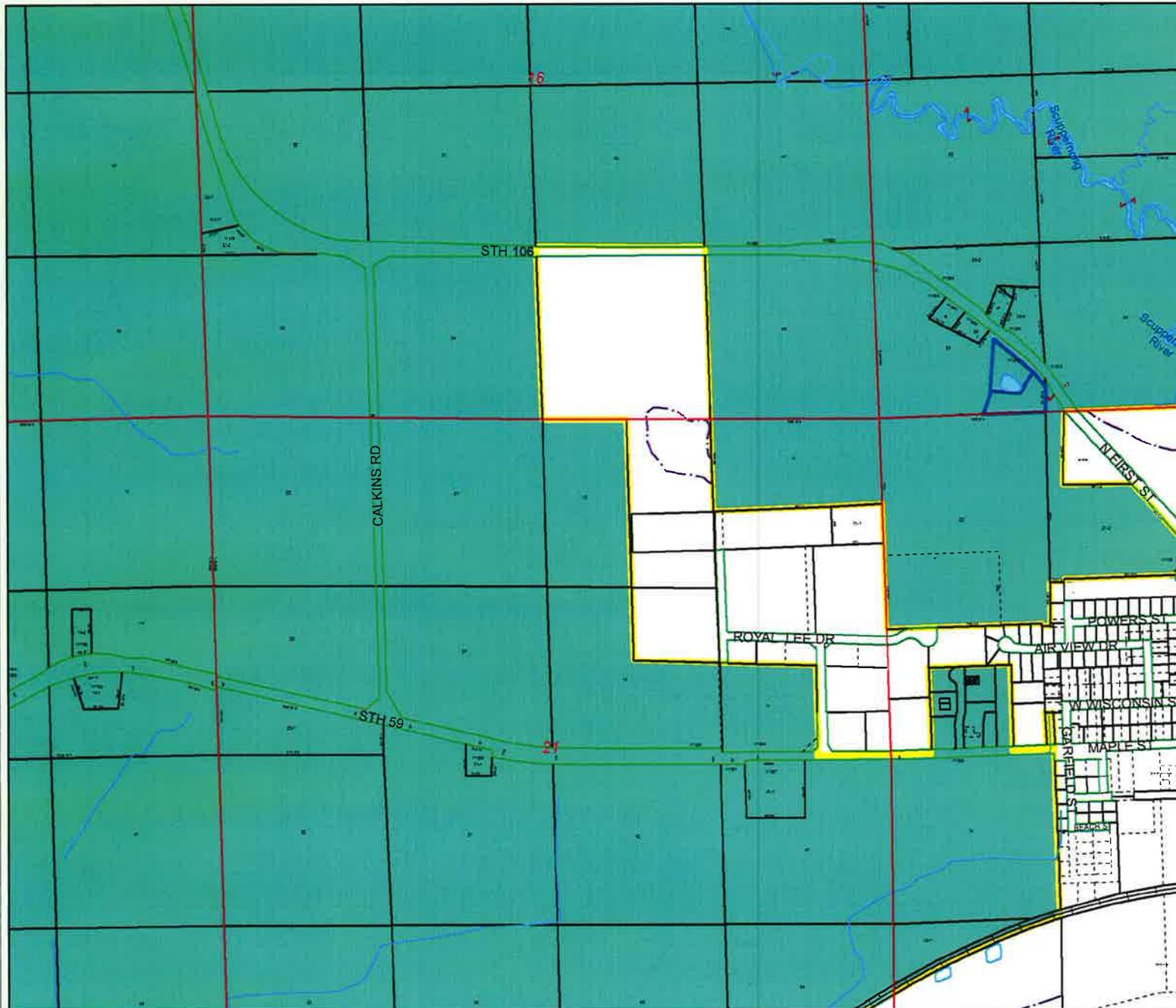
CALKINS

## Legend

- Municipality Boundary
- Preliminary Surveys
- Streams and Ditches
- Surface Water
- Section Lines

## Extraterritorial Limits

- 1.5 mi Review Not Exercised
- 3 mi Review Not Exercised
- S66.0105 Overlap
- 1.5 mi Plat Review
- 3 mi Plat Review
- Extraterritorial Zoning



