



Farmland Conservation Easement Commission Agenda

Jefferson County Courthouse

311 S Center Ave, Rm 203

Jefferson, WI 53549

Monday, February 8, 2016 @ 12:30 pm

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

1. Call to Order
2. Roll Call (Establish a Quorum)
3. Certification of Compliance with the Open Meetings Law
4. Approval of the February Agenda
5. Approval of the January 11, 2016 Meeting Minutes
6. Communications
7. Public Comment (members of the public who wish to address the Committee on specific agenda items must register their request at this time)
8. Discussion and Possible Action on Purchase of Agricultural Conservation Easements (PACE) applications
 - Greg Wilke, Town of Waterloo
 - Cliff Haberman, Town of Milford
9. Discussion and Possible Action on Greg Wilke's Re-Appraisal
10. Discussion and Possible Action on Cliff Haberman's Re-Appraisal
11. Discussion on Jefferson County Land & Water Conservation Report on Baseline Documentation for Easements
12. Discussion on County Committee structure
13. Discussion on Future Events that the Farmland Conservation Easement Commission would like to participate in and Community Outreach
14. Discussion on Items for the Next Agenda
15. Next Scheduled Meetings:
 - _____, 2016 @ 12:30 in Room 203
16. Adjournment

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at this meeting should contact the County Administrator 24 hours prior to the meeting at (920) 674-7101 so appropriate arrangements can be made.



Farmland Conservation Easement Commission Minutes

Jefferson County Courthouse

311 S Center Ave, Rm 203

Jefferson, WI 53549

Monday, January 11, 2016 @ 12:30 pm

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

1. Call to Order:

The monthly meeting was called to order by Margaret Burlingham at 12:30 pm. Committee members Margaret Burlingham (Chair), Walt Christensen (Vice Chair), Steve Nass (Secretary), Mariah Hadler, and Blane Poulson were present. Also in attendance were Gerry Kokkonen, Land & Water Conservation Department (LWCD); and Kim Liakopoulos, 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. Approval of the January Agenda:

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

5. Approval of the December 14, 2015 Meeting Minutes:

Walt Christensen made a motion to approve the December 14, 2015 meeting minutes as written, Blane Poulson seconded. Motion carried 5/0.

6. Communications:

Walt Christensen; Heart of the City will be showing The Social Life of Small Urban Spaces at the Fort Atkinson Club this evening (1/11/16). Margaret Burlingham; 1/27/16 is Ag Day at the Capitol (Madison). Steve Nass; UW Extension and Land Use for Education will be offering a workshop 1/27/16 at UW Whitewater.

Mariah Hadler made a motion for the Farmland Commission to cover costs related to both Ag Day at the Capitol and UWEX/Land Use at UW Whitewater for any Farmland Commission attendees, Steve Nass seconded. Motion carried 5/0.

7. Public Comment:

There were no comments at this time.

8. Discussion on Rodell Lea's Easement Compliance:

Margaret Burlingham has been in contact with Rodell Lea. Rodell Lea contracted a builder to move his building; it will only take a day, but will have to wait until the weather is favorable. The commission is satisfied that the plan is moving forward.

9. Discussion and Possible Action on Purchase of Agricultural Conservation Easement (PACE) Applications:

Margaret Burlingham has been in contact with Senator Tammy Baldwin's Ag resource agent in regards to communication and document submittal with NRCS. The Senator's office will conduct an investigation and it will take 30 - 45 days to review. Blane Poulson recommended keeping in contact with Tammy Baldwin's office as much as possible.

a. Greg Wilke, Town of Waterloo

Margaret Burlingham found that NRCS has been unable to find the paperwork authorizing NRCS to pay Jefferson County for this easement. Greg Wilke has been in contact with stakeholders involved with the closing of this easement. Gerry Kokkonen informed the commission that Greg Wilke has done everything that has been asked of him by NRCS and the county although not necessarily within his deadline.

b. Cliff Haberman, Town of Milford

Gerry Kokkonen is working with Cliff Haberman in regard to the environmental concerns - see attached. The underground tank mentioned, per Cliff Haberman, was removed over 20 years ago and apparently not on the State Registry of removed tanks. Blane Poulson recommended the commission have Blair Ward, Jefferson County Corporation Counsel, draft an affidavit for the landowner to sign stating the tank is no long on the property. Rob Klotz issued a letter to NRCS stating the remaining materials in the assessment are not hazardous, but salvage or stored equipment.

