

PURCHASE OF DEVELOPMENT RIGHTS TASK FORCE

November 22, 2005 – 7:00 p.m.

Room 3224, Public Agency Center

TASKFORCE MEMBERS PRESENT:

Daniel Stoffel, Chairperson
Perry Lindquist, Vice Chairperson
Scott Lofy
Mary Krumbiegel
Helmut Wagner
Tony Warren
Jon Etta
Bill Neureuther
Shawn Graff
Angela Curtes
Ike Roell

STAFF:

Herbert Wolf, Assistant Administrator
Deb Sielski
Paul Sebo
Blaine Delzer
Sue Millin
Kevin Struck
Joanne Wagner

OTHERS PRESENT:

EXCUSED ABSENCE:

Paul Bautzmann

Maurice Strupp, PCPC Chairperson
Matt Moroney, Metropolitan Builders Association

NOT PRESENT:

Kevin Dittmar
Ellen Goeller

The meeting was called to order at 7:00 p.m. by Chairperson Stoffel.

FIRST ORDER OF BUSINESS: Introduction of Guests

Stoffel welcomed the following Task Force members here for the first time tonight:

Tony Warren, West Bend Mutual
Shawn Graff, Ozaukee/Washington Land Trust

Matt Moroney of Metropolitan Builders Association was also present and welcomed.

SECOND ORDER OF BUSINESS: Approve minutes of November 8, 2005

Wolf stated that this set of minutes did not go out with the agenda due to the fact that we did not receive them from the County Clerk's office until just yesterday. The Task Force did not have the opportunity to review them prior to tonight's meeting. Therefore, Stoffel requested that approval of the minutes be delayed until later in the meeting when everyone would have some time to read them over.

THIRD ORDER OF BUSINESS: Development of Mission Statement/Goals and Objectives, Continuation from last meeting

Kevin Struck provided a PowerPoint presentation with the document available for everyone present to view. Reviewed the Goals and Objectives as discussed at the last meeting.

Perry Lindquist joined the meeting at 7:08 p.m.

At this time, the Task Force went through the list one by one (see attached copy of list). Changes were discussed and made to the document as it was reviewed. Struck stated that we can always go back and change these, as they are never written in stone. Struck stated that these statements are pretty broad and do not need to be highly detailed.

More detail will be covered further into the process. Items may even be reprioritized and renumbered as the process moves forward. Total percent of the remaining priority farmland to be preserved and year for achievement will be left blank until after Deb Sielski does the recommendation of scope and coverage of farmland target areas and potential costs presentation. Discussion ensued regarding Goal #8 - structure easements with intent that they be permanent. There was a suggestion of eliminating the bulleted item regarding escape clause for development rights buyback. Matt Moroney from Metropolitan Builders objected to eliminating that escape clause. Stoffel suggested rewording of "create a structure for an escape clause" rather than removing it entirely. Angie Curtes assisted in rewording. Consensus reached on rewording of goal #8 and the bullet point that goes with it (see reworded version attached).

Draft Program Mission Statement discussed. Suggestions and discussion ensued of changes to document. Struck will take all of the suggested changes and will put all suggested changes on paper and it will be sent out with the next agenda to be discussed again at the next meeting.

FOURTH ORDER OF BUSINESS: Overview of Staff Roles, Background and Availability

Wolf provided reminder of staff available for this task force and named them: Herb Wolf, Blaine Delzer, Paul Sebo, Sue Millin, and Kevin Struck. Technical Advisors: Debora Sielski, Assistant Administrator for Planning in the Planning and Parks Department, Mark Baron - Natural Resources Conservation Service, Dale Katzma - Farmland Heritage, DNR, Dave Russell of the Department of Agriculture, Trade and Consumer Protection, and Angela Curtes of the Ozaukee/Washington Land Trust. The Chairman will assign certain issues for discussion and review to certain staff or combinations of staff members for research, etc. Sebo asked how much input he can provide as far as directing this process. Krumbiegel stated that he should be able to comment and bring forth opinions and issues. His role would be that of an active player, but a non-voting member. Sielski asked if this was the same for technical advisors. Stoffel stated he thought they would be "more in the background"... but not actively at the table for direct input.