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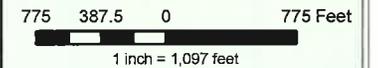
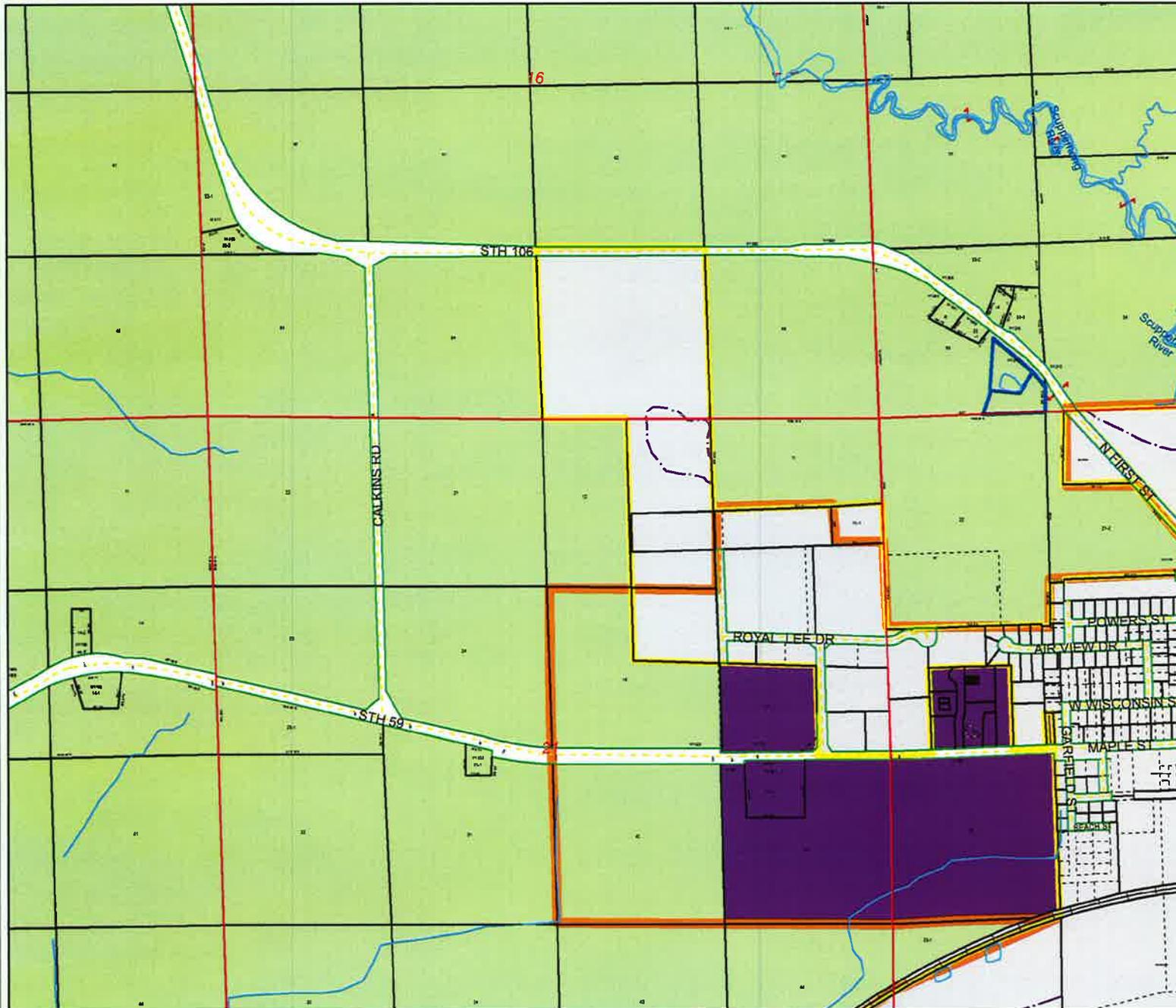


# Farmland Preservation Plan Map

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## Legend

-  Preliminary Surveys
-  Farmland Preservation
-  15 Year Growth Area
-  Limited Urban Service Areas
-  Rural Hamlets
-  Urban Service Areas
-  Municipality Boundary
-  Section Lines
-  Streams and Ditches
-  Surface Water



