

# Welcome

- Jefferson County's "Smart Growth Plan" covers Concord and other towns in Jefferson County
- This meeting is to discuss work on the Concord Town Plan.
- Concord can develop a town plan that fits under the umbrella of the Jefferson zoning plan. For the most part that means we can be stricter than the county.
- Other concerns such as roads and taxes would be better addressed at the Budget Hearing and the Annual Town Meeting.

# Concord is under Jefferson County Zoning

- In the 1970's Towns in Jefferson County gave the zoning responsibility's to the County.
- In 1999 Jefferson County put a great deal of effort into developing a comprehensive plan that covers all of the towns as well as the county for the comprehensive planning law.
- Planning done by Concord must come under the umbrella of the county plan. Our plan can not conflict with the county plan. We can be stricter in some areas and endorse the county plan.

# Public involvement is the key to success of a community plan. With out strong citizen support a plan can not stand. Jefferson County had hundreds of meeting while creating the plan

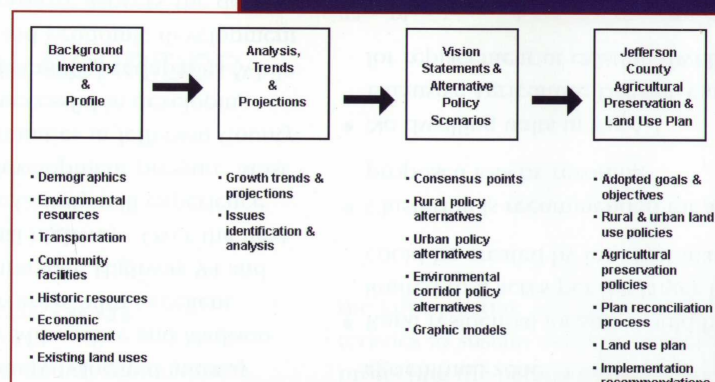
## Public Involvement Key to Developing Plan

The development of the Jefferson County Agricultural Preservation and Land Use Plan included an extensive public involvement process. Discussion of the Plan began in 1994 with a series of county-wide workshops to discuss key long-range growth, land preservation and development issues. Public meetings were conducted in each quadrant of the County and with all units of government. The public dialog identified a range of planning issues and stressed the need for a county-wide plan. Jefferson County selected a planning consultant and appointed a 20-member Steering Committee to guide the development of the Plan. All meetings of the Steering Committee were "open meetings" with opportunities for public involvement.

