

# **Minutes Concord Comprehensive Planning Meeting February 5, 2008**

Minutes for Town of Concord Comprehensive Planning Meeting  
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The meeting opened at 7:00 pm with 8 citizens including Bill Ingersoll present. The element scheduled for discussion was the agricultural portion of the Agricultural, Natural, and Cultural Resources Element. The new planner from Ruekert-Mielke, Bruce Kaniewski, was also present and introduced himself. Bill informed everyone that Vanessa Kuehner had completed a draft of all plan elements before leaving Ruekert-Mielke. A copy of the entire draft is on the Town website.

Bruce began by outlining what he felt would be the steps needed to complete the plan:

1) Complete the land use element which was never completed. 2) Discuss the elements which have not been discussed yet. 3) Schedule public hearings to review the plan. He noted that the following must be notified of the hearing and receive a copy of the plan at least 30 days prior to the public hearing: the county, the DNR, the DOT, neighboring towns and villages, and the school districts which serve the town. Several citizens noted that they would like to review the draft copies of all the elements on a systematic basis prior to the final public hearing.

Randy Callison, who was not present, requested that the subject of gravel pits be discussed in conjunction with the Natural resources element. Suggestions were made to research and identify in the plan areas of the town where non-metallic resources are present. It was decided to leave further discussion for a later date when natural resources would be discussed.

The Agricultural Element was then discussed beginning with a review of the goals and objectives outlined in the draft. Bruce Kaniewski noted that implementation policies within the plan need to speak to the goals outlined in each element.

There was a fair amount of discussion regarding the maximum 3 splits allowed for rural residential zoning for nonprime ag areas. Dale pointed out that if all the allowable splits were exercised, that could have a dramatic impact and could double the population of the town. While historically the number of splits per year has been small, development pressure from the east could change that. Suggestions were made to consider that the plan recommend a maximum of 2 splits rather than 3 in these areas. In order to implement this change the town board would need to enact an ordinance to that effect. Several people felt that the majority of the townspeople would be against such a recommendation. Bill stated that the town board may opt not to enact such an ordinance even if it was recommended in the plan. It was suggested that along with a decrease in the maximum splits, an increase in the maximum lot size from 2 to 3 acres could be considered as an alternative which would increase the value of the lots. It was decided to identify this issue as one of the "hot topics" for further discussion and more input from the public.

In the discussion of the "implementation" section of the agricultural plan, Bruce recommended that the information should include the number of farms in the town which participate in the Wisconsin Farm Preservation Program. Bill said he would gather that information.

