



Walworth County  
Land Conservation Committee  
Monday, May 16, 2011 at 1:30 p.m.

Walworth County Government Center  
County Board Room 114  
Elkhorn, WI 53121

*Dan Kilkenny – Chair, Jerry Grant - Vice Chair  
Randy Hawkins - Supervisor*

*Sue Bellman – USDA/FSA Representative, Dorothy C. Burwell – Citizen Member*

---

*(Posted in Compliance with Sec. 19.84 Wis. Stats.)*

Land Use and Resource  
Management Department

*It is possible that a quorum of the County Board or a committee of the County Board could be in attendance.*

**AGENDA**

1. Call to order
2. Roll call
3. Approval of the Agenda
4. Approval of Minutes from April 25, 2011 LCC Meeting
5. Public Comment
6. Discussion/Possible Action - Farmland Preservation Town of Bloomfield request (enclosures, pages 1-7)
7. Discussion/Possible Action –Farmland Preservation Plan Adoption – LURM Staff
8. Discussion/Possible Action – Communication from the Town of East Troy regarding the golf course at the Rainbow Springs property – Michael Cotter (enclosure, pages 8-10)
9. Discussion/Possible Action – Langlade County Resolution #36-211- Oppose the Provisions of AB 40 that call for elimination of PACE and Farmland Protection Conversion Fees Michael Cotter (enclosure, pages 11-12)
10. Price County Resolution #14-11 related to NR-115 complexity – Michael Cotter (enclosure, page 13)
11. Resignation of Roy Lightfield as county representative to the Honey Lake Management District - Michael Cotter
12. Next Meeting Date
13. Adjournment

**Submitted by: Michael P. Cotter, Director, Land Use and Resource Management Department,  
Louise Olson, Deputy Director, Land Conservation Committee Designee**

Posted: Wednesday, May 11, 2011

**DRAFT**

**Walworth County Land Conservation Committee  
And Farmland Preservation Plan Revision Public Hearing**

**MINUTES**

Monday, April 25, 2011 at 1:00 p.m.

Walworth County Board Room 114  
Elkhorn, WI 53121

---

The public hearing/meeting was called to order by LCC Chair Kilkenny at 1:00 p.m.

Roll call - Committee members present included: Supervisors Kilkenny, Hawkins, Grant, Citizen Member Burwell, and USDA/FSA Representative Sue Bellman 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; Matt Weidensee, Associate Planner; and Joeann Douglas, Recording Secretary.

Also in attendance – Nancy Russell, Walworth County Board Chair; Carl Redenius, Supervisor; Rich Brandl, Supervisor, Joshua Clements, UW Extension; Donald Bub; Doug Snyder; Dave held; Attorney Steven Harvey, representing Bloomfield township; Doug Mushel, Bloomfield Engineer.

Farmland Preservation Plan Revision Public Hearing – LURM Staff gave background information. The initial Walworth County Farmland Preservation Plan (FPP) was adopted in 1978. In 2009 legislation was approved (Ch 91) to modernize the Wisconsin FPP. The requirements were: 1.) Walworth County must update/adopt their FPP plan by December 31, 2011; 2.) The FPP must be consistent with the Walworth County Comprehensive Land Use Plan or Smart growth Plan; 3.) The FPP must be consistent with the latest Walworth County Land and Water Resource Management Plan. It was decided prime agricultural land definition would continue to be based on Class I, II, and III soils and parcel size would remain at 35 acres. Public comments followed:

Attorney Steven Harvey, Wassel, Harvey, and Schuk representing the town of Bloomfield and Doug Mushel, Bloomfield Engineer, gave a description of property Bloomfield wanted removed from Farmland Preservation status of approximately 660 acres including Ivanhoe subdivision expansion, acreage with finalized plat and plan to extend that finalized plat area; a preliminary plat area; future residential areas on proposed Village of Bloomfield master plan; land zoned A-1, already developed, and not being farmed (approximately 260 acres); and small parcels.

Nancy Russell, Walworth County Board Chair said she would endorse the plan with suggestions regarding a portion of Policy Considerations: Should the Farmland Preservation Plan recommend further consideration of the following uses (currently permitted as a conditional use in the A-1 district) within an Agricultural Preservation Zoning District? Included were: ● Bottling of Spring Water, ● Schools and Churches, ● Flea Markets. Ms. Russell suggested removing ● Production of animal and marine fat and oils, ● Contractor Storage yards as principal uses and have them remain as conditional uses.

Donald Bub, W3319 Potter Rd, Elkhorn, WI – questioned whether Contractor Storage Yards are currently a principal use in an A-1 zoning district. Matthew Weidensee said the only way a contractor storage yard is allowed is, if it is considered a farm family business in an existing farm structure. If there was an existing barn in an A-1 zoning district, the owner could apply for a conditional use as a farm family business. If the barn was not being used for agriculture, the property owner would be allowed to apply for a conditional use to use the barn for a farm family business for the uses listed in the A-4 zoned district, even though the land is zoned A-1.

**Supervisors Grant and Hawkins moved and seconded to close the public hearing portion of the meeting. Motion carried 5-0.**

Approval of the Agenda – **Supervisors Hawkins and Grant moved and seconded approval of the balance of the agenda.** Citizen Member Burwell added correspondence she wanted included in the agenda to be discussed during Public Comment. **Motion carried 5-0**

Approval of the Minutes – **Supervisor Grant and Citizen Member Burwell moved and seconded approval of the March 14, 2011 LCC meeting minutes. Motion carried 5-0.**

Public Comment – Citizen Member Burwell drafted a letter to the Joint Committee on Finance, regarding the importance of educational programs, Conservation Easements and other conservation measures. She urged others to contact their representatives using portions of her letter as a template. The letter from Dorothy Burwell was dated April 25, 2011 and addressed to Senator Alberta Darling and Rep. Robin Vos.