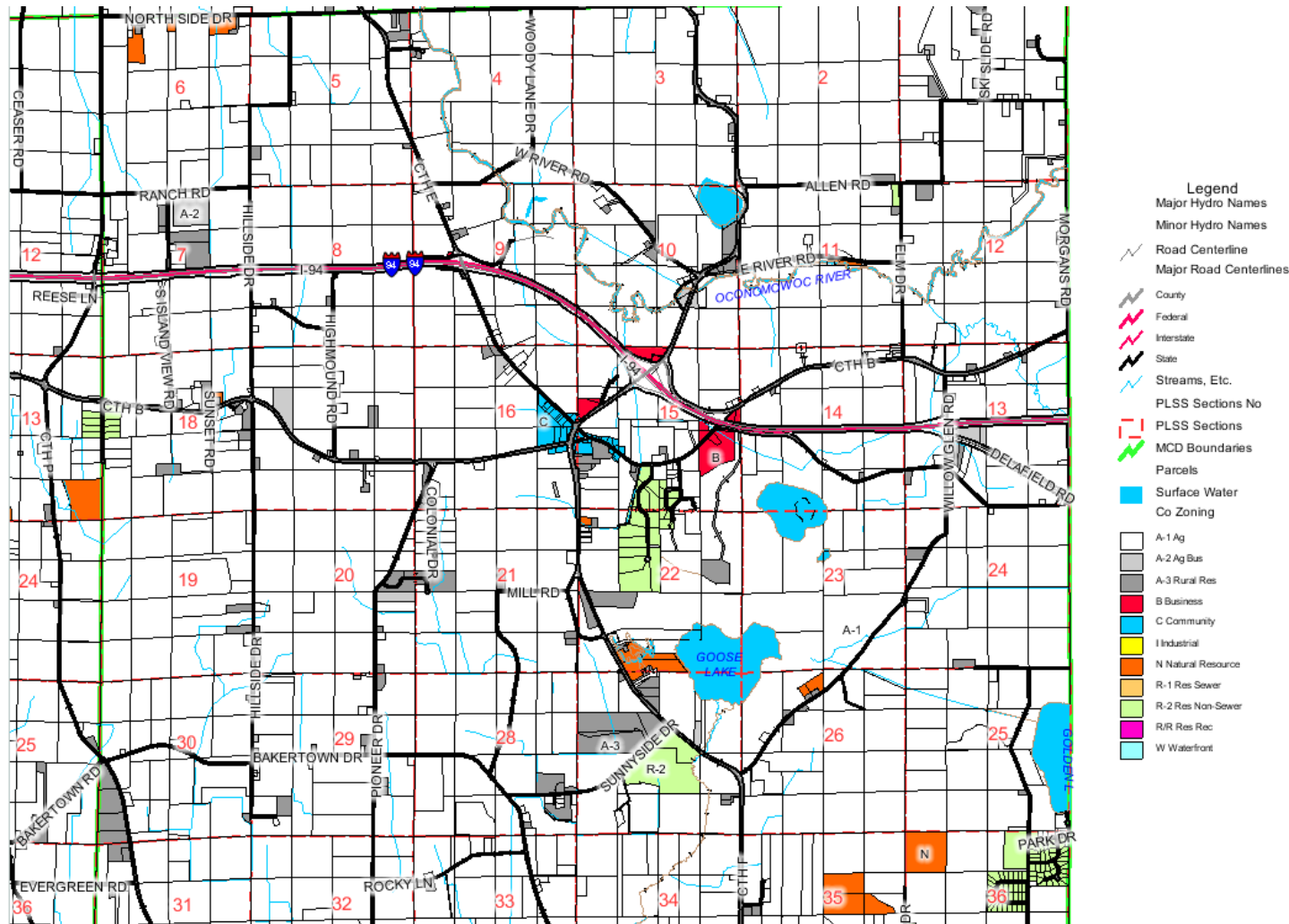
Through the use of participatory tools and techniques, there was an extensive effort to involve as many citizens as possible throughout the planning process. There were numerous town, quadrant and countywide public meetings to get input and review the plan at various stages. Other citizen participation mechanisms included public surveys, workshops, visioning sessions, and a variety of public information and open house meetings.

The Community Survey clearly stressed the need for a plan which favored land use policies to guide rural development.

- 90% of respondents support implementation of zoning and other regulations to protect environmental areas
- 88% of respondents support preserving prime agricultural land
- 87% of respondents support land use policies and regulations that emphasize preserving the rural and agricultural character of the countryside
- 72% of the respondents support cluster development with landscaped buffering



Most of Concord is zoned A-1 agricultural on the county plan (*all the white area on the map*)



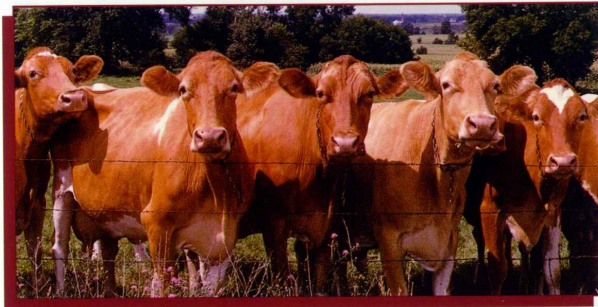
# Jefferson County's agricultural preservation plan