FIFTH ORDER OF BUSINESS: Discussion regarding upcoming meetings, task force time line and agenda items

Wolf passed around a two-page handout (see attached) which outlines the time frame and issues to be covered in the next two months. Dates for upcoming meetings have tentatively been set beyond the December 13 meeting. January and February dates have been set utilizing Tuesday evenings since the group seemed amenable toward Tuesday evenings. The time line goes through potential February meetings. The goal is to get this to the County Board by their March, 2006 meeting. Wolf stated this is an outline and things can be discussed and changed as people feel appropriate. It is possible that we are scheduling more than we can accomplish, however he prefers to put them on the agendas so that if possible, they can be accomplished. Things can always be moved to an upcoming agenda if necessary. Wolf further stated that this document can be taken home and reviewed and they can contact him with suggestions.

Graff stated that the Ozaukee /Washington Land Trust (OWLT) Counsel needs to be present for an upcoming meeting, however it is possible that he will not be available for the December 13 meeting. Discussion ensued regarding the scheduled item for December 13 regarding Property Rights - Takings Issues. Graff felt that even if the County Attorney was present, we still needed to have the Ozaukee/Washington Land Trust attorney there, due to his expertise on this matter. Suggested holding that agenda item until they could confirm a date of attendance for the OWLT attorney. Wolf stated that the County Attorney (Kimberly Nass) has a strong desire to have the Takings issue covered at the December 13 meeting. She will no doubt be unable to attend meetings past December 13, due to her baby's due date. Graff requested that the OWLT attorney be invited to a later meeting if he is not available for the December 13 meeting. Stoffel stated this may need to be dealt with "on the fly", however the OWLT attorney will be invited. Graff will call him tomorrow (November 23) to see if he is available.

SIXTH ORDER OF BUSINESS: Park and Open Space Plan

Sielski did a brief PowerPoint presentation on the Park and Open Space Plan (POSP) adopted by the County Board last year. (See attached handout). Sielski stated that everyone at the table should have previously received a copy of the POSP. She stated she was hoping that everyone had his or her POSP with him or her. Wolf stated that there are copies available on the back table to anyone who might not have one with them, and he would provide a copy to anyone who needed one. Sielski highlighted maps in the plan for review. Referred to map #14 (open space preservation element map) on page 73 of the POSP document. Also referred to map #16 on page 79 and described what it identifies. Further referred to table 24 on pages 80-82. Sielski proceeded to review the key areas of the POSP according to relevant components (per handout).

SEVENTH ORDER OF BUSINESS: Updated mapping of areas established by the Agricultural, Natural & Cultural Resources Element Work Group Process

This workgroup is part of the Smart Growth Comprehensive Planning process. Sielski provided a handout to go along with PowerPoint presentation (see PowerPoint presentation summary attached). There are nine elements to Comprehensive Planning – one of them being the Agricultural, Natural and Cultural Resources Element (ANCRE). The ANCRE work group will look at farmland preservation with detailed analysis. The focus of this work group is to develop the ANCRE element and conduct “LESA”... Land Evaluation and Site Assessment process. Ozaukee County completed this during their inventory chapter. Sielski referred the Task Force to the last page of the handout where there is a brief description of the LESA system. Sielski described how this ties in with the PDR process. Millin asked about the 2007 completion date and how it effects the work this group is doing. Sielski anticipates that the work this task force is doing will be done by that time.

EIGHTH ORDER OF BUSINESS: Walk-through of Dakota County Plan

Stoffel stated that everyone should have received a copy of the Dakota County Plan prior to this meeting and hoped that everyone had the opportunity to review the document prior to tonight. Millin provided a handout (see enclosed - "Dakota County ~ Rationale/Strategy"). There will be a farmland leg added to the Washington County version of this plan. Reviewed similarities and differences portion of the handout (on reverse of handout). Dakota County (MN) matches up very well with us, that is why we have chosen to bring it forward to compare with ours. Suggested that Dane County and Kane County are two good counties to look at as well for comparisons. Reviewed scenarios as to how Dakota County put their program together. They hired a consultant who presented 3 strategies/scenarios to achieve goals. Millin reviewed each of these strategies. Dakota County's program was built around the citizens' priorities for water quality. Millin passed around another handout highlighting acquisition costs for Dakota County. On Dec. 6 – delegates from this Committee and the Planning, Conservation and Parks Committee (PCPC) will be going to Dakota County for a visit with the Planner and other team members. Millin stated that if anyone has further questions upon review of these documents, she would forward them to Dakota County so they can have answers prior to the visit. Email questions to Sue.