Doug Snyder, Consulting Engineer, Baxter and Woodman – said their firm does water supply studies for several municipalities in Walworth County. He was not speaking for any one of them. He said overall, he felt the Regional Water Supply Plan was a very good plan. He suggested Walworth County use it only as a guide to water supply and storage issues. He suggested the county allow for in-depth Engineering studies for the individual municipalities at the location and the time that those municipalities look for a water supply. He did not feel the amount of engineering (of the plan) was sufficient to dictate what facilities would be done for communities.

Nancy Russell, Walworth County Board Chair – said she is on the SEWRPC Board and when the board passed the plan there were 2 or 3 votes against it, but those were conditional that the plan was recommending the water was being returned to Lake Michigan from Waukesha County by way of a river flow. Those people who voted against it said they would have voted for it if it was piped back to Lake Michigan. The plan is all advisory. Any municipality can enact any kind of water supply plan their constituency votes for if they feel it's in their best interests. As far as Walworth County is concerned, after having read the plan and all comments, she feels it's in Walworth County's best interest to adopt it. If Waukesha County takes water from the deep aquifer, which affects our deep aquifer, it is being depleted at approximately 5 feet per year. The result of that is some of the water being taken from the deep aquifer is contaminated material like radium. To make the water safe enough, water is being mixed from deep aquifer wells with shallow aquifer wells. Equipment is also being purchased in Waukesha County to treat radium. Much of the area has Maquoteka Shale beneath it where it takes hundreds of years to replenish the aquifer. It is in Walworth County's best interest to not have the deep aquifer depleted any more than it has been since water has no consideration for county lines.

Doug Synder, Baxter and Woodman – In addition to that, several communities in Walworth County do not have shallow aquifers available to them within their corporate boundaries. Right now, the only option available to them is to use the groundwater in the Maquoteka Shale. Allowing them the engineering to be done so that these communities do have the water supply is necessary. In Walworth County area, much of the aquifer is in sandstone losing less than 1 foot per year. This is depleting much less than Waukesha County.

Model Resolution for Endorsement of the Regional Water Supply Plan for Southeastern Wisconsin: 2035 - Michael Cotter. After discussion, **Citizen Member Burwell and Supervisor Grant moved and**

**seconded approval of the resolution endorsing the Regional Water Supply Plan for Southeastern Wisconsin: 2035 with special emphasis on the Walworth County portion of the plan. Motion carried 5-0.**

Amendment to the Regional Water Quality Management Plan for an Addition to the City of Elkhorn Sanitary Sewer Service Area. – Neal Frauenfelder explained our advisory role. Chair Kilkenny reminded the committee that it was important to be consistent with our Land Use and Park and Open Space plans. Dorothy Burwell asked if the 149 acres to be added was large because it was for water purposes and they did not know where the water was located at this point. Doug Snyder, project engineer, said the goal was to drill 3 municipal wells and before that is done to make sure they can get sewer service to that area. Dorothy Burwell asked if the land was in a deep aquifer or a shallow aquifer. Doug Snyder said it was a deep aquifer which was the only thing available to them. **Chair Kilkenny and supervisor Hawkins moved and seconded to deny our recommendation Based on the County Land Use Plan, the Town of Lafayette’s Land Use Plan and the Park and Open Space for Walworth County.** Discussion followed regarding the need to balance the need for water, including the city’s plan for annexing the 149 acres into the city. **Motion carried 5-0. Michael Cotter will draft a resolution.**

SEWRPC Amendment to Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin Regions –A sample resolution was included in the packet which is consistent with our Land Use Plan.. Fay Amerson explained the 8 new natural areas and 16 critical species habitat areas in Walworth County as well as the addition of Hackmatack Wildlife Area in Linn and Bloomfield townships. **Citizen Member Burwell and Supervisor Grant moved and seconded to recommend to the Walworth County Board to approve the resolution amending the Regional Natural Areas and Critical Species Habitat Protection and Management Plan for southeastern Wisconsin. Motion carried 5-0.**

Next Meeting Date – Monday, May 16, 2011 at 1:30 p.m.

Adjournment – **On motion and second by Supervisor Grant and Citizen Member Burwell, Chair Kilkenny adjourned the meeting at 2:04 p.m. Motion carried 5-0.**

---

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

**WASSEL, HARVEY & SCHUK, LLP**  
1034D ANN STREET P.O. BOX 524  
DELAVAN, WISCONSIN 53115-0524

*Rec'd Thursday  
April 21, 2011  
2:00PM*

STEVEN R. WASSEL  
STEVEN C. HARVEY  
BRIAN A. SCHUK

TELEPHONE: (262) 728-0700  
FAX: (262) 728-0300

NATHAN M. JUROWSKI

WWW.WASSELHARVEYSCHUK.COM

April 21, 2011

Re: Town of Bloomfield Farmland Preservation

Dear Ms. Olsen:

Enclosed herewith please find 9 copies of an aerial map and corresponding spreadsheets. The Town of Bloomfield intends to appear April 25, 2011 regarding farmland preservation, and removing the parcels of land located on the enclosures, which are in the cream and orange sections.

Thank you for your attention to this matter.