- *The Jefferson County Board finds that development in rural areas and changes in agricultural technology, practices, and scale of operation have increasingly tended to create conflicts between agricultural and other uses of land. The County Board believes that to the extent possible, consistent with good land use planning and environmental protection, the County's land use and zoning regulations should not hamper agricultural production or the use of modern agricultural technology.*
- Agricultural preservation areas include all of the rural portions of Jefferson County that are outside of planned Urban Service Areas or designated Rural Hamlets.
- *Concord has a rural hamlet*

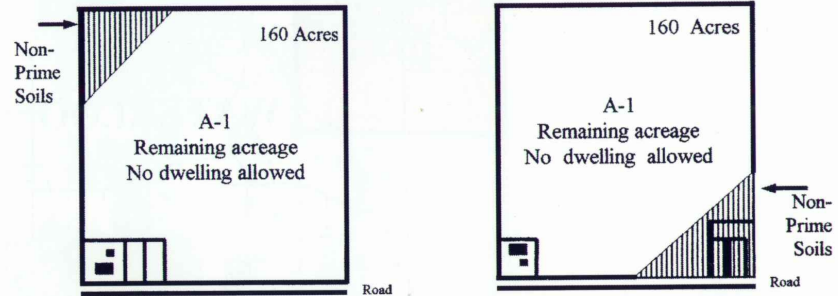
## *Key features of the recommended Agricultural Preservation policies include:*

- No new dwellings in the A-1 Exclusive Agriculture District, except for replacement of existing dwellings.
- All new homes would require zoning out of the A-1 Exclusive Agriculture District to the A-3 Rural Residential District.
- Retain the 3 lot maximum in the rural residential zone for nonprime agricultural land areas, or a prime ag land option for 1 to 2 lots dependent on whether the parent parcel is less than 50 acres or 50 acres or greater. Clustering is recommended for all proposed lots.
- For purpose of determining the number of small lots, the parent parcel is all contiguous A-1 zoned property under the same ownership.
- Rural residential lot size would be limited to 2 acres per lot with possible lot combinations for a larger lot on nonprime lands (substitute one 6 acre lot for three 2 acre lots).
- Definition of prime ag land the same as 1978 plan.
- Rural residential lots could not be re-divided.

# What can I do on my land as a result of these new policies?



## Parent Parcel Greater than 50 Acres with Existing Dwelling



All Prime Soils or Non-Prime Unavailable

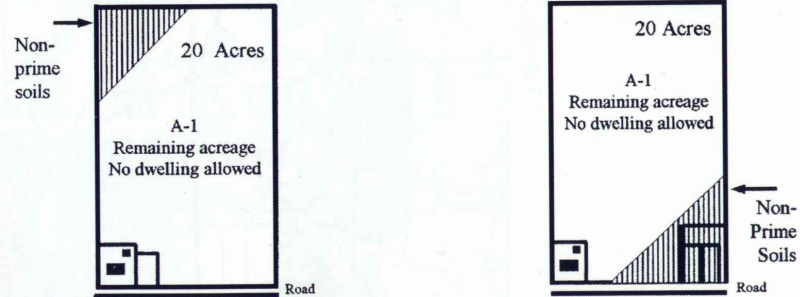
A maximum of 2 rural residential lots in prime soil

Non-Prime Soils Available

A maximum of 3 rural residential lots in non-prime soils

\*Two acre maximum lot size, however option available to combine lots to create a larger lot size  
Existing dwelling (pre-1978) could be divided off without counting against the total number of divisions

