

PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

April 2, 2012

Administrative Center – Room 3220

MEMBERS PRESENT:	Marilyn Pedretti, Bob Keil, Dennis Manthei, Tina Wehrs, Don Bina
MEMBERS EXCUSED:	Don Meyer, Beverly Mach, Marlane Anderson
OTHERS PRESENT:	Nathan Sampson, Bryan Meyer, Gregg Stangl, Mary Meehan-Strub, Bob Taunt, Greg Yakle, Ray Ebert, Jeff Schroeder, Mike Weibel, Dave Holtze, Fredrick Hayen, Amanda Klocke, Betsy Bloom, Jeff Brudos, Terri Pavlic

CALL TO ORDER

The meeting was called to order at 3:35 p.m.

APPROVAL OF MINUTES FROM FEBRUARY 27, 2012

MOTION by Bina/Keil to approve the PRD minutes of February 27, 2012. **Motion carried unanimously.** (Meyer, Mach, and Anderson excused)

PUBLIC COMMENT

There was no public comment.

SUPERVISOR CONFERENCE REPORTS

Don Bina attended an annual Driftless Area Symposium held here in La Crosse. It was a conference focusing on watershed and geographic issues of the driftless area – which is where the glaciers didn't go over the hill country. Supervisor Bina also informed the committee that the Driftless Area will be holding an Earth Day celebration in southwestern Wisconsin at Wyalusing State Park in Bagley on April 20th.

CONSENT AGENDA

- a. Historic Sites Preservation Commission Minutes of February 3, 2012 & March 2, 2012
- b. Farmland Preservation Committee Minutes of August 18, 2011 & March 15, 2012

MOTION by Manthei/Keil to receive and file the consent agenda items above as presented. **Motion carried unanimously.** (Meyer, Mach, and Anderson excused)

UW EXTENSION WRITTEN REPORTS

Mary Meehan Strub distributed the quarterly UW Extension Report. Highlighted in this report are some of the events, programs, and educational opportunities that were offered in the first quarter of 2012, along with the report from the Wisconsin Nutrition Education Program. **MOTION** by Bina/Keil to accept and file the report as presented. **Motion carried unanimously.** (Meyer, Mach, and Anderson excused)

Mary Meehan Strub also distributed a flier entitled "Hop on the Bus" from the UW Extension District Office which is coordinating a bus to the State Wisconsin Associated County Extension Committees Conference held in Green Bay June 24 – 26th. The other date Mary pointed out was for the District WACEC meeting, which will be June 8th in Eau Claire.

RESOLUTION RE: AUTHORIZATION TO PARTICIPATE IN JOINT STORM WATER INTERGOVERNMENTAL AGREEMENT AND JOINT PUBLIC EDUCATION EFFORT

This will be put on next month's agenda.

PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

April 2, 2012

Page 2

REVIEW AND APPROVE THE JOINT DATCP/DNR NONPOINT GRANT APPLICATION FOR CALENDAR YEAR 2013

Gregg Stangl discussed the annual application for the DATCP/DNR nonpoint source grant application for 2013. This grant is primarily for staffing, grant funding and cost sharing assistance to farmers that participate in water resource management programs.

Unfortunately we do not generally receive the amounts requested on these grants. For the 2013 grant, we are asking for \$351,910 in staffing grants and will be receiving \$122,000.

We are applying for the Cost-Sharing Grants in the amount of \$100,000 of which we will receive @ \$60,000. We have applied for \$84,000 for Nutrient Management Planning, and will receive \$25,000 of this. **MOTION** by Keil/Wehrs to approve the Joint DATCP/DNR Nonpoint Grant Application for calendar year 2013. **MOTION carried unanimously.**

(Meyer, Mach, and Anderson excused)

DISCUSSION REGARDING THE FARMLAND PRESERVATION COMMITTEE REVIEW OF CONSERVATION COMPLIANCE REQUIREMENTS

Gregg Stangl proposed that we use the Farmland Preservation Committee (the sub-committee that deals with working lands initiative programs) to deal with potential non-compliance issues farmers have in meeting the soil water conservation standards of the program by the end 2015. There are 241 participants in the program and compliance assessments are in process. **MOTION** by Manthei/Wehrs to recommend that a discussion be held with the Farmland Preservation Committee that would allow them to do reviews for compliance requirements. **Motion carried unanimously.** (Meyer, Mach, and Anderson excused)