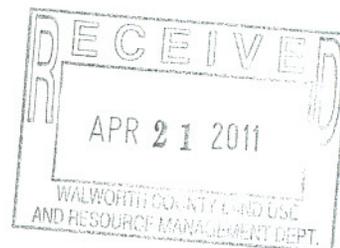
Sincerely,

*BAS*  
Brian A. Schuk

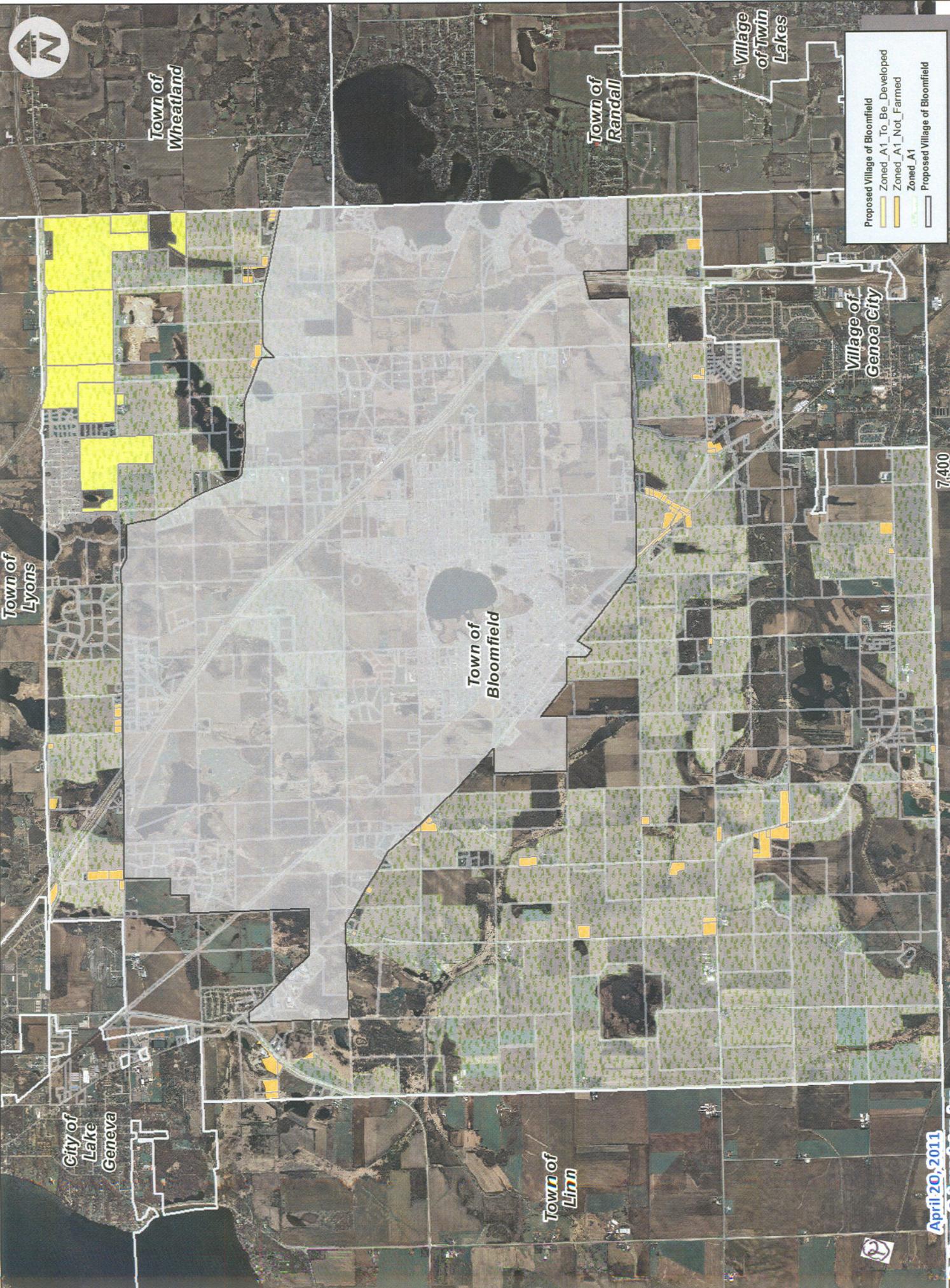
hsh  
enclosure

To: Louise Olsen (via hand delivery)  
Walworth County Zoning

*Cream - yellow on map.*



①



Town of Wheatland

Town of Randall

Village of Twin Lakes

Village of Genoa City

Town of Bloomfield

Town of Lyons

City of Lake Geneva

Town of Linn

- Proposed Village of Bloomfield
- Zoned A1 To Be Developed
- Zoned A1 Not Farmed
- Zoned A1
- Proposed Village of Bloomfield

7,400

Feet

April 20, 2011

By Kapur & Associates, Inc.