## Parent Parcel 50 Acres or Less with Existing Dwelling



All Prime Soils or Non-Prime Unavailable

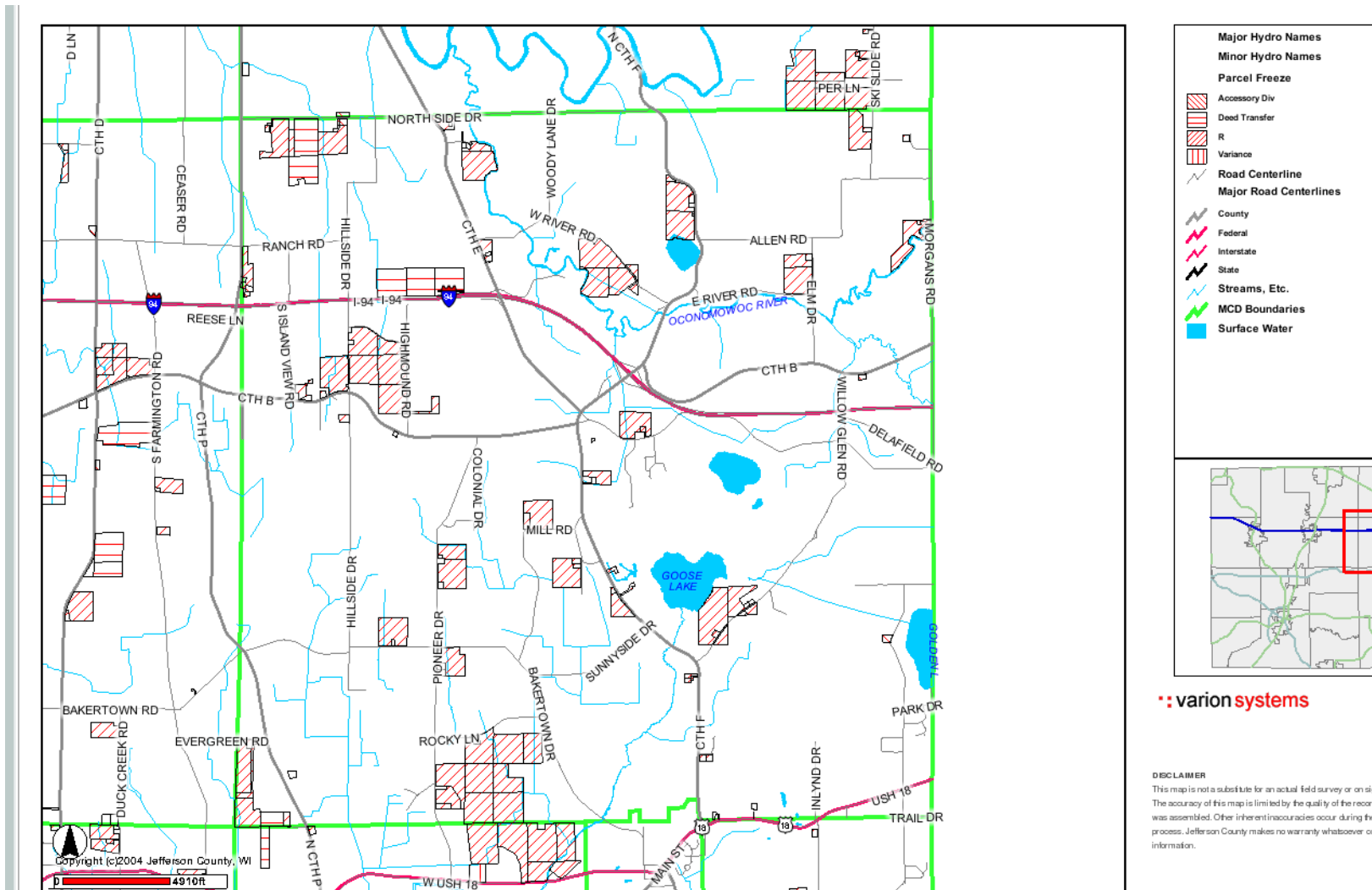
Only 1 rural residential lot in prime soil

Non-Prime Soils Available

A maximum of 3 rural residential lots in non-prime soils

\*Two acre maximum lot size, however option available to combine lots to create a larger lot size  
Existing dwelling (pre-1978) could be divided off without counting against the total number of divisions