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# Contour Map

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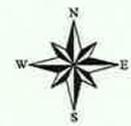
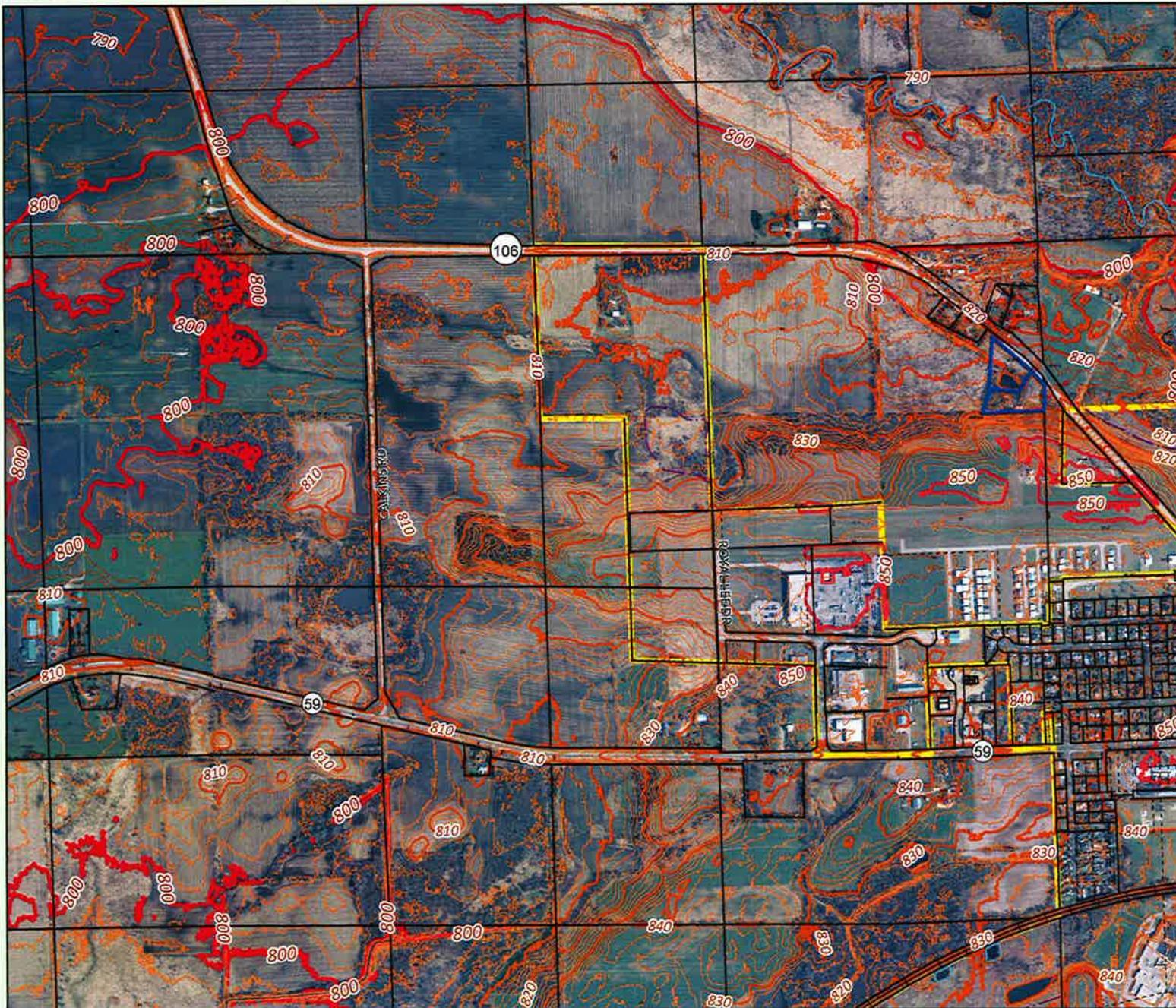
## Legend

### Interval in feet

- 2
- 10
- 50
- 100

### Parcel Lines

- Hydrography
- Hydrography in ROW
- Hydrography/parcel boundary
- Hydrography/parcel in ROW
- Land use w/parcel
- Map hooks
- Meander/old lot lines/easements
- Parcel boundary
- Rail centerline
- ROW & parcel boundary
- ROW
- ROW w/parcel boundary
- Woodland Tax & MFL boundary
- Zoning lines w/parcel
- Preliminary Surveys
- Municipal Boundary



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Map Printed: 8/6/2014



# Environmental Corridor

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## Legend

### Municipal Boundary



### Floodplains 06/22/2009

- ZONE A NO BSE 1%(100 YR)
- ZONE AE BSE 1% (100YR)
- 0.2% FLD HAZ (500 YR)