**Orange-Colored Parcels**

<b>Tax_Key</b>	<b>Parcel_Info</b>	<b>City</b>	<b>State</b>	<b>Zip</b>	<b>Acres</b>
MA 12200001	BRADLEY BAUMAN ELLEN BAUMAN N 872 DAISY DR BOX 284	GENOA CITY	WI	531280000	0.92
MA 12200002	JEFFREY ALLAN HILL ROBIN KAY HILL N 856 DAISY DR	GENOA CITY	WI	531280000	0.92
MA 12200003	STEPHEN JACOBMEYER N844 DAISY DR	GENOA CITY	WI	531280000	2.00
MA 26700001	TIMOTHY K ZELINSKI LYNN K ZELINSKI W 942 TWIN LAKES RD	GENOA CITY	WI	531280000	4.06
MA 33000001	JAMES E SALZMAN VICKI K SALZMAN W1839 COUNTY RD B	GENOA CITY	WI	531280000	1.00
MA 33600001	MICHAEL W SIMONS THERESA SIMONS W 586 TWIN LAKES RD	GENOA CITY	WI	531280000	0.92
MA 39500003	JOHN E BULLA SUSAN D BULLA W1456 N. BLOOMFIELD RD	LAKE GENEVA	WI	531470000	2.07
MA 39500004	JAMES MICHAEL OLSON W1424 N. BLOOMFIELD RD	LAKE GENEVA	WI	531470000	0.92
MA 44700001	CHARLES W KAUTZ TUESDAY M KAUTZ N 105 LANGE RD	GENOA CITY	WI	531280000	0.92
MA 47400001	RAYMOND L BANK W 122 COUNTY RD U	GENOA CITY	WI	531280000	0.94
MA 47400002	FORREST L KOEHNKE LEAH A KOEHNKE W 114 COUNTY RD U	GENOA CITY	WI	531280000	0.92
MA 47400003	STANLEY J LOIS LUCILLE M LOIS W 106 COUNTY RD U	GENOA CITY	WI	531289801	0.90
MA 47800001	CAITLYN MARIE GRIFFIN N1936 EASTSIDE RD	GENOA CITY	WI	531280000	2.78
MA 47800002	DAVID J EHLEN TRUST AND/OR SUSAN R EHLEN TRUST 1325 HAWTHORNE RIDGE DR	BROOKFIELD	WI	530454520	2.26
MA 55100001	MARY J WALLACE W 244 COUNTY RD U	GENOA CITY	WI	531280000	1.94
MA100200001	CHARLES SIBLIK ROSEMARY SIBLIK W1498 N. BLOOMFIELD RD	LAKE GENEVA	WI	531470000	1.50
MA100200002	MACINTOSH E GREENE JENNIFER L GREENE PO BOX 681	PELL LAKE	WI	531570000	1.49
MA136900001	DANIEL L SCHOONOVER MARTHA A SCHOONOVER N1675 COUNTY RD H	LAKE GENEVA	WI	531470000	1.00
MA146100001	DOUGLAS HARROD KATHRYN HARROD W1815 COUNTY RD B	GENOA CITY	WI	531280000	7.06
MA156700001	EDWARD MCCARTHY MARY JOAN MCCARTHY 3 LONGMEADOW RD	WINNETKA	IL	600930000	4.67
MA203500001	ERNST KLOPPSTEIN RUTH KLOPPSTEIN N 411 WILLIAMS RD	GENOA CITY	WI	531280000	5.00
MA238900001	MICHAEL I SANTI MONICA M SANTI W1020 COUNTY RD B	GENOA CITY	WI	531280000	4.57
MA247600001	MARK G WESSELS CINDY M WESSELS N2386 NORTH RD	LAKE GENEVA	WI	531470000	6.42
MA247600002	TIM L SCHILLER JULIE A SCHILLER 481 W SOUTH ST	LAKE GENEVA	WI	531470000	4.31
MA247700001	DEBORAH S PETSKA PO BOX 407	POWERS LAKE	WI	531590000	2.80
MA269200001	CONSTANCE WICKLOW KIRCHHOFF 1420 W CHRISTINE AVE	PEORIA	IL	616145812	2.09
MA278400001	TIMOTHY R FISCHER DEBORAH A FISCHER PO BOX 500	FONTANA	WI	531250000	5.00
MA283300001	ALLEN C SHOUSE CATHY M SHOUSE W1851 COUNTY RD B PO BOX 726	GENOA CITY	WI	531280000	4.00
MA283300002	GERALDINE BAILEY W1845 COUNTY RD B	GENOA CITY	WI	531280000	9.45
MA354900002	BRET ROHDE RACHEL L ROHDE 791 COUNTY HWY H	GENOA CITY	WI	531280000	2.79
MA388700002	FRANCIS GANKA CYNTHIA L GANKA N1511 COUNTY RD H	LAKE GENEVA	WI	531470000	0.82
MA390400001	MICHAEL W SIMONS THERESA SIMONS W594 TWIN LAKES RD	GENOA CITY	WI	531280000	1.96
MB 400003B	NANCY M CASSIDY W1523 TOWNLINE RD	LAKE GENEVA	WI	531470000	1.00
MB 400003C	CARL MATTHEWS LORRAINE MATTHEWS W1691 TOWNLINE RD	LAKE GENEVA	WI	531474403	4.00
MB 500003A	ROBERT ERNEST HOST 412 CIRCLE DR	LAKE GENEVA	WI	531470000	3.68
MB 500010	EARL C RITTMAN A J RITTMAN W1920 N. BLOOMFIELD RD	LAKE GENEVA	WI	531470000	1.33
MB 700004C	THOMAS C JACOBS N2008 STATE RD 120	LAKE GENEVA	WI	531470000	7.13
MB 700004D	THOMAS C JACOBS N2008 STATE RD 120	LAKE GENEVA	WI	531470000	4.50

