



Waukesha County Farmland Preservation Planning Advisory Committee Meeting Notes (Draft)- November 5, 2010

1. Call to Order

Meeting was called to order by Committee Chairman Gary Goodchild at 10:00 a.m. Committee members in attendance included Anderson, Bartholomew, Goodchild, Koepke, Oberhaus, Herrmann, Holtz, Anderson, and Schwecke. County Staff in attendance included Lindquist, Rose, Fruth and Doyle.

2. Review July 29, 2010 Advisory Committee Meeting Notes

The meeting notes from the July 29, 2010 meeting were discussed. Tom Oberhaus stated that the note regarding annexation and payment of conversion fees was not complete. County staff stated that the note will be modified to reflect the discussion relative to the topic.

3. Review Draft Outline

Perry Lindquist asked if there were any edits or questions regarding the outline for the Farmland Plan that was distributed. Nancy Anderson suggested that the outline looked good, and there were no other comments.

4. Review Draft Plan Materials

a. Preface

Jason Fruth discussed the draft language of the preface and explained that the preface clarifies that the Farmland Preservation Plan will be prepared as an appendix to the Waukesha County Comprehensive Development Plan. There were no changes offered by the committee regarding the draft language.

b. Chapter 1

The following comments and edits were suggested by the committee and staff will incorporate changes into the final document:

- The plan adoption deadline specified on pages 1-1 and 1-4 was erroneously noted as December 31, 2012, whereas the correct date should be noted as December 31, 2011.

- The references to the SEWRPC Regional Land Use Plans contained incorrect dates. The 1990 and 2000 Regional Land Use Plans should be referenced and their adoption dates are 1966 and 1978, respectively.
- Nancy Anderson supplied a marked-up copy of the document for staff to utilize in making various other technical corrections.

c. Chapter 2 and portions of Chapter 3

Questions/Comments from committee

Are farmers in the towns without a certified farmland preservation zoning ordinance currently eligible for tax relief?

Answer- Perry indicated that there are two farms in the county that have agreements that will be expiring in the next few years. Karen Doyle confirmed that those two farms are located in Vernon and Merton. Bob Bartholomew noted that the household income restrictions that applied to such agreements were too low for most farmers in Waukesha County to qualify.

John Koepke noted that there is one farmer in the Town of Merton that is interested in participating in the Oconomowoc/Ashippun AEA.

How many lots are being consumed county-wide on an annual basis?

Answer- This information has not been tracked on a county-wide basis, as data from all local building inspectors would need to be obtained.

Are nursery products and corn being lumped together as one product?

Answer- No, corn and nursery products each accounted for the same product value- \$11 million each in 2007.

Are small livestock operators reflected in the chart on Page 2-6? John Koepke stated that he has noticed a good number of small livestock operators in Oconomowoc and questioned whether they are being accounted for.

Answer- Perry stated that anyone claiming at least \$1000 in income should be included. Committee members speculated that some small operators may not be reporting income.

The number of producer to consumer farms seems low.

Answer- Perry stated that he will add some discussion relative to this point.

Map D2-4 is showing a couple of preliminary plats in the Village of Mukwonago and does not appear to reflect the Paashen property plat in the Town of Vernon.

Staff suggested that they would investigate and make changes, as appropriate.

Note: The unrecorded preliminary plats in the Village of Mukwonago have now been deleted from the draft mapping. The Paashen property was examined and was found to be mapped appropriately, as the plat for this land has been recorded.

Is DATCP looking for discussion of agricultural support services that are located outside of the county?

Perry noted that it was his intent to address in-county services, and he asked committee members to email input regarding local services and dealers. Committee members noted that Proven Power in Oconomowoc provides parts for some farm equipment and that a second Proven Power facility is proposed in the Town of Vernon. Frontier FS has a Mapleton Service Center in the Town of Oconomowoc. Committee members noted that large farm implement dealers and veterinary services for most large animals other than horses must be obtained in adjacent counties. A suggestion was made to add White Oak Farms, a custom soil product and fertilizer company in Merton, to the list.

There was general discussion of custom farm operators. Committee members noted that many custom farmers are producing hay. It was suggested that discussion of custom operators may not be necessary within the plan document.

A suggestion was made to revise the fourth criterion under A and C to include environmental corridors.

A comment was made indicating that DATCP does allow for environmental corridor lands to be included within farmland preservation areas. Perry noted that environmental corridors are allowed under the first criteria, but that this criteria simply tried to focus on farmland by limiting the corridors to 25% of the total farmland preservation area.

A comment was made that a couple of the larger farms in Ottawa are not mapped as being located within potential AEAs.

Perry explained that the reason some of the discussed farms were not falling within the AEA is that the potential Ottawa AEA did not meet the 60% agricultural or open/unused uses because of the vast expanses of environmental corridor separating these couple of farms from other blocks of farmland. He agreed to re-examine this area and extend the AEA boundary if feasible.

Note: Additional farmland in both Ottawa and Eagle was re-examined and was added to the proposed draft AEA boundary.

Will the draft plan be submitted to DATCP in advance of adoption?

Answer- yes, Jason stated that the draft plan will be sent to DATCP at approximately the same time that the draft document is brought forward to public hearing for comment.

A comment was made suggesting that urban agriculture should be discussed in the plan in order to note the increase in demand for locally grown food.

Will potential AEAs be shown on the Land Use Plan Map?

Answer- it is anticipated that the potential AEAs will be shown on the farmland preservation mapping and land use plan mapping.

5. Date and time for next meetings

It was decided that the next meeting date for the Advisory Committee would be the week of January 10, 2011 and the Informational Meeting would be December 9, 2010. The meeting was adjourned at approximately 12:20 p.m.