### Flood Map Amendments LOMA

- Pre 06/02/2009
- Post 06/02/2009

### Upland Woods 10Ac+



### Wetlands > 2 Acres



### Wetlands < 2 Acres & Ponds



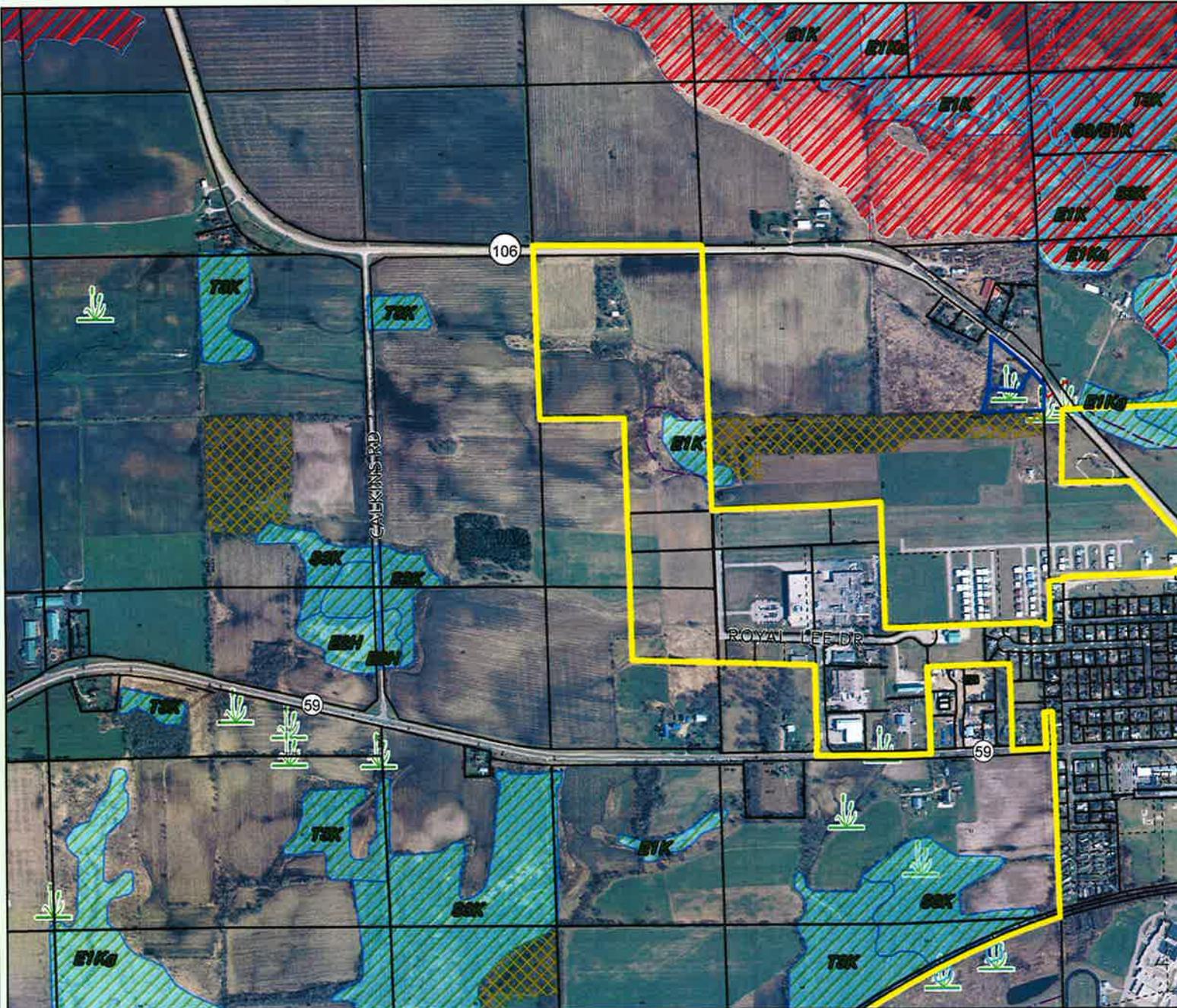
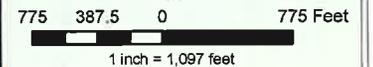
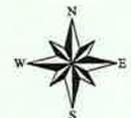
### Steep Slopes