10. Discussion and Possible Action on Greg Wilke's Re-Appraisal:

Mariah Hadler made a motion to order a re-appraisal of Greg Wilke's land, if needed, for \$1250, Steve Nass seconded. Motion carried 5/0.

11. Discussion and Possible Action on Cliff Haberman's Re-Appraisal:

Mariah Hadler made a motion to order a re-appraisal of Cliff Haberman's land, if needed, for \$1250, Blane Poulson seconded. Motion carried 5/0.

12. Discussion on Jefferson County Land & Water Conservation Report on Baseline Documentation for Easements:

Gerry Kokkonen sent Cliff Haberman's updated baseline documents to NRCS. Gerry Kokkonen has started the baseline documents for the Burlingham donated easement.

13. Discussion and Possible Action on Planning 2016 Goals, Events, and Community Outreach:

Walt Christensen recommended the Farmland Commission look to Economic Development for support to make farmland in Jefferson County a priority which will keep Ag Business in Jefferson County.

Margaret Burlingham will work with Senator Tammy Baldwin's office to see what we can do to streamline this program with NRCS.

Keep farming in the news. Pictures of Jefferson County land and the changes that have happened in the last 100 years. 4th Grade Farm Tour. Close at least one easement per year.

14. Discussion on Items for the Next Agenda:

Items # 9 - # 13

15. Next Scheduled Meeting:

February 8, 2016@ 12:30 pm in Room 203.

16. Adjournment:

Steve Nass made a motion to adjourn at 1:45 pm, Walt Christensen seconded. Motion carried 5/0.

Workshop for Local Land Use Officials

Wednesday, January 27, 2016

6:00 p.m. - 8:30 p.m.

Whitewater University Technology Park
1221 Innovation Drive
Whitewater, WI 53190

About the Workshop

This workshop will provide an overview of the roles and responsibilities of local government officials involved in planning, zoning and land use decision-making.

Who Should Attend?

- New and experienced plan commissioners
- Elected officials representing towns, cities, villages and counties
- Community members interested in learning more about local land use decision-making

Agenda

6:00 pm - Role of the Plan Commission and Governing Body

- Planning and Plan Implementation
- Development Review
- Rezones
- Conditional Uses and Special Exceptions
- Land Divisions and Certified Survey Maps

7:30 pm - Procedural Responsibilities

- Open Meetings and Public Hearings
- Making and Recording Decisions
- Impartial Decision-Makers and Recusal
- Avoiding Legal Challenges



Workshop Organizers

Interested in learning more? Please contact one of our workshop organizers:

Rebecca Roberts, Land Use Specialist
Center for Land Use Education
rebecca.roberts@uwsp.edu
715-346-4322

Chris Munz-Pritchard, Planner / Director
City of Whitewater Neighborhood Services
CMunz-Pritchard@whitewater-wi.gov
262-473-0143

Michelle Staff, Zoning/On-Site Waste Technician
Jefferson County Planning and Zoning
MichelleS@jeffersoncountywi.gov
920-674-8638



Center for Land Use Education
College of Natural Resources
University of Wisconsin - Stevens Point

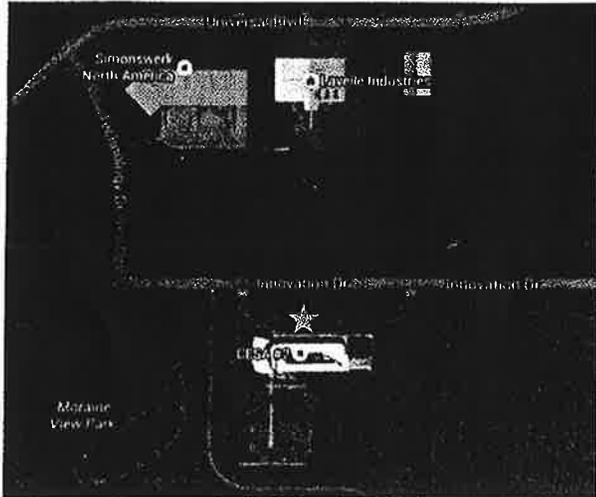


University of Wisconsin-Extension



Location:

Whitewater University
Technology Park
Meeting Room 105
1221 Innovation Drive
Whitewater, WI 53190



Workshop cost: The cost of the workshop is \$15 and includes printed workshop materials and light refreshments.

