

PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

Monday, January 3, 2011

Administrative Center – Room 3220

3:30 p.m.

MEMBERS PRESENT: Don Meyer, Don Bina, Beverly Mach, Marilyn Pedretti, Tina Wehrs (3:33 p.m.)

MEMBERS EXCUSED: Bob Keil, Dennis Manthei

MEMBERS ABSENT: Steven Miller

STAFF & GUESTS: Jeff Bluske, Charlie Handy, Gregg Stangl, Karl Green, Margaret Norden, Bryan Meyer, Jake VandeBerg

APPROVAL OF MINUTES FROM NOVEMBER 29, 2010

MOTION by Pedretti/Bina to approve the minutes from November 29, 2010. **Motion carried unanimously.** Keil, Manthei, Wehrs excused; Miller absent.

PUBLIC COMMENT

None requested.

SUPERVISOR CONFERENCE REPORTS

Bev Mach reported on the annual meeting of WLWCA.

UW-EXTENSION WRITTEN REPORTS

The UW Extension report was distributed in advance. Supervisor Bina asked about mailing lists for meeting notices.

CHALLENGING TRENDS FACING HOUSING IN LA CROSSE

Karl Green presented his study on housing in La Crosse, which shows that a high percentage of residential property values in the City of La Crosse have an improvement value less than \$100,000. He compared La Crosse to other cities of its size, and showed that La Crosse's equalized value per capita is lowest among comparable cities. He showed how low property values impact property taxes. La Crosse's neighborhood dilapidation is enhanced by the strong rental market for college students. Other factors that contribute to urban flight and suburban sprawl are crime rate in the urban core, large areas of flood plain properties, and increase in size of the average home. The result for La Crosse is a higher mill rate because the expense of meeting public service requirements isn't being covered by the housing stock. He illustrated how much impact increasing residential improvement values could lower the municipal portion of the mill rate. The greatest areas for improvement are flood plain properties, neighborhoods with lowest housing values, and developable prime river access properties.

APPROVE THE CERTIFICATE OF COMPLIANCE FOR THE SAM SKEMP FARM UNDER THE FARMLAND PRESERVATION PROGRAM

Gregg Stangl reported that a Notice of Noncompliance was issued to the S and J Skemp Family LLC, but they are now requesting to be restored to the Farmland Preservation program. The Land Conservation Department is awaiting paperwork from the landowners, and Stangl asked to defer the item to the February, 2011, meeting. **MOTION** by Pedretti/Meyer to defer to the February, 2011, meeting. **Motion carried unanimously.** Keil, Manthei excused; Miller absent.

APPROVE NOTICE OF NONCOMPLIANCE FOR FARMLAND PRESERVATION NONPARTICIPANTS

Gregg Stangl reported that two landowners who requested voluntary withdrawal have not returned their signed Notice of Noncompliance. A recommendation would be forwarded to the Wisconsin Department of Revenue to remove the two landowners from the program and remove their eligibility for the program's tax credits. **MOTION** by Pedretti/Meyer to remove David Kastenschmidt, Mindoro, and Randy Schmidt, Bangor, from the Wisconsin Farmland Preservation Program. **Motion carried unanimously.** Keil, Manthei excused; Miller absent.

DISCUSS COMMITTEE AND DEPARTMENT PRIORITIES FOR 2011

Jeff Bluske provided copies of the 2010 Zoning Department goals and priorities. He stated that staff will be looking both at items where they should focus their time and items that can be eliminated in 2011. He spoke about priorities of economic development, the assessment reform study, ordinance revisions, and public education. There was committee discussion about investing in technology for long-term savings.

RESOLUTION RE: APPROVAL TO ESTABLISH HALFWAY CREEK AGRICULTURAL ENTERPRISE AREA PETITION

The Resolution establishes the Halfway Creek Agricultural Enterprise Area which will preserve and protect valuable natural resources. Charlie Handy stated that multiple landowners in the area have been meeting for over a year, and are making a request for support of their plan from the Planning, Resources and Development Committee and County Board. The Farmland Preservation Committee has already approved. **MOTION** by Wehrs/Bina to approve the Resolution Re: Approval to Establish Halfway Creek Agricultural Enterprise Area Petition. **Motion carried unanimously.** Keil, Manthei excused; Miller absent.

DISCUSSION OF PROPOSED ZONING ORDINANCE AMENDMENT POLICY DIRECTION

Charlie Handy presented follow-up recommendations to questions that were raised during his presentation of the draft of zoning ordinance revisions, and provided further explanations regarding deed restrictions. The committee will reconsider the draft of section five regarding Farmland Preservation Development Density and Location at its February, 2011, meeting. **MOTION** by Bina/Pedretti to approve the draft of sections 1, 2, 3, 4, and 6 of the Zoning Ordinance. **Motion carried unanimously.** Keil, Manthei excused; Miller absent.

FUTURE AGENDA ITEMS

Draft of the Zoning Ordinance, 5. Farmland Preservation Development Density and Location
Zoning Department 2011 goals

RECESS

MOTION by Pedretti/Wehrs to recess until the 6:00 p.m. public hearing. **Motion carried unanimously.** Keil, Manthei excused; Miller absent. The meeting recessed at 5:32 p.m.

Approved, January 31, 2011, Margaret Norden, Recorder