- 20% or greater

### Public Lands

- County Park
- State Park/Wildlife Area
- Federal
- Local or Municipal
- Other

- Preliminary Surveys



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# Slopes

20% or greater

CALKINS

## Legend

Slopes > 20% - Terrain Data



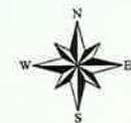
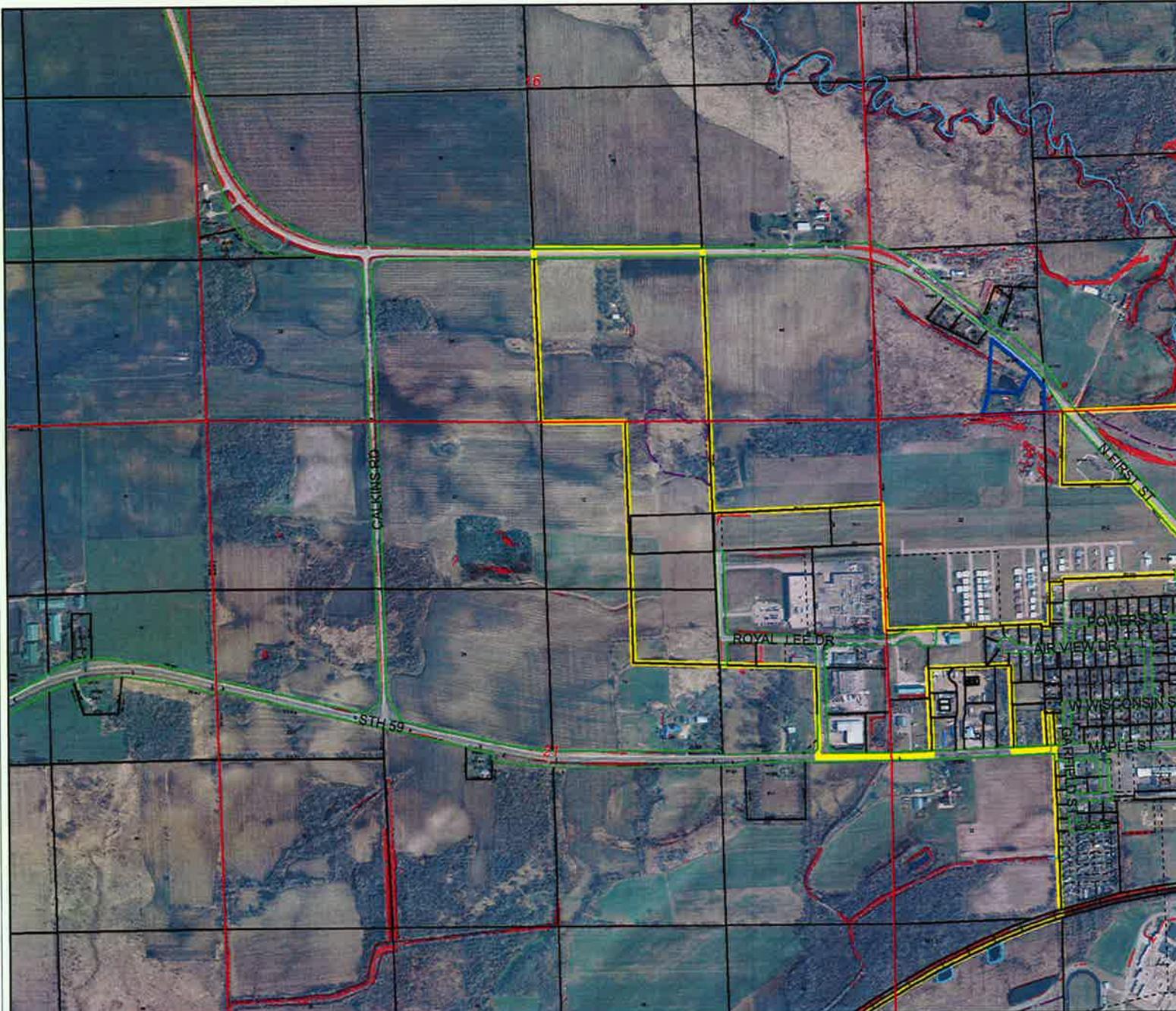
Preliminary Surveys



Municipality Boundary



Section Lines



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