Handbook: The Plan Commission Handbook is designed to serve as a reference for new and continuing plan commission members. It is not required to attend the workshop, but we do recommend that all members have access to a copy. You may purchase print copies of the handbook for \$15 apiece or access an electronic copy for free at: www.uwsp.edu/cnr-ap/clue Click on 'Publications & Resources' followed by 'Plan Commissions' from the drop down menu.

Register online at: <http://bit.ly/1HWmF3T>

Or contact: Center for Land Use Education
800 Reserve Street, Stevens Point, WI 54481
Email: landcenter@uwsp.edu
Phone: 715-346-3783

Registration Form ✂

Contact Name: _____

Address: _____

Town/City/Village of: _____

City, State, Zip: _____

Telephone: _____

Email: _____

Method of payment: Please invoice Check enclosed (payable to Center for Land Use Education)

List Workshop Participants:	Jan 27 Workshop	PC Handbook	Total
1.			
2.			
3.			
4.			
5.			
6.			
Total Amount Owed:			\$

An EEO/AA employer, University of Wisconsin Extension provides equal opportunities in employment and programming, including Title IX and ADA requirements.

INTEROFFICE MEMORANDUM

TO: KRISTIN WESTAD, NRCS EASEMENT BIOLOGIST
 FROM: GERRY KOKKONEN
 SUBJECT: TERRACON PROJECT NO. 58147781-CLIFF HABERMAN
 DATE: THURSDAY, DECEMBER 10, 2015
 CC: JEFFERSON COUNTY FARMLAND EASEMENT COMMISSION

Please see response below to items as listed in page 16 of the report:

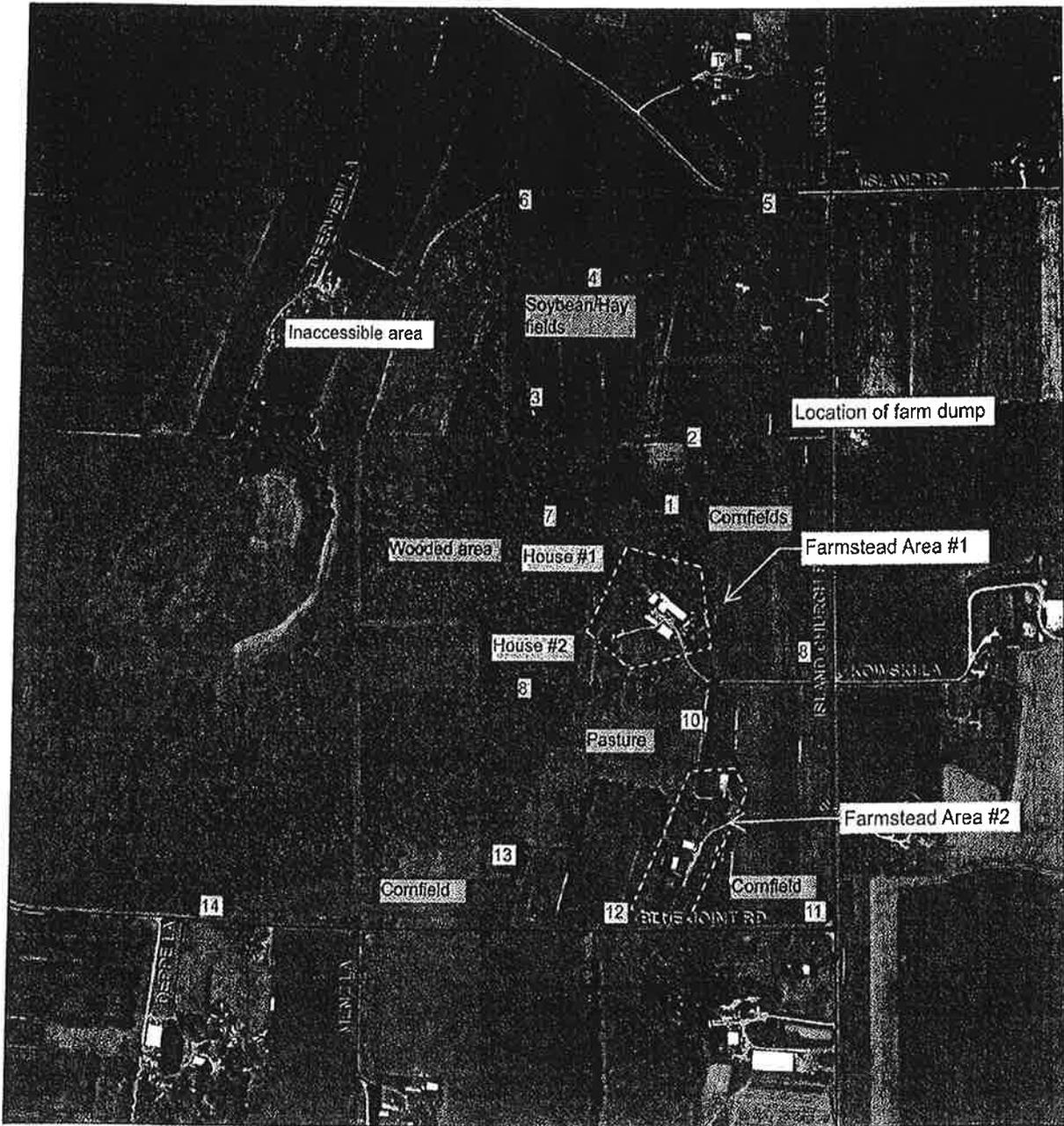
1. The two UST's (location unknown) registered to the site address;
2. The long-term use of oils on an unpaved surface in the machine shed located in Farmstead Area #1 and obvious staining on the ground around the oil storage;
3. The historic fueling areas from the two observed ASTs; and
4. The long term dumping of refuse in the wooded, hill area on the north portion of the site.