MB 700005	OTTO JACOBS COMPANY LLC PO BOX 789	LAKE GENEVA	WI	531470789	51.76
MB 700005D	OTTO JACOBS COMPANY PO BOX 789	LAKE GENEVA	WI	531470000	1.36
MB 700005D	OTTO JACOBS COMPANY PO BOX 789	LAKE GENEVA	WI	531470000	29.46
MB 1200003A	RAYMOND RAMCZYK JOAN RAMCZYK 316 KENDALL ST	BURLINGTON	WI	531050000	5.05
MB 1200005A	WILLIAM H SKINNER W1289 PELL LAKE RD	GENOA CITY	WI	531280000	0.58
MB 1700007	HARRY BOND 1255 STATELINE RD	RICHMOND	IL	600710000	4.27
MB 1700007A	BRIAN G BORST JACQUELINE BORST N1491 COUNTY RD H SOUTH	LAKE GENEVA	WI	531470000	1.05
MB 1700011C	HERMAN P KUNDERT TILLIE KUNDERT N1655 WHITE PIGEON RD	LAKE GENEVA	WI	531470000	0.47
MB 2000004A	GEORGE E GRUNDEMAN PO BOX 308	PELL LAKE	WI	531570000	5.00
MB 2600002B	WALTER M HOROWICZ, JR N795 COUNTY RD U	GENOA CITY	WI	531280000	0.50
MB 2600005B	BILL LLC C/O MICHAEL BILL 6716 NOTTING HILL DR	ANCHORAGE	AK	995040000	7.42
MB 2600005F	BILL LLC C/O MICHAEL BILL 6716 NOTTING HILL DR	ANCHORAGE	AK	995040000	0.95
MB 2700001	DONALD M JONES DONNA D JONES W943 TWIN LAKES RD	GENOA CITY	WI	531280000	2.32
MB 2700001B	DONALD HOLDEN M G HOLDEN W 934 TWIN LAKES RD	GENOA CITY	WI	531280000	1.55
MB 2700002A	BILL LLC C/O MICHAEL BILL 6716 NOTTING HILL DR	ANCHORAGE	AK	995040000	3.28
MB 2700002B	ROSE M LEWALLEN W 916 TWIN LAKES RD	GENOA CITY	WI	531281959	1.50
MB 2700002C	ALEXANDER GIFFORD DANIEL GIFFORD N1085 COUNTY RD H	GENOA CITY	WI	531280000	4.81
MB 2700002D	EDWARD YI N 814 DAISY DR	GENOA CITY	WI	531280000	1.00
MB 2700002E	EDWARD D SYLVESTER MARGUERITE V SYLVESTER P. O. BOX 735	GENOA CITY	WI	531280000	1.04
MB 2700002G	TIMOTHY I MADOLE LANA M MADOLE N 744 COUNTY RD H	GENOA CITY	WI	531280000	1.24
MB 2800001B	BRIAN C KATZENBERG SANDRA DUCY KATZENBERG 3241 BLUEBERRY RD	WARRENS	WI	546660000	1.26
MB 2900001A	RICHARD E LARSON GRACE E LARSON W1787 DEIGNAN RD	GENOA CITY	WI	531280000	1.79
MB 2900005A	KENNETH LEEDLE CORP. GEORGE LEEDLE CORP. W2059 COUNTY RD B	LAKE GENEVA	WI	531474405	2.06
MB 2900006	CHURCH OF THE HOLY COMMUNION EPISCOPAL CEMETERY	GENOA CITY	WI	531280000	5.25
MB 2900008B	JOHN L QUICK CHERYL QUICK W1800 COUNTY RD B	GENOA CITY	WI	531280000	9.37
MB 2900008C	LEON C KOLE NANCY M KOLE W1878 COUNTY RD B	GENOA CITY	WI	531280000	2.31
MB 2900009	JOHN L QUICK CHERYL M QUICK W1800 COUNTY RD B	GENOA CITY	WI	531280000	0.24
MB 3200004	JOHN L QUICK CHERYL M QUICK W1800 COUNTY RD B	GENOA CITY	WI	531280000	0.23
MB 3400002A	CARSON K WIKE DEBRA L WIKE W1072 COUNTY RD B	GENOA CITY	WI	531281931	1.00

**Cream-Colored Parcels**

<b>Tax_Key</b>	<b>Parcel_Info</b>	<b>City</b>	<b>State</b>	<b>Zip</b>	<b>Acres</b>
MA 41100001	MICHAEL J HINZPETER DIANE K HINZPETER W 619 N BLOOMFIELD RD	GENOA CITY	WI	531280000	3.11
MB 100001	FAIRWYN TRADING COMPANY, LLC 1116 N STODDARD	WHEATON	IL	601870000	167.17
MB 100002	MELVYN W MADAUS TRUST AND/OR JANET A MADAUS TRUST W381 STATE RD 50	BURLINGTON	WI	531050000	146.31
MB 100006	ANGELA BIASIELLO TRUST FRED P BIASIELLO SR TRUST 1138 CARLYLE CT	ARLINGTON HEIGHTS	IL	600040000	50.97
MB 100007	FAIRWYN TRADING COMPANY, LLC 1116 N STODDARD	WHEATON	IL	601870000	20.34
MB 200001	MELVYN W MADAUS TRUST AND/OR JANET A MADAUS TRUST W381 STATE RD 50	BURLINGTON	WI	531050000	60.94
MB 200002	ARTHUR & DORIS M KULL WILLIAM BAGNALL W 670 N BLOOMFIELD RD	GENOA CITY	WI	531280000	44.29
MB 200004	ANNE M KORDOSKE W 879 N. BLOOMFIELD RD	GENOA CITY	WI	531280000	110.37

May 3, 2011

Ken Monroe, Town Chairman  
Town of Bloomfield  
N1100 Town Hall Road  
Pell Lake, WI 53157

Dear Mr. Monroe,

I am writing to request the 70 acres I currently own on Spring Creek Rd. not be enrolled in the Farmland Preservation Program. If you wish to discuss this with me please call.

Thank you.

