

**Walworth County Land Conservation Committee**

**MINUTES**

**DRAFT**

Monday, June 14, 2010 at 1:30 p.m.

Walworth County Board Room 114  
Elkhorn, WI 53121

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The meeting was called to order by LURM Director, Michael Cotter at 1:30 p.m.

Roll call - Committee members present included: Supervisors Kilkenny, Hawkins, and Grant, Citizen Member Burwell and USDA/FSA Representative Henningfeld. 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, Shirley Grant, Rick Stacey (arrived 2:35 p.m.)

Approval of the Agenda – **Supervisors Hawkins and Citizen Member Burwell moved and seconded approval of the agenda. Motion carried 5-0.**

Approval of the Minutes – **Supervisor Grant and Citizen Member Burwell moved and seconded approval of the April 26, 2010 LCC meeting and May 10, 2010 Joint CZA/LCC meeting minutes as presented. Motion carried 5-0.**

Public Comment – Citizen Member Burwell said Wisconsin Conservation Observation Day will be June 25, 2010 at the Peter and Suzie Arnold Farm in Edgar, WI for those interested in attending.

Waushara County Resolution 14-04-10 Opposing Groundwater Legislation SB-620 and AB-844 Providing No funding for reimbursement of county Expenses for Cost Associated with Writing a Groundwater Management Plan, Staff time, or Committee Expenses – Michael Cotter said the legislative session is closed. **Supervisor Grant and Citizen Member Burwell moved and seconded to place the resolution on file. Motion carried 5-0.**

Land Conservation 2009 Annual Report – Louise Olson said the report is a statutory requirement and is also sent out to the farming community through “Your Partner’s In The Farm Business” newsletter.

Lake District Appointments – Michael Cotter said all appointments stayed the same as 2008. Joyce Ketchpaw will remain on Potters Lake District and look for a replacement. **Supervisor Hawkins and USDA/FSA Representative Henningfeld moved and seconded to forward the Lake District list to the County Board. Motion carried 5-0.**

Farmland Preservation Plan/Walworth County Setting and Inventory Agricultural Resources/Goals and Objectives – Fay Amerson provided draft binders to the Committee and explained their current contents. We will be adding to the draft with supporting documents and as changes occur. Ms Amerson said there will also be a plan summary. The plan must be completed by November 2011 and must be consistent with the Comprehensive Land Use Plan (Comp Plan). Much of the wording comes directly from the Comp Plan and the Land and Water Resource Management Plan. Chapter 91 guides the formation of the plan and we are waiting for state administrative rules. Mr. Frauenfelder said if the LCC wanted to add something not in the Land Use Plan it would become necessary to amend the Land Use Plan. Additions/suggestions made were:

- ◆ Timetable - See Chapter 6, page 2 and 3

- ◆ A numbering system was suggested with roman numerals for each chapter and numbers or something similar.
- ◆ Chapter 2-1 change 209 to 2009 in paragraph 4
- ◆ Highlight any differences between Smart Growth and Farmland Preservation
- ◆ Numbering to be changed on Walworth County Agribusiness map (Chapter 3-26) for clarity
- ◆ Farmland Preservation and Prime Farmland label - Mr. Frauenfelder said the exclusive agricultural areas were mapped and established in the Comprehensive Land Use Plan using Class I, II and III soils. They were called prime agricultural land in the Comp Plan where it was established how those exclusive agricultural areas were mapped and are now called farmland preservation areas in the Farmland Preservation Plan. The areas must be delineated, designated and labeled in the Farmland Preservation Plan.
- ◆ Contact cities and villages - Neal Frauenfelder explained that farmland preservation lands within village or city limits must be included in the county farmland preservation plan to be eligible. Planner, Matt Weidensee sent a letter to all cities and villages and thus far only Darien has expressed the desire to include their A-1 farmland. A second letter will be sent to all cities and villages reminding them of the importance of their response. Chair Kilkenny asked if cities and villages have to meet the criteria for farmland. Mr. Frauenfelder said all cities and villages must have a Comprehensive Land Use Plan but it is the County that must have the Farmland Preservation Plan. The cities and villages must also have a zoning ordinance consistent with the new Farmland Preservation rules in place and have exclusive agricultural zoning district. State zoning ordinance requirements have been relaxed from 35 acre minimum parcel size to a 1 acre requirement.
- ◆ Update Department of Revenue material on Farmland Preservation Tax Claims table (Chapter 3-23) Neal Frauenfelder said cities and villages are included in the table because tax claims are based on where the person resides.
- ◆ Update material on CRP/ CREP/WRP Table (Chapter 3-25)
- ◆ Agricultural Enterprise Areas (AEA) - Ms. Amerson said the first round of purchase of agricultural easements (AEA) is completed; Walworth County had no one apply. We are not designating AEA's in the plan but we are mentioning it. The Farmland Preservation Plan will have a statement that it will be deferred until the administrative rules are in place. Mr. Frauenfelder said we are looking for direction from the LCC on AEA's. Administrative rules should be the first priority in the Farmland Preservation Plan and secondly, certification of all farms known to be under agricultural zoning program. Approximately 90% of the plan can be completed before the administrative rules are available from the state.
- ◆ PACE Program – helps insure preservation of farmland in selected areas but is limited to a 50% funding match by the local unit of government. There will also be a statement saying the PACE program is contingent on administrative rules to be adopted in the future.
- ◆ Ms Amerson said what is needed from the Committee is a reaffirmation of how agricultural lands are identified under the new plan using Class I, II and III soils as stated in the Smart Growth plan to avoid conflict with the city's designation. Nancy Russell commented that there is a 700 acre farm in the city limits of Lake Geneva considered R-2, Agricultural Holding area. They did not change that zoning when they did their Comp Plan. It is now being litigated. If the Farmland Preservation Plan has only A-1 the 700 acre farm will not be eligible for tax credits. Mr. Frauenfelder said he will follow up with another letter to cities and villages reminding them of the need to have them respond.
- ◆ The areas colored grey on the Agricultural Enterprise Areas Map - Mr. Frauenfelder said

we have one anomaly in the county in the Town of Lafayette with woodland along Sugar Creek which is shown as A-1. If we don't show them as a farmland preservation area, they would not be eligible even if they are zoned A-1 and would be subject to the conversion fee if rezoned to C-2 or another designation. Mr. Frauenfelder had discussed it with Lafayette twice but they wanted to keep the land zoned A-1. In the Walworth County Comp. Plan it is noted that Lafayette township does have land zoned A-1 that is woodland.

**USDA/FSA Representative Henningfeld and Citizen Member Burwell moved and seconded to include in the farmland preservation plan designation, prime agricultural areas that are colored grey on the Agricultural Enterprise Areas map, those zoned as A-1, and those areas identified within their corporate limits by the cities and villages. Motion carried 5-0.**

- ◆ All informational meetings/requests will be documented in the plan.

Next Meeting Date – Monday, July 19, 2010, 1:30 p.m.

Adjournment – **On motion and second by Supervisor Grant and USDA/FSA Representative Henningfeld Chair Kilkenny adjourned the meeting at approximately 2:46 p.m. Motion carried 5-0.**

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