Response & remediation: *photo reference enclosed*

1. Of the two underground storage tanks (UST) listed in the report; ID #401695 is register as being closed; as for tank ID #401694 -which is registered as still in use, but was not located by Terracon. After further discussion with Mr. Haberman, he does recall the removal of the 500 gallon tank - #401695, and replacement with a smaller tank which was then subsequently removed several years later prior to rule changes involving UST management. Mr. Haberman's father was the landowner during this timeframe. Tank #401694 may have been removed by the landowner at that time without being registered as such with the State.
2. Mr. Haberman has moved the containers which hold bulk oil and hydraulic fluid into the shed with a concrete slab and has containers of machinery fluids held temporarily for maintenance of farm equipment in the shed with a dirt floor. In addition he has scrapped the stained surface material in the shed and replaced with fresh gravel on the dirt floor.
3. The aboveground storage tank (AST) holding diesel fuel was moved to location where it sits on asphalt (see picture). The other AST holding unleaded fuel continues to show no signs of spillage as noted in the Terracon report.
4. The noted refuse areas are now clean of any barrels which may have held petro-chemicals or similar products. The areas continue to hold seldom used farm equipment, in addition to some items usable for scrap metal. See related inventory.

Equipment and scrap metal north of barn (location #1) 1 chisel plow, 1 traditional plow, 1 larger water tank, 1 tractor tire, 1 wagon frame, 1 flat rack wagon, & several pieces of corrugated metal.

Equipment and scrap metal by rock pile (location #2) 3 bog pens, old hay rake, grain conveyor, six metal stock tanks, assorted cinder blocks and natural field stone.



Map 1: Protected Property



Legend

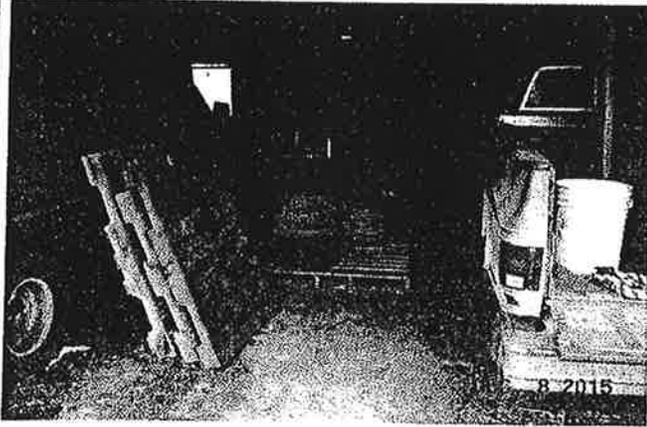
 Haberman Property

2010 aerial imagery from USDA-FSA Aerial Photography Field Office. Additional data produced and copyrighted by Jefferson County, and other graphics produced by the Natural Heritage Land Trust. <Haberman_ProtectedProperty>