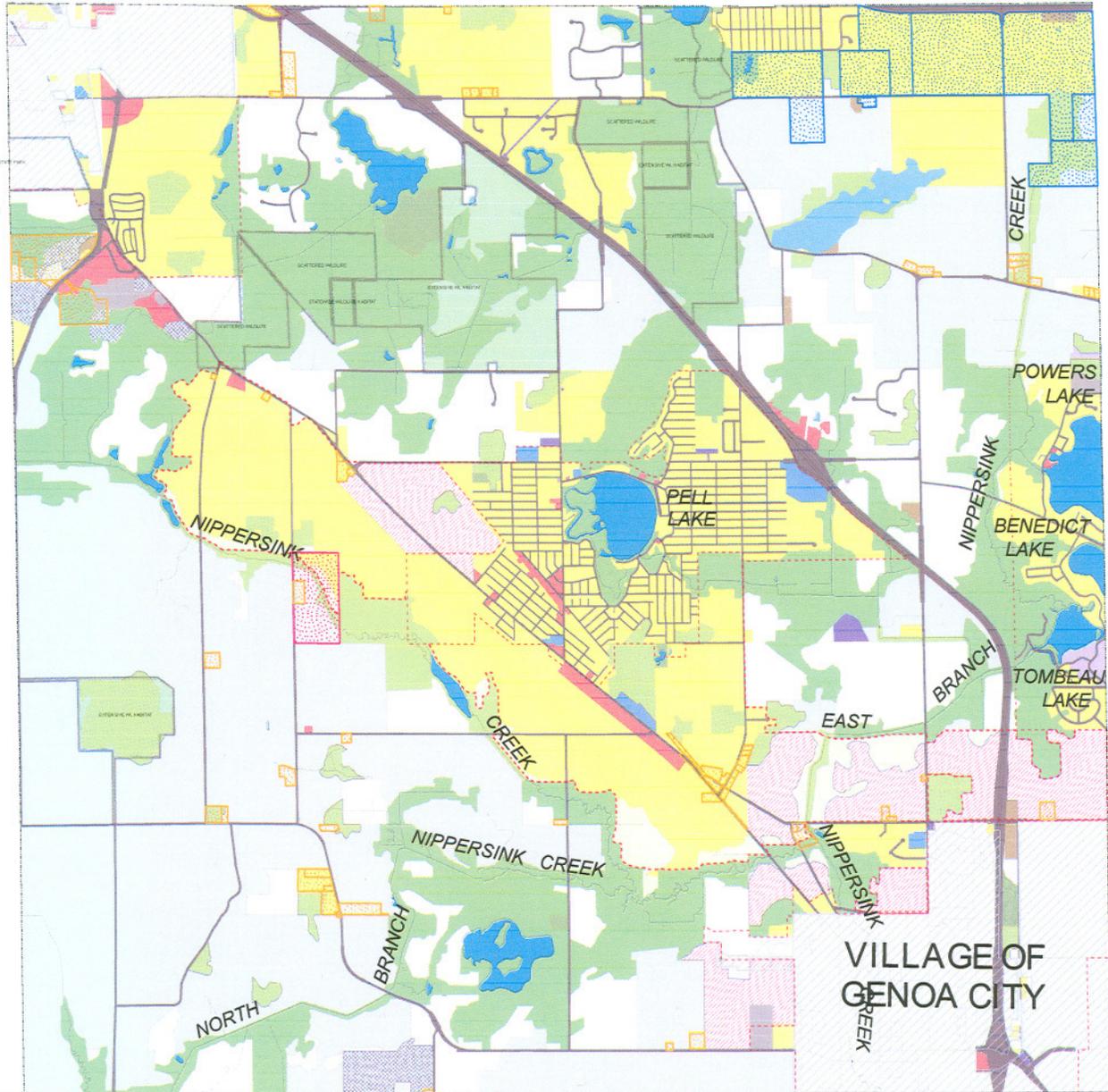
Sincerely,



Lee Gile  
N1132 Spring Creek Rd.  
Genoa City, WI 53128  
Home Phone: 248-3138  
Cell Phone: 262-492-0089

6

# Town of Bloomfield Proposed Parcels to be Removed from Farmland Preservation Areas



KENOSHA CO.

## Town of Bloomfield Selected Parcels

-  Zoned A-1 - To Be Developed
-  Zoned A-1 - Not Farmed
-  Additional Request

## LAND USE PLAN FOR WALWORTH COUNTY: 2035

-  URBAN DENSITY RESIDENTIAL (LESS THAN 5.0 ACRES PER DWELLING)
-  RURAL DENSITY RESIDENTIAL (AT LEAST 5.0 ACRES PER DWELLING)
-  COMMERCIAL
-  COMMERCIAL/RECREATIONAL
-  MIXED USE
-  INDUSTRIAL
-  GOVERNMENTAL AND INSTITUTIONAL
-  RECREATIONAL
-  TRANSPORTATION, COMMUNICATION, AND UTILITIES
-  AGRICULTURAL RELATED MANUFACTURING, WAREHOUSING, AND MARKETING
-  STREETS AND HIGHWAYS
-  URBAN RESERVE
-  EXTRACTIVE
-  SANITARY LANDFILL
-  PRIME AGRICULTURAL (MINIMUM PARCEL SIZE: 35 ACRES)
-  OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OTHER OPEN LAND (5 TO 34 ACRES PER DWELLING)
-  OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OTHER OPEN LAND (5 TO 19 ACRES PER DWELLING)
-  OTHER AGRICULTURAL, RURAL RESIDENTIAL, AND OTHER OPEN LAND (20 TO 34 ACRES PER DWELLING)
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  DN/RD/LD LAND OUTSIDE ENVIRONMENTAL CORRIDORS
-  OTHER OPEN LAND TO BE PRESERVED
-  SURFACE WATER
-  PLANNED SEWER SERVICE AREA
-  TOWN PROPOSED ADDITION TO SEWER SERVICE AREA
-  SPECIAL SEWER SERVICE AREA (Mallard Ridge)

# TOWN OF EAST TROY

N9330 Stewart School Road • P.O. Box 872

East Troy, Wisconsin 53120

Telephone (262) 642-5386

Fax (262) 642-9701

April 18, 2011

Ms. Cathy Stepp, Secretary  
Department of Natural Resources  
101 South Webster Street  
PO Box 7921  
Madison, WI 53707-7921

**RECEIVED**

APR 20 2011

WALWORTH COUNTY ADMINISTRATION

Dear Ms. Stepp,

On Friday, April 15, 2011, the Town Board of East Troy met to discuss the recent developments regarding the golf course at the Rainbow Springs property.

Most of this property lies in the Town of East Troy and was acquired by the Wisconsin Department of Natural Resources in 2008 for the purposes of "ecological restoration and to provide nature-based recreational and educational opportunities for the general public."

The Town Board of East Troy has learned that there is a political movement to continue the operation of two golf courses on this property despite the agreement that they would cease to exist after two years following the transfer of land to the DNR. The DNR would then, by the agreement, begin to restore the land occupied by the golf courses to a more natural state with the intention to enhance the surrounding wetland areas.

The continuance of the golf courses negates years of effort to protect the Mukwonago watershed by the dozens of agencies and organizations involved in the Mukwonago River Initiative, that, according to an April 14 2011 letter by the Nature Conservancy, includes state and federal biologists, numerous land trust directors, county and municipal officials and private land owners and friends groups.