UPDATE ON COUNTY FARMLAND PRESERVATION PLAN

Charlie Handy indicated that he has made a request for certification by DATCP of the Farmland Preservation Plan. With the process of certification, DATCP requested a few minor changes to the Farmland Preservation Plan. These were taken to the Farmland Preservation Committee and approved. DATCP sent a letter stating that our plan is certified contingent upon these changes being adopted into the plan. The next steps will be to bring a resolution to the PRD Committee and an ordinance to adopt the Farmland Preservation Plan into the County Comprehensive Plan – basically an amendment to the County's Comprehensive Plan. This will then go on to the full County Board. Charlie is working on this resolution and ordinance. If the agenda allows, this will be put on next month's PRD agenda.

ACCESS EASEMENT FOR DOROTHY SEAB

Bryan Meyer discussed the certified survey map that was included in the packets, which showed an access easement for the Dorothy Seab property. As part of our subdivision ordinance dealing with multiple users of the same driveway, the owners need to request PRD committee approval and obtain a joint driveway agreement. The township has approved and Bryan recommends approval as well. **MOTION** by Bina/Keil to approve the certified survey map. **MOTION carried unanimously.** (Meyer, Mach, and Anderson excused)

COMMITTEE DISCUSSION ON PRE-EXISTING FARM STRUCTURE AREA LIMITS AND VARIANCE REQUIREMENTS

Nate Sampson distributed some former statutory requirements, as well as some existing and future zoning ordinance requirements for detached accessory buildings. The first page

PLANNING, RESOURCES AND DEVELOPMENT COMMITTEE

April 2, 2012

Page 3

shows an exemption for rezoning all farmland preservation zoning districts for parcels that contain pre-existing residences and pre-existing structures. Those parcels could be created on a CSM lot of 5 acres or less and since the statute allowed that, the County also allowed the practice, finding the statute pre-empted local ordinance. The revised ordinance tables address detached accessory buildings, which is almost the same except for height. The county added another category of 5-10 acres, which added flexibility in applying those standards. Under "Definitions", "Accessory Structure" was added, which is a structure that is subordinate to the existing or future principal structure which contributes to the convenience or necessity of the principal use on a parcel. The next definition "Agricultural Building" which is a building constructed and used solely for ag purposes. Under the ordinance as adopted, "Agricultural buildings constructed and used on a farm shall be exempted from the building height and area requirements in the Table in s. 17.14(1). The operative definition in this statement is "Farm", defined as parcels of land under common ownership with more than 35 acres of contiguous land and primarily devoted to agriculture uses". The way the ordinance has been revised, if under the Working Lands Initiative as adopted in 2010, that one time allowance of splitting an existing residence and pre-existing farm structure no longer exists under state statute. The committee directed staff to begin the process on how to change this legislatively.

COLLABORATION AND PROGRESS UPDATE ON TOWN ZONING ORDINANCE ADOPTION PROCESS

Charlie Handy indicated that a number of towns are wondering how to do this ordinance adoption process. Staff has put together fliers, and matrixes that the town can use. Marilyn Pedretti has put together a couple of documents for the Town of Holland that have been very helpful. Charlie proposed having 2 public hearings – one for the towns that have done this quickly and one for the other towns (possibly July/August of this year and then again Jan/Feb of next year). There was some question on whether a town should adopt the map first with old zoning districts and change the defaults once they adopt the zoning ordinance or should they adopt the zoning ordinance first and the map second. Corporation Counsel has indicated that either way is fine. Staff is in the process of developing a matrix with 6 scenarios to present to the towns and will gladly go speak at any of the town meetings.

UPDATE ON PLANNING AND ZONING ADMINISTRATOR

Bob Taunt informed the committee that the process for hiring the Planning and Zoning Administrator is continuing, but has been pushed back about 2 months. Steve has reviewed the 15 applications received but is re-advertising to increase the pool of applicants. The job was re-advertised March 25, with screenings being done at the end of April and interviews beginning in May. This would then go to the County Board for approval June 11th. The job description reflects the title change to Zoning and Planning Administrator.

FUTURE AGENDA ITEMS – Pre-existing farm structure

ADJOURN

There being no further business, **MOTION** by Manthei/Keil to recess the meeting at 4:55 p.m. until the Public Hearing. **Motion carried unanimously.** (Meyer, Mach, and Anderson excused)

The above minutes may be approved, amended or corrected at the next Committee meeting.

Recorded by Terri Pavlic