

APPROVED MINUTES
FARMLAND PRESERVATION ADVISORY COMMITTEE
Monday, March 28, 2011
Kenosha County Center
Conference Room A
19600 - 75th Street
Bristol, Wisconsin 53104

Members Present: Ron Johnson, Robert Gehring, Dave Daniels, Vigil Gentz, Dave DeVito, Jerry Helmert, Randy Kerkman, John Holloway, Andrew Lois, Rose Skora, Tim Popanda, George Stoner, Bill Morris, Jean Werbie-Harris, Brad Zautcke, Mark Halve, Emil Mraec

Staff Present: Dan Treloar, Land and Water Conservation Planner
John Roth, Director of the Division of Long Range Countywide Planning
Andy Buehler, Director of the Division of County Development

The meeting was called to order at 10:10 p.m. by Chairman Johnson.

Welcome and Introductions

Members of the committee introduced themselves.

Review and Approval of Minutes of the February 28, 2011 Meeting

John Holloway made a motion to approve the minutes from the February 28, 2011 meeting. The motion was seconded by Dave Daniels. The motion passed unanimously.

Further Discussion of the Agricultural Preservation Goals and Objectives for the Farmland Preservation Plan for Kenosha County

John Holloway talked about facilities siting and offered the example of a new cheese factory and the current zoning requirements for an Ag related commercial business and whether a separate parcel should be required and the use of spot zoning. Andy Buehler indicated that a cheese factory is a commercial use and would require appropriate zoning. John Holloway wanted to discuss this sort of development further but ascertained that the FPP should not recommend zoning/land use requirements. Recommended land use is detailed in the Comprehensive Plan. A conditional use permit may be an option to avoid rezoning or a future ordinance amendment and Comprehensive Plan amendment. Robert Gehring pointed out the statewide trend for larger dairy herd sizes and the traffic and odor that may accompany such operations and other urban-rural conflicts that may arise. Andrew Lois mentioned the amount of foreclosure sales recently and pointed out that a lot of those were dairy farms.

Dan Treloar asked the committee for their comments on the agricultural preservation goals and objectives. The committee members had no additional comments. Mr. Treloar explained that the agricultural preservation goals and objectives are a big part of Chapter 1 and the committee would have another chance to review them in depth before the next meeting.

Review and possible action on Chapter 2,, “OVERVIEW OF KENOSHA COUNTY,” Chapter 3, “INVENTORY OF AGRICULTURAL AND NATURAL RESOURCES”, and Chapter 4, “AGRICULTURAL AND NATURAL RESOURCE PROGRAMS AND CONSERVATION APPROACHES,” for the Farmland Preservation Plan for Kenosha County

Mr. Treloar explained to the committee that these three chapters were inventory chapters extracted from the Comprehensive Plan and the Land & Water Resource Management Plan and were required by DATCP. He said that he had made updates to inventory data if newer data was available. He hoped to update population data with the 2010 census data and topo map data using the county’s new LiDAR.

John Holloway made a motion to approve Chapter 2, 3, and 4. The motion was seconded by Dave Daniels. A vote was not immediately taken.

Jean Werbie-Harris would like to a paragraph in Chapter 4 describing the recent proposed reductions and proposed elimination of certain funding and programs. Mr. Treloar offered to include a discussion in Chapter 4 about potential changes that have been recently proposed in Madison that may affect farmland preservation funding and programs.

Dave Daniels mentioned the Ag facilities table needed to be updated and the committee promised to send Mr. Treloar new information to update that table in Chapter 3.

Andrew Lois mentioned that 50 miles to a storage terminal is too far and these facilities should be located within a 20 mile radius to be economically feasible. Mr. Treloar told the committee we could recommend a 20 mile radius for Ag storage facility siting. John Holloway mentioned that farmers with larger trucks are not as limited by storage proximity compared to a farmer pulling 500 bushel gravity wagon. The plan should indicate the county’s commitment to making Ag infrastructure accessible.

Jean Werbie-Harris would like to see an update to Map 2-2 Street and Highway map - HWY 50 will be 6 lanes from I94 to 43rd Avenue. Mrs. Werbie-Harris will email new map information.

John Holloway made a motion to include the above amendments Chapter 2, 3, and 4. The motion was seconded by Dave Daniels. The motion to amend the chapters passed unanimously.

A second vote on Mr. Holloway’s original motion to approve Chapter 2, 3, and 4 was taken and passed unanimously.

Further discussion on the concept to create certified and non-certified A-1 Agricultural Preservation District areas.

Mr. Treloar explained to the committee the difference between certified and non-certified agricultural preservation areas. He also explained that these areas could be expanded later with a Comprehensive Plan and FPP amendment.

Jean Werbie-Harris has areas in Pleasant Prairie that were zoned farmland preservation and were in agreement with the Comprehensive Plan and is planning to contact individual landowner for their feedback as to whether they were interested in continuing to farm. Mrs. Werbie-Harris would provide any parcels to be included in the FPP, at most 20 landowners. Mrs. Werbie-Harris offered to write up some language concerning farmland preservation in the Village of Pleasant Prairie.

Robert Gehring said that the Town of Randall will take the FPP up at their next meeting. Mr. Gehring would like to see agricultural active in, at least, some part of the county to insure services don't completely dry up.

Andrew Lois said that the Town of Wheatland was thinking about talking to their participants but doesn't know who is in FPP or who's out. The folks he spoke to, who he knew were in were not very interested in participating. He noted that the Comprehensive Plan doesn't protect much farmland in the Town of Wheatland.

Brad Zautcke said that the Town of Salem is interested in following the Comprehensive Plan and was going to take it to the board for approval.

Randy Kerkman said that the Town of Bristol is interested in following the Comprehensive Plan and was going to take it to the board for approval.

John Holloway said the Town of Paris would probably adopt it as it is. They are working with a planner and may seek some amendments in the future.

George Stoner said he didn't see any objections from the Town of Somers. They are possibly contemplating incorporation.

Dave Daniels said he thought the Town of Brighton would not be asking for any changes.

Mr. Treloar promised to send out town sized maps of the certified agricultural areas to each township.

Other Business

None

Determination of Time, Date, and Place Of Next Meeting

The next meeting then will tentatively be on May 16, 2011 at 10:00 a.m. Notification and agendas will be sent out prior to that date.

Adjournment

Jean Werbie-Harris made a motion to adjourn the meeting. The motion was seconded by Dave Daniels and the motion passed unanimously. The meeting adjourned at 11:07 a.m.

Meeting minutes prepared by
April A. Webb, Administrative Secretary