Terracon Project No. 58147781-Cliff Haberman Response to environmental concerns

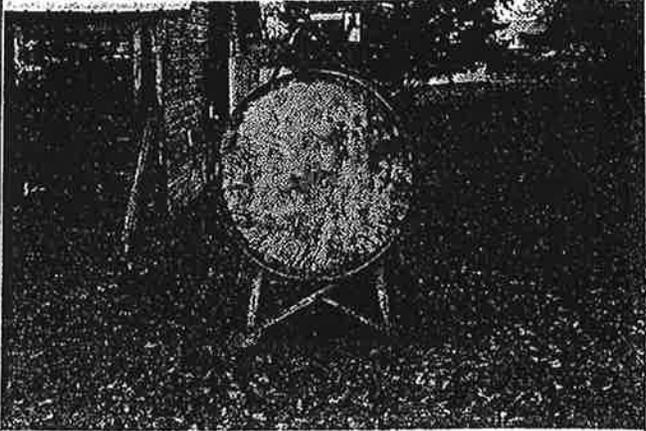
photo reference

Item #2 location photos



Bulk storage-concrete slab

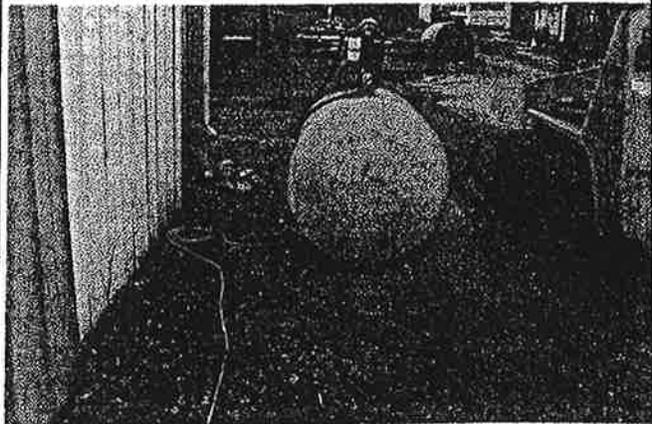
Item #3 location photos



Un-lead gas tank



Temp storage-machine shed



Diesel Fuel

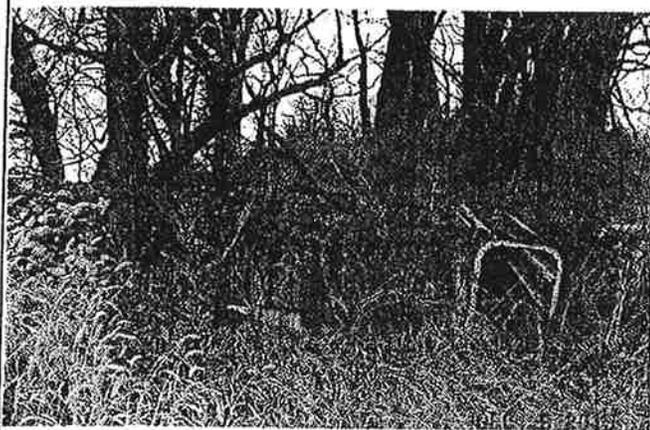
Item #4 location photos



Location #1



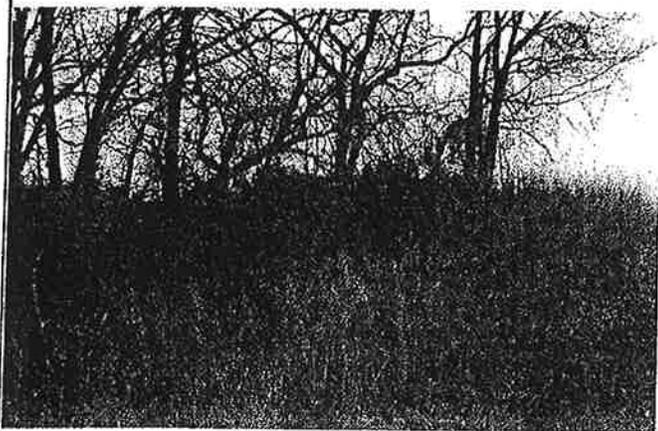
Location #1



Location #2



Location #2



Location #2



Location #2