NINTH ORDER OF BUSINESS: Recommend the scope and coverage of farmland target areas and potential costs

Sielski stated that this is the start of “the nitty gritty”. Feels that it is very important that everyone in the room understand the step-by-step procedure involved in this part of the process. It all builds on each other. This will take approximately 20 minutes. Sielski asked (due to the time) if it was better to get a fresh start in two weeks. Consensus was to start tonight.

The scope and estimated cost of the PDR Program in Washington County handout was reviewed (see attached) Sielski did a PowerPoint presentation. Earlier last year, the PCPC requested that Sielski provide estimated costs of Purchase of Development Rights. Map (update of Prime Ag lands envisioned under the Washington County farmland preservation plan) was handed out for review (see attached). Sielski stated that this could be reviewed, as it was done for PCPC.

The Task Force can make alternate recommendations and request different statistics. This data is on Excel spreadsheets and can be reworked according to any requests from the Task Force.

Sielski reviewed the calculations and step-by-step process she went through to determine the costs of preservation and the cost components involved (see presentation handout attached). This task force can customize this based on their needs. Reviewed the general overview/summary to this document (see attached).

Reviewed recommendation and questions (see attached). Sielski is encouraging recommendations and specifications be made by this Task Force. Determinations can be made after the Task Force gets to the point of determining exactly what they want. Lindquist stated that the map handout appears to be a "pipe dream" if we think we can save all the farmland on this map. We may need to play hardball with these communities to get them to partner with us. Zoning will need to go hand in hand with the plan, otherwise we aren't getting anywhere. Sielski stated that the map doesn't have anything to do with a suggestion as to which areas should be targeted. When suggestions of target areas are determined by the Task Force, she can run a spreadsheet very quickly.

At this point, Lindquist handed out a "food for thought" criteria list for the Task Force to look over and think about (see attached). Reviewed items on the handout. Suggested that this be thought about prior to the next meeting. Wolf stated support of this handout. Stoffel also stated support of the wording in this document. Sebo stated that there should be a roundtable of what people envision a Farmland PDR program should be. Would like to go around the table possibly at the next meeting and quiz each person with several questions about this to see what each person's vision is. Stoffel agreed that one of the bigger questions is "where do we target" and we need to get to the bottom of that soon.

TENTH ORDER OF BUSINESS: Approval of minutes from November 8, 2005

Motion by Wagner, seconded by Neureuther to approve the minutes of November 8, 2005 with no corrections or additions. Motion carried.

ELEVENTH ORDER OF BUSINESS: Public Comment

Strupp said the biggest thing is to get this through the County Board. We need to educate them so that this will not get shot down at the County Board level. Strupp further voiced disappointment in the fact that they close their eyes to these issues and are against spending anything on these programs. Present: Don Strobel. Strobel stated that he liked the progress of things tonight better than the last meeting. Stated it had a better flow tonight. Further stated that he would be in favor of a consultant to sell this. No one wants to pay the freight on this program. Also stated concern about Washington County's lack of a transportation plan. The sooner this is implemented, the better off we will be. Present: Shawn Mannie, dairy farmer in the Town of Jackson. Stated feelings that the Town Board of Jackson will not be receptive to support of this process. Nevertheless, he hopes that the southern portion of the county will not be written off right away concerning this process.

Motion to adjourn entertained by Stoffel. **Motion by Warren, seconded by Graff to adjourn.**
Motion carried. Meeting adjourned at 9:40 p.m.

Next meeting will be December 13, 2005.

Daniel Stoffel, Chairperson

DWS/jw