The long-term protection and management of Rainbow Springs is inherently connected to a network of public and private lands that work together to protect the Mukwonago River. The Southeastern Wisconsin Regional Planning Commission identifies the part of the Mukwonago River that passes through Rainbow Springs as the most pristine and intact river system in Wisconsin. It features 55 species of fish and 15 kinds of mussels—reportedly a biodiversity rarely seen in a small river system.

The Town of East Troy supports the recent conclusions brought forth by the Nature Conservancy, the Friends of Mukwonago, and the Town of Mukwonago, that the continuance of the golf course operations in Rainbow Springs directly contradicts State policies set forth in the Stewardship funds that were used to purchase Rainbow Springs. The Stewardship fund was created to secure critical wildlife habitats and conserve the best of outdoor Wisconsin while offering high quality recreational experiences for the public. A state exemption for a taxpayer-supported golf course is a poor and unacceptable precedent for the use of Stewardship grants.

The golf courses with Rainbow Springs lie on wet soils due to a high water table. The Mukwonago River is negatively impacted by chemical run-off of herbicides and fertilizers that are used on the golf courses, run-off, erosion and sedimentation. Studies reportedly show that existing and future culverts on or near the golf courses alter natural resources and drainage, as well as the habitats for species moving between the river, wetlands, and ephemeral ponds.

In addition to the above disruptive policy and environmental hazard concerns, the Kettle Moraine Golf Club, the Broadlands Golf Club, and the Golf Club Owners of Wisconsin (GCOW) write in an April 1, 2011 letter to Senator Mary Lazich that the continued use of the golf courses within the Rainbow Springs property are simply impractical and economically harmful:

Due to the poor repair of equipment and property negligence . . . , "it could cost hundreds of thousands of dollars just to get the course up and running properly. . . To our knowledge the former owner leased the property from the state for \$1 per year for the past two years. This arrangement doesn't seem to be in the best interest of the taxpayers and should not be allowed to continue."

The GCOW added that the golfing market is saturated with 500 golf courses in the state of Wisconsin and more than 30 golf courses in Waukesha County. "Rainbow Springs closed because even with severely discounted rates the past few years, it still did not get enough people playing to generate needed revenue."

Furthermore, "publicly held golf courses do not pay school taxes. Privately held golf courses do. Publicly held golf courses can get State or Federal grants, and low or zero interest loans at taxpayers expense."

The Town of Mukwonago writes in an April 6, 2011 letter to Senator Mary Lazich that it opposes further operation of the Rainbow Spring Golf Course because the state had made a commitment to preserve the land and now appears to be backing down by reversing long term planning by local and state agencies that worked to keep Rainbow Springs environmentally sound and economically sensible.

Lastly, aquatic biologist James McNelly warns in a letter to the Town of Mukwonago that a proposal by Senator Mary Lazich to introduce legislation to continue golf course operations on the Department of Natural Resources Mukwonago River Unit of the Kettle Moraine State Forest exacerbates the threat to endangered species that struggle for survival in the Mukwonago watershed.

For these reasons stated above, the Town of East Troy earnestly requests that our state legislators listen with sensitivity and sensibility to avoid further damage to the environment and oppose any further continuance of the Rainbow Springs Golf Course.

The Town of East Troy also hopes that the Department of Natural Resources continues to uphold their bargain in the purchase of the Rainbow Springs property to restore this area to a natural and sustainable environment while providing recreational activities that are compatible with the natural elements.

Sincerely,



Joseph Klarkowski,  
Chairman  
Town of East Troy  
Walworth County

C.c.: Scott Walker, Governor  
Neal Kedzie, 11<sup>th</sup> Senate District, Committee Chair on Natural Resources & Environment  
Mary Lazich, 28<sup>th</sup> Senate District  
Scott Gunderson, DNR Executive Assistant  
David Bretl, Walworth County Administrator  
Michael Cotter, Director, Walworth County Land Use and Resource Management  
Rick Stacey, Supervisor, Walworth County Board  
Kim Buchanan, Clerk/Treasurer, Town of East Troy  
Victor Kranitz, Chairman, Town of East Troy Planning Commission  
Jerry Derr, President, Urban Towns Association

# LANGLADE COUNTY



**RESOLUTION # 36-2011**

**INTRODUCED BY: LAND CONSERVATION AND EXECUTIVE COMMITTEES**

**INTENT: OPPOSE THE PROVISIONS OF AB 40 THAT CALL FOR ELIMINATION OF PACE AND FARMLAND PROTECTION CONVERSION FEES**

**WHEREAS**, Wisconsin annually loses 22,500 acres of farmland converted to developed land; and

**WHEREAS**, Wisconsin was fourth in the nation in prime farmland (the nation's very best farmland) converted for development from 2002 to 2007 with 61,800 acres; and

**WHEREAS**, Wisconsin's loss of farmland is certain to accelerate as the economy recovers; and

**WHEREAS**, farmland is crucial to the future viability of the agricultural economy and prosperity of the State of Wisconsin, and when converted, rarely can be returned to productive agricultural use; and

**WHEREAS**, in 2009, the Wisconsin Legislature passed the Working Lands Initiative to address concerns about the loss of farm and forest lands in the State; and

**WHEREAS**, two key components of the Wisconsin Working Lands Initiative are the Purchase of Agricultural Conservation Easement (PACE) Program and the conversion fee collected when land is rezoned out of a farmland preservation zoning district; and

**WHEREAS**, PACE is a voluntary program and a key tool in efforts to protect strategically targeted Wisconsin farmland, support local farmland protection programs, and leverage other public and private funds; and

**WHEREAS**, the PACE program is an effective tool that works in tandem with local planning, to protect prime farmland, while allowing development in areas where it is appropriate; and

**WHEREAS**, in its first two years PACE has received 75 applicants, protecting farmland on over 18,600 acres; and

**WHEREAS**, many landowners (and their respective cooperating entity - the town, county or land trust) whose 2010 PACE applications were preliminary approved and are pending have incurred considerable legal, staff and other expenses; and

**WHEREAS**, conversion fees charged when land is rezoned out of a farmland preservation zoning district help fund the Department's administration of the farmland preservation program and planning grants to counties, as well as PACE, and are not charged when land changes hands but remains in agricultural use; and

**WHEREAS**, citizens in counties and communities across the State recognize the importance of protecting farmland, and Wisconsin's Working Lands Initiative enjoys broad-based support and bipartisan leadership throughout the State.

