

**PURCHASE OF DEVELOPMENT RIGHTS TASK FORCE**

January 31, 2006 – 7:00 p.m.  
Room 3224, Public Agency Center

**TASKFORCE MEMBERS PRESENT:**

Daniel Stoffel, Chairperson  
Perry Lindquist, Vice Chairperson  
Bill Neureuther  
Scott Lofy  
Helmut Wagner  
Mary Krumbiegel  
Jon Etta  
Shawn Graff (arrived at 7:25 p.m.)

**EXCUSED ABSENCE:**

Tony Warren  
Paul Bautzmann

**NOT PRESENT:**

Kathy Muth

**STAFF:**

Herbert Wolf, Assistant Administrator  
Paul Sebo  
Sue Millin  
Kevin Struck  
Joanne Wagner

**TECHNICAL ADVISORS PRESENT:**

Deb Sielski  
Blaine Delzer

**OTHERS PRESENT:**

Scott Mathie  
Leander Herriges, Town of Wayne  
Maurice Strupp  
Herb Tennies

The meeting was called to order at 7:03 p.m. by Chairperson Stoffel.

**FIRST ORDER OF BUSINESS:**      Call to Order/Review Agenda - Dan Stoffel

No adjustments to agenda.

**SECOND ORDER OF BUSINESS:**      Introduction of Guests

Stoffel welcomed guest – Leander Herriges, Chairperson - Town of Wayne.

**THIRD ORDER OF BUSINESS:**      Approve minutes of January 24, 2006

Stoffel called for a motion to approve the minutes of January 24. **Motion by Wagner, seconded by Lofy to approve the minutes.** At this time, Millin requested a change to the fifth order of business in the minutes, where it refers to outside funding sources. Wants minutes to reflect items re: transfer fees. Wants sentence to reflect: “imperative that there be a local base of financial support”. Stoffel called for a vote on the amendment to the minutes. **Motion carried to approve the minutes of January 24, with the amendment to the fifth order of business.**

**FOURTH ORDER OF BUSINESS:** Finalize and approve General Criteria for Reviewing and Ranking PDR Applications - Perry Lindquist

Wolf referred Task Force to packet of handouts (see attached). Referred Task Force to the fifth page of the packet entitled "General Criteria for Reviewing and Ranking PDR Applications. Lindquist reviewed change to item #4. Also, added item #10 – "Unique Circumstances" and related notes section. Stoffel asked for any further questions or comments on this document. Mathie asked for further clarification of item #9. Stoffel suggested that at the very end of the italicized sentences we put "in agricultural areas." Further discussion ensued. Lindquist stated that based on the discussion, he will put "within the priority agricultural areas" at the end of italicized sentences. **Motion by Krumbiegel, seconded by Neureuther to adopt this document, as amended, as part of the report. Motion carried.**

**FIFTH ORDER OF BUSINESS:** Finalize and approve General Agricultural Conservation Easement Provisions - Perry Lindquist and Sue Millin

Millin referred Task Force to sheet in packet (next to last sheet). Lindquist reviewed areas of this document with changes incorporated. Discussion ensued with suggestions for further changes. Stoffel entertained a motion to approve this document with changes as suggested. **Motion by Graff, seconded by Wagner to adopt this document with changes noted. Motion carried.**

**SIXTH ORDER OF BUSINESS:** Finalize and approve funding options for PDR - Herb Wolf and Sue Millin

Wolf referred Task Force to sheets in handouts packet. (see attached) Read first paragraph aloud. Reviewed bulleted items. Discussion ensued regarding these items. Suggestions for changes were discussed. Suggested changing wording from "Big Businesses" and using different terminology. Mathie suggested combining big business and small business together and just calling them "companies". Millin will reword this item with other verbiage per suggestions and discussion. Will present with changes at next meeting. Further review and discussion ensued. Decision made to eliminate "Impact Fees" item from the document. Transfer of Development Rights section discussed. Wolf asked if wording looked appropriate. Suggested adding "within municipalities" to the title of this item, as the County cannot do this from a multi-jurisdictional standpoint. Sielski discussed density bonuses issue. Wolf will make changes to County Funds section of this document accordingly. Wolf will add a chart at the end of these items under County Funds for clarity of what is possible for County versus municipalities. Wolf stated that there were no other changes to this document since the last meeting. Etta mentioned that we need to strike "impact fees" from the bulleted items on the last page due to the elimination of that item from the document. Sielski suggested totally moving the section for Fiscal Impacts to the end of the document (prior to Summary section). Millin suggested moving "State and Federal Grants" also. Suggested combining Funding Sources section with State and Federal Grants section. Wolf will make changes as agreed upon, and this document will be finalized at the next meeting.

