

## **PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE**

Monday, February 1, 2010

Administrative Center – Room 3220

3:30 PM

**MEMBERS PRESENT:** Don Meyer, Don Bina, Beverly Mach, Dennis Manthei, Marilyn Pedretti (3:31), Tina Wehrs

**MEMBERS EXCUSED:** Bob Keil

**MEMBERS ABSENT:** None

**STAFF & GUESTS:** Charles Handy, Bryan Meyer, Gregg Stangl, Margaret Norden, Mike Weibel, Steve O'Malley, Karl Green, Mike Dummer, Dave Paudler

### **CALL TO ORDER/ROLL CALL**

Chair Don Meyer called the meeting to order at 3:30 p.m.

### **PUBLIC COMMENT**

None requested.

### **APPROVAL OF MINUTES FROM JANUARY 4, 2010**

**MOTION** by Bina/Manthei to approve Minutes from the January 4, 2010, meeting. **Motion carried unanimously.** Pedretti, Keil excused.

### **PUBLIC COMMENT**

None requested.

### **ZONING ORDINANCE UPDATE**

Charlie Handy reported he expects to return to the March or April, 2010, committee meeting with complete definitions, a draft of the regulations, and all of the zoning districts. He will first go to the Towns Association meeting, and get feedback and have training, then schedule a public hearing.

### **PRESENTATION BY LESA COMMITTEE**

Charlie Handy reported that the Land Evaluation and Site Assessment (LESA) Committee finalized their recommendations. He presented the criteria they chose for the Purchase of Agriculture Conservation Easement (PACE) Program, and showed maps pertaining to the criteria. Their "hard" criteria and the points assigned to each are as follows: Soils (30); stewardship (i.e. watershed quality) (15); future land use designation (14); proximity to protected working lands (10); proximity to developed land (10); proximity to protected or important open space (7); irrigation availability (5); distances to urban services (5); size of base farm tract (4). Additionally, they recommended the following "soft" criteria, which could also be considered: Personal commitment of the landowner to farmland preservation; landowner's commitment to allow varying levels of public access to the site; conservation ethic and compliance of the landowner; willingness to donate a portion of the value of the conservation easement; value of farming practice (e.g. value added farming, organic, etc.); special circumstances; value of the site to local economy, job creation, retention, etc.; landowner's final personal statement as to why they should be in the PACE program. They recommended that the "hard" criteria account for 80% of the decision, and the "soft" criteria account for 20%. They recommended appointing a Farmland Preservation Committee to review PACE applicants based on these criteria. Handy, and LESA Committee members Tina Wehrs and Mike Dummer, spoke about the committee's decision-making process. Discussion was held about possible future changes that could occur to the County's comprehensive plan. **MOTION** by Pedretti/Manthei to approve the LESA criteria as outlined in the January 7, 2010, memo, and to set up a Farmland Preservation Committee. **Motion carried unanimously.** Keil excused.

### **RESOLUTION: APPROVE TOWN OF ONALASKA LAND USE MAP**

Charlie Handy explained that the Town of Onalaska originally requested an amendment to the County's comprehensive plan that included approximately 1,000 acres, and the request was denied. The current Resolution would approve an amendment that is the result of many discussions and compromises. Dave Paudler stated that the size of the development was reduced. Only one farm was included in the amendment; approximately 89 acres are being maintained as Exclusive Ag. He stated that the concept has been approved by the Town of Onalaska Board. Additionally, the Village of Holmen is working on making adjustments to their

plan. **MOTION** by Manthei/Bina to approve the Resolution Re: Approve Town of Onalaska Land Use Map Exhibit A, dated 1/20/10. **Motion carried unanimously.** Keil excused.

**RESOLUTION: AUTHORIZATION TO TRANSFER FUNDS FROM LAND RECORDS FUND BALANCE TO PAY FOR ESRI SOFTWARE MAINTENANCE**

Mike Weibel reported that fees due the company that licenses and provides maintenance for the County's GIS system total \$24,711 for 2010. The fees were supposed to have been budgeted under Information Technology, but were omitted, and the Zoning, Planning & Land Information Department agreed to pay out of their undesignated Fund Balance. **MOTION** by Manthei/Mach to approve the Resolution Re: Authorization to Transfer Funds from Land Records Fund Balance to Pay for ESRI Software Maintenance. **Motion carried unanimously.** Keil excused.

**FUTURE AGENDA ITEMS**

None requested.

**RECESS**

**MOTION** by Manthei/Pedretti to recess until the public hearing. **Motion carried unanimously.**

The meeting recessed at 4:30 p.m.

**Approved,** March 1, 2010, Margaret Norden, Recorder