**NOW, THEREFORE BE IT RESOLVED** by the Langlade County Board of Supervisors that:

Current proposals to eliminate PACE and farmland protection conversion fees should be removed from the state budget bill, AB 40, to better facilitate public dialogue and, if necessary, negotiation and compromises on issues of concern; and that

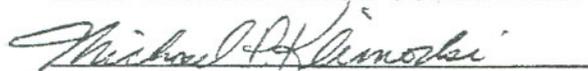
PACE applications already selected from the first round of 2010 PACE applications should be consummated in full and contracts honored; and sufficient bond or other revenue should be set aside to accomplish this purpose, and that

The statutory authority for the PACE Program should be retained in full as passed in 2009, even if funding is reduced from current levels in the Fiscal Year 2011-2013 biennium due to State budget constraints; and that

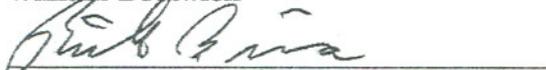
In counties that have not updated their farmland preservation plan, the conversion fees charged when land is rezoned out of a farmland preservation zoning district should not be charged until the counties pass such a plan, provided that the plan is passed within the normal time period for such passage as outlined in statute; and that

Discussions should be initiated by the Wisconsin Department of Agriculture, Trade and Consumer Protection with local authorities and others concerned about ways to simplify, streamline and better communicate about the system for assessing conversion fees, but the fees should not be eliminated.

**LAND CONSERVATION COMMITTEE:**

  
Michael P. Klimoski, Chairman

William Bostwick

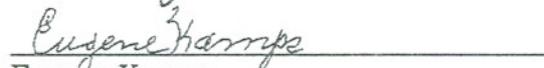
  
Rick Bina

  
Eugene Kamps

  
Thomas Schultz

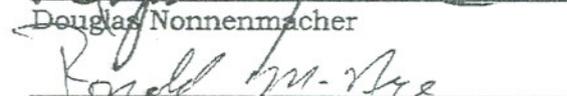
**EXECUTIVE COMMITTEE:**

  
David Solin, Chairman

  
Eugene Kamps

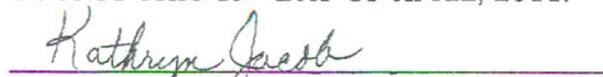
  
Michael P. Klimoski

  
Douglas Nonnenmacher

  
Ronald M. Nye

**FISCAL NOTE: No fiscal impact to the County.**

ADOPTED BY THE COUNTY BOARD OF LANGLADE  
COUNTY THIS 19<sup>th</sup> DAY OF APRIL, 2011.

  
Kathryn Jacob, Langlade County Clerk  
nr Jon

Resolution 14-11

Whereas, Price County is blessed with over 75 lakes and many miles of rivers and streams; and

Whereas, waterfront property in Price county constitutes a substantial portion of the tax base that funds Town and County government and educates our children; and

Whereas, ownership of waterfront property forms the backbone of the recreational and tourist economy upon which Price County relies; and

Whereas, the Zoning Committee, as part of that review, finds that NR 115 as adopted is:  
1. A complex rule that is not easy to understand which fails the legal requirement that all regulation be easily understood affording the public the opportunity to comply and  
2. Adds an unnecessary extra cost to both the public to comply with and Price County to administer the revised Wisconsin Administrative code and

Whereas, the present Price County Zoning and Shoreland Protection Ordinance has adequately protected the water resources with a measurable improvement to water quality and the preservation of land while balancing the natural and the human environment of Price County and the State of Wisconsin

NOW, THEREFORE, BE IT RESOLVED by the Price County Board of Supervisors that Price County and its local units of government receive recognition for their efforts that have exceeded the measurable improvements to water quality and resource preservation throughout the majority of the State, and

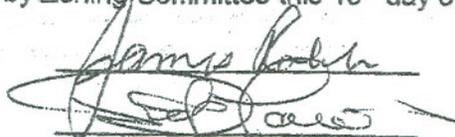
BE IT FURTHER RESOLVED that the process of the creation or revision of rules under the Wisconsin Administrative Code be revised to coordinate such rules so they balance the natural and the human environment as required in the Wisconsin Environmental Protection Act by returning to the rule prior to amendment, and

BE IT FURTHER RESOLVED that the need for any rule or revision be reviewed and adopted only after consideration and amendment by local units of government in a government to government setting, and

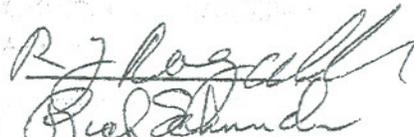
BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to Governor Scott Walker, Senator Galloway, Representative Mary Williams, DNR Secretary Cathy Stepp, JCRAR Chair Jim Ott, all State Legislators, and to all Wisconsin Counties.

Approved by Zoning Committee this 10<sup>th</sup> day of March, 2011

J. Robb



R. Rogalla



D. Laws



R. Schneider

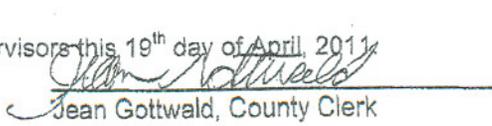


R. Kardas



Adopted by the Price County Board of Supervisors this 19<sup>th</sup> day of April, 2011

Robert Kopisch, County Board Chair



Jean Gottwald, County Clerk

For 7 Against 4