

Walworth County Land Conservation Committee

MINUTES

DRAFT

Monday, July 19, 2010 at 1:30 p.m.

Walworth County Board Room 114
Elkhorn, WI 53121

The meeting was called to order by LCC Chair Kilkenny at 1:32 p.m.

Roll call - Committee members present included: Supervisors Kilkenny, and Grant, and Citizen Member Burwell. Supervisor Hawkins and USDA/FSA Representative Henningfeld were absent, excused. A quorum was declared.

County staff present – David Bretl, County Administrator; Michael Cotter, Director of Land Use & Resource Management (LURM); Louise Olson, Deputy Director, LURM; Fay Amerson, Urban Manager, LURM; Neal Frauenfelder, Sr. Planner, LURM; and Joeann Douglas, Recording Secretary.

Also in attendance – Nancy Russell, Walworth County Board Chair, Wayne Redenius, Town of Richmond, Carl Redenius, Walworth County Board Supervisor, and Ron Piening.

Approval of the Agenda – **Supervisors Grant and Citizen Member Burwell moved and seconded approval of the agenda. Motion carried 3-0.**

Approval of the Minutes – **Citizen Member Burwell and Supervisor Grant moved and seconded approval of the June 14, 2010 LCC meeting minutes as presented. Motion carried 3-0.**

Public Comment – none

Letter from Ron Piening regarding Walworth County Farmland Preservation Plan 2010 and LURM Response – Neal Frauenfelder said he spoke with Mr. Piening who is looking for an overlay district making his C-2 (Upland Resource Conservation District) and A-3 (Agricultural Land Holding District) eligible for Farmland Preservation tax credits. Mr. Piening cited Rock County that allows C-1 wetlands to be eligible. Mr. Frauenfelder said we have stand-alone zoning districts. An overlay is generally used to give specific resource protections such as C-1 as an overlay to a wetland district. Rock County does not have county-wide zoning making it very different from Walworth County. An overlay would affect all C-2 and A-3 land county-wide and make it subject to the conversion fee. It would also be contrary to the Comp. Plan. Mr. Frauenfelder suggested that Mr. Piening attempt to rezone his land to A-1 (now called Farm Preservation District). Chair Kilkenny and Mr. Cotter reminded Mr. Piening that down zoning to A-1 would dramatically devalue the land. Mr. Piening said he was aware of that and had no desire to do anything but preserve the land. Mr. Cotter suggested Mr. Piening then make an appointment with Mr. Weidensee for further steps to be taken and also with the townships. The county rezone could be done on one application even though two townships, Richmond and Darien, are involved. Fay Amerson reminded the committee that agricultural land is classified by soil classification units, Class I, II and III. Mr Piening replied that most of the woodlands are those he planted and he was aware they were generally Class II and Class III soils. **Supervisors Grant and Citizen Member Burwell moved and seconded placing Mr. Piening's letter and Mr. Frauenfelder's reply on file. Motion carried 3-0.**

Request to SEWRPC for Assistance In Producing Farmland Preservation Plan and Zoning Maps. – Mr. Frauenfelder said part of the state requirements are for the county to produce 2 maps: a Farmland Preservation Plan Map and also a Farmland Preservation Plan (FPP) Zoning Map that correlates with the FPP map. There are a number of specific cartographic requirements and the maps are quite complicated. Mr. Frauenfelder spoke with Bill Stauber, SEWRPC who agreed to help, asking that it be

requested in writing. **Chair Kilkenny and Citizen Member Burwell moved and seconded having Mr. Frauenfelder request the two maps from SEWRPC as stated in his June 28, 2010 letter per our approved Farmland Preservation Plan. Motion carried 3-0.**

Farmland Preservation Plan Update - Fay Amerson provided the committee with an updated Sequence and Events Schedule for Chapter 6 of the draft Farmland Preservation plan and thanked them for reaffirming A-1 land as being the criteria for Farmland Preservation areas. Ms. Amerson said copies of our current Farmland Preservation Plan are available for anyone who would like it and staff is available for any outreach presentations needed. The draft plan is not on line yet, but by September, 2010 portions will be put on line for viewing. Nancy Russell asked about mineral extraction on A-1 land and if it could be a conditional use. The Comp Plan and Zoning Ordinance requires it to be rezoned out of A-1 into M-3 (Mineral Extraction District) and back into A-1 upon completion of the extraction. Ms. Amerson said this is now in the Smart Growth Plan and should not need to be put into the Farmland Preservation Plan also. It is one of the items the staff has discussed that could possibly be changed in the zoning ordinance or left as a rezone. Mr. Frauenfelder said they were also looking at horse boarding on A-1 land currently forcing a rezone to A-2 (Agricultural Land District) and possibly amending the zoning ordinance to allow this use as a conditional use. Any zoning ordinance would have to get town review and approval. It may be something that would need to be discussed with the towns at a later time. Nancy Russell suggested possibly finding out if it would be possible for the towns to have veto power for the conditional use for just mineral extractions.

Next Meeting Date – Monday, August 16, 2010, 1:30 p.m. if necessary

Adjournment – **On motion and second by Citizen Member Burwell and Supervisor Grant Chair Kilkenny adjourned the meeting at approximately 2:30 p.m. Motion carried 3-0.**

Submitted by Joeann Douglas, Recording Secretary. Minutes are not considered final until approved by the committee at the next regularly scheduled meeting.