**SEVENTH ORDER OF BUSINESS:** Finalize and approve proposed PDR Program structure - Dan Stoffel and Herb Wolf

Wolf referred Task Force to the green flow-chart (see attached). Wolf reviewed items added to this document. The flow chart was created after the changes were made. Discussion ensued.

Graff suggested the possibility of incorporating the "administration" and "education" sections into one box. **Motion by Graff, seconded by Etta to approve this document. Motion carried.**

**EIGHTH ORDER OF BUSINESS:** Review information and education materials related to PDR Program - Kevin Struck, Sue Millin and Perry Lindquist

Millin passed around this handout (see attached). This is the first time that the Task Force is seeing this document. Millin reviewed the three main areas of outreach on this handout. Discussed each section individually. Changes suggested and discussed. Struck suggested the possibility of a more concise format that he is familiar with. Stoffel stated that a more concise format would be good, as when this is presented to the County Board, it will be useful to keep it as concise as possible. **Motion by Krumbiegel, seconded by Graff to approve this document with additions and revisions as suggested, and to be provided at the next meeting. Motion carried.**

**NINTH ORDER OF BUSINESS:** Review proposal to coordinate efforts with local municipalities including land use plans - Deb Sielski and Herb Wolf

Wolf passed around handout "Coordinate Multi-Jurisdictional Efforts Related to the PDR Program" (see attached). Reviewed each item individually. Discussion ensued, with suggestion for changes. Wolf will implement changes accordingly. Discussion ensued regarding item #7 as to who will receive a copy of this report. Stoffel suggested changing this to "appropriate municipal official(s)" rather than "government clerk" and possibly determining more specifics at a later time if necessary. This will be retooled for the next meeting.

**TENTH ORDER OF BUSINESS:** Review Draft PDR Program Report - Herb Wolf

Wolf referred Task force to the full handout with color photos on the top cover. Described the cover and how the cover photos were chosen. Also referred the Task Force to the second page (Map 20) and discussed it. Wolf asked if the Task Force wanted the 1 & 5 mile maps included? Discussion ensued regarding what information should be included on the map(s). Wolf will work with the GIS Division on incorporating layers from a couple of different existing maps to produce another version of the map and will present the new version at next week's meeting.

Wolf read through "The following report is presented for consideration by the Planning, Conservation and Parks Committee" sheet included in this packet. Item #6 will be eliminated from the list of goals and objectives on this sheet. There will now be seven total goals and objectives rather than eight. Stoffel suggested rewording item #6 rather than eliminating it entirely. Wolf will work on language for this and bring it back at the next meeting.

Spreadsheet (last page of the packet) was discussed. Changes to data on this sheet discussed. Herriges suggested removing the Town of Wayne data from the spreadsheet, as he felt the figures were misrepresentative. Krumbiegel also discussed changing or removing Strawberry Farm property in Jackson, as prices were unusually high and not representative of typical properties. Wolf stated he could make these changes, however, the formula he used to determine this was factual and correct, even if the specific numbers are random. In different areas of the County, the numbers vary drastically. Sielski suggested moving some of the information at the bottom of the spreadsheet into the actual text in order to highlight the information more clearly. Lindquist stated that the summary is the part that most people will look at. Wolf stated he will bring a modified version back to the Task Force at the next meeting.

**ELEVENTH ORDER OF BUSINESS:**

Review Draft of County Board Resolution - Dan Stoffel and Herb Wolf

Stoffel stated he doesn't have a lot to show the Task Force tonight. Three components will be involved. Reviewed what the three components are. Discussion ensued. Stoffel stated there would be a more detailed review at the next meeting.

**TWELFTH ORDER OF BUSINESS:**

Public Comment

No public comments.

Stoffel entertained a motion to adjourn **Motion by Graff, seconded by Neureuther to adjourn. Motion carried. Meeting adjourned at 9:28 p.m.**

Next meeting will be February 14, 2006.

- \* Target dates: The Purchase of Development Rights report will be scheduled for review at the Planning, Conservation and Parks Committee meeting of February 22, 2006. The report will be mailed out one week prior to that meeting for Committee review.

DWS/jw

---

Daniel Stoffel, Chairperson