

**MINUTES OF THE
JEFFERSON COUNTY FARMLAND PRESERVATION PLAN STEERING COMMITTEE**

Greg David, Steve Nass, Don Reese, Amy Rinard, Jan Rouu, Walt Christensen, Bill Dovi, Mariah Hadler, Dan Poulson, Perry Goetsch, Dick Gimler, Jeff Larson and Stewart Calkins

ROOM 205, COUNTY COURTHOUSE, 320 S. MAIN ST., JEFFERSON, WI 53549, 6:00 P.M. ON WEDNESDAY, MARCH 9, 2011

1. Call to Order

The meeting was called to order by Chair Nass at 6:00 p.m.

2. Roll Call

Members present at the time were David, Reese, Christensen, Hadler, Poulson, Goetsch, Gimler, Larson, Calkins, Rouu, Dovi, and Rinard. Zoning staff in attendance included Rob Klotz and Michelle Staff. Consultants present were Jessica Schmiedicke and Mark Roffers from Vandewalle & Associates.

3. Certification of Compliance with Open Meetings Law Requirements

Klotz verified that the meeting was being held in compliance with open meetings law requirements.

4. Approval of September 2, 2010 Meeting Minutes

Motion by Reese/Christensen to approve the minutes as presented. Motion carried on a voice vote with no objection.

5. Review of Agenda

No changes to the agenda

6. Process Update

Schmiedicke gave a short update on progress of the plan over the past couple of months. Roffers explained the final plan review and approval. Klotz stated that the Towns will be presented the zoning text ordinance by county staff at a Town's Association meeting.

7. Initial Presentation of Draft Plan

Schmiedicke referred the Committee to a memo in their packet dated March 2, 2011 from Mark Roffers and Jessica Schmiedicke (Vandewalle & Associates Inc.) Schmiedicke went over the key changes to the law. She explained the 15-year growth area vs. the urban service area. Schmiedicke stated that the plan acknowledges that Towns may be more restrictive in their land use planning than the County. Schmiedicke reviewed the two new programs, Purchase of Agricultural Conservation Easements (PACE) and Agricultural Enterprise Areas (AEA). She explained the Limited Service Areas and cities/villages section of the plan. Schmiedicke stated that the farm consolidation lots will be rezoned to rural residential zones. She also explained that existing farm consolidation lots would be classified as non-conforming and that they will be working on zoning ordinance language to recognize these existing farm consolidation parcels.

Roffers explained that DATCP staff has initially reviewed the plan and he referred the Committee to a letter received from DATCP. Roffers explained that most of the comments were dealing with the maps. Roffers explained how the 15-year growth areas were determined by the consultant. He further explained that they referred back to the cities' and villages' plans for guidance on this issue. David asked which community had the most designated 15-year growth area. Roffers explained that cities/villages with large

urban service areas such as Lake Mills, Johnson Creek and Jefferson had less area because of infill within the cities/villages, while cities/villages with smaller urban service areas such as Whitewater had more 15-year growth area because of less infill. David asked if the consultants took into account lands within other counties as is the case with Watertown and Whitewater when determining their 15-year growth areas. Roffers stated that they did. Christensen had a question about the Lake Koshkonong area of large 15-year growth area. Roffers explained that the area in question mostly was already zoned residential and that the Town of Koshkonong has this area in their plan for growth. Roffers explained that the City of Fort Atkinson does not have a lot of available land in the city to develop so they required more of a 15-year growth area.

8. Discuss Results of Draft Plan Open House and Town Association Meeting

Schmiedicke went over what took place at the open house meetings. She went over the comments listed on page 3-4 of the memo mentioned in agenda item 7. Schmiedicke explained that the new transition A-1 district and all of the current exclusive A-1 uses will be transferred to this district. Schmiedicke explained the natural resource zone and that it will be a DATCP certified district so that conversion fees will not apply. She also stated that there were minor map changes in the comments of the open house participants.

9. Public Comment on Draft Plan

Larson commented that he heard the State may repeal the conversion fee. Roffers explained the bill in the assembly, senate and the state budget. Larson followed up with a question on the funding of the PACE program. Roffers explained that the program also will be eliminated.

Yvonne Duesterhoeft, N4870 CTH D, Helenville explained her proposed business and said that because she isn't within the Helenville rural hamlet area, she cannot have the type of business described. Klotz explained the zoning situation on her property to the Committee. Klotz advised her to contact the Town of Jefferson to see if they would add her property into the rural hamlet area.

Dovi asked about expanding business opportunities in the rural areas. Klotz explained business opportunities in the rural areas such as agricultural, agricultural businesses and home occupations.

John Poeppel, W6342 Star School Rd. Fort Atkinson disagreed with splitting up lands to 5 to 10 acres. Hadler had a general question on farm consolidations. Klotz explained farm consolidations as they currently are used today.

10 and 11. Committee Review of and Discussion on Draft Plan and Initial Discussion of Zoning Ordinance Amendments

Roffers briefly went over the structure of the plan. Nass asked if the maps could be sharper. Staff explained that some of that was due to the copying of the plans. Roffers referred the Committee to the model on page 17 and 18 and explained that it was taken right from the 1999 plan. Poeppel asked if there were programs to help relocate farmers that are close to the urban areas and would like to be relocated. Klotz suggested that he contact the USDA.

Roffers went through Chapter 3 with the Committee. Nass had a question on Page 29 and the requirement to limit minimum size to 35 acres. It was agreed upon to remove the last sentence of that section. Larson explained that some towns such as the Town of Jefferson do not recognize the road as a divider the way the County does.

Klotz explained that farm consolidations would be allowed with rezoning, up to 5 acres with buildings. Hadler agreed that would be a nice option. Poulson told the Committee that it would be helpful to make them larger than 5 acres. Reese gives a brief description on the problems with farm consolidations. At this

time, the Committee would like to keep what is currently practiced with the size of the farm consolidations.

Roffers referred to page 31, f of the draft plan. Nass commented that he didn't think we want to split A-3 lots further. Roffers explained the complications of this with the parcel of records chart. The Committee came to an agreement not to further divide the A-3 lots and that section will be removed from the plan. Roffers explained that DATCP did allow for further conditional uses for agricultural business. Roffers read the A-1 uses allowed with conditional use.

Nass had questions about Page 36 with the natural resource zone. Roffers explained that new wording was added to the district so that it could be a certified district. Hadler asked why someone would want to rezone from A-1 to N. Christensen stated that sometimes agricultural uses would conflict with natural resource uses. There was a discussion on the natural resource zone.

Section 4: Implementation Chapter and process on amending the plan: Klotz explained the history of Transfer of Development rights in Jefferson County and there was a general discussion on TDR. It was commented that it would be left in the plan in case in the future the program develops but at this time there is no interest in starting such a program.

12. Next Steps

Next meeting is scheduled to be Thursday, April 7th at 6:00 pm.

13. Adjourn

Motion was made by Reese, seconded by David, motion carried on a voice vote to adjourn @ 8:23 p.m.

Donald Reese, Secretary

Transcribed by Michelle Staff. 3/09/11