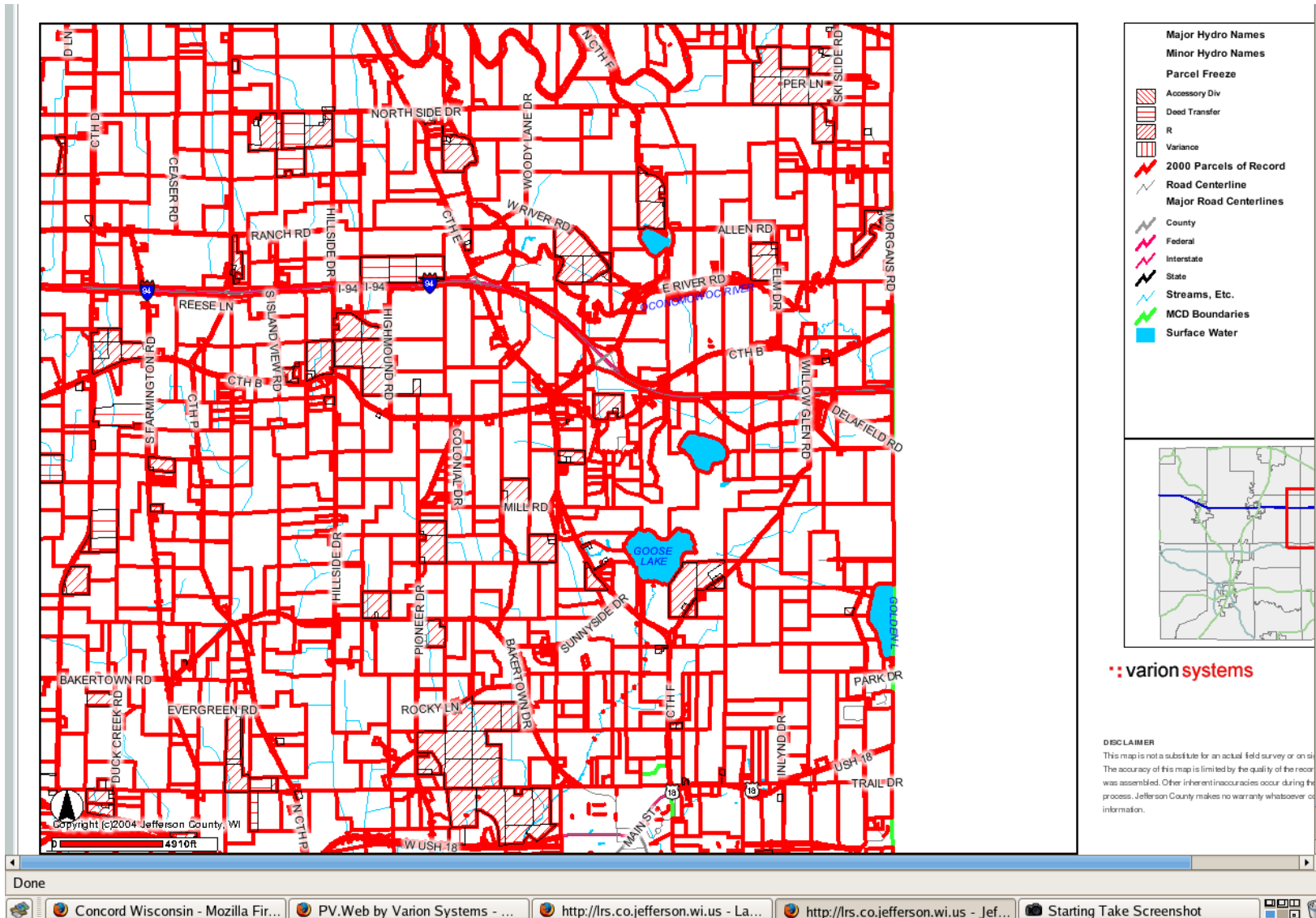
# Parcels with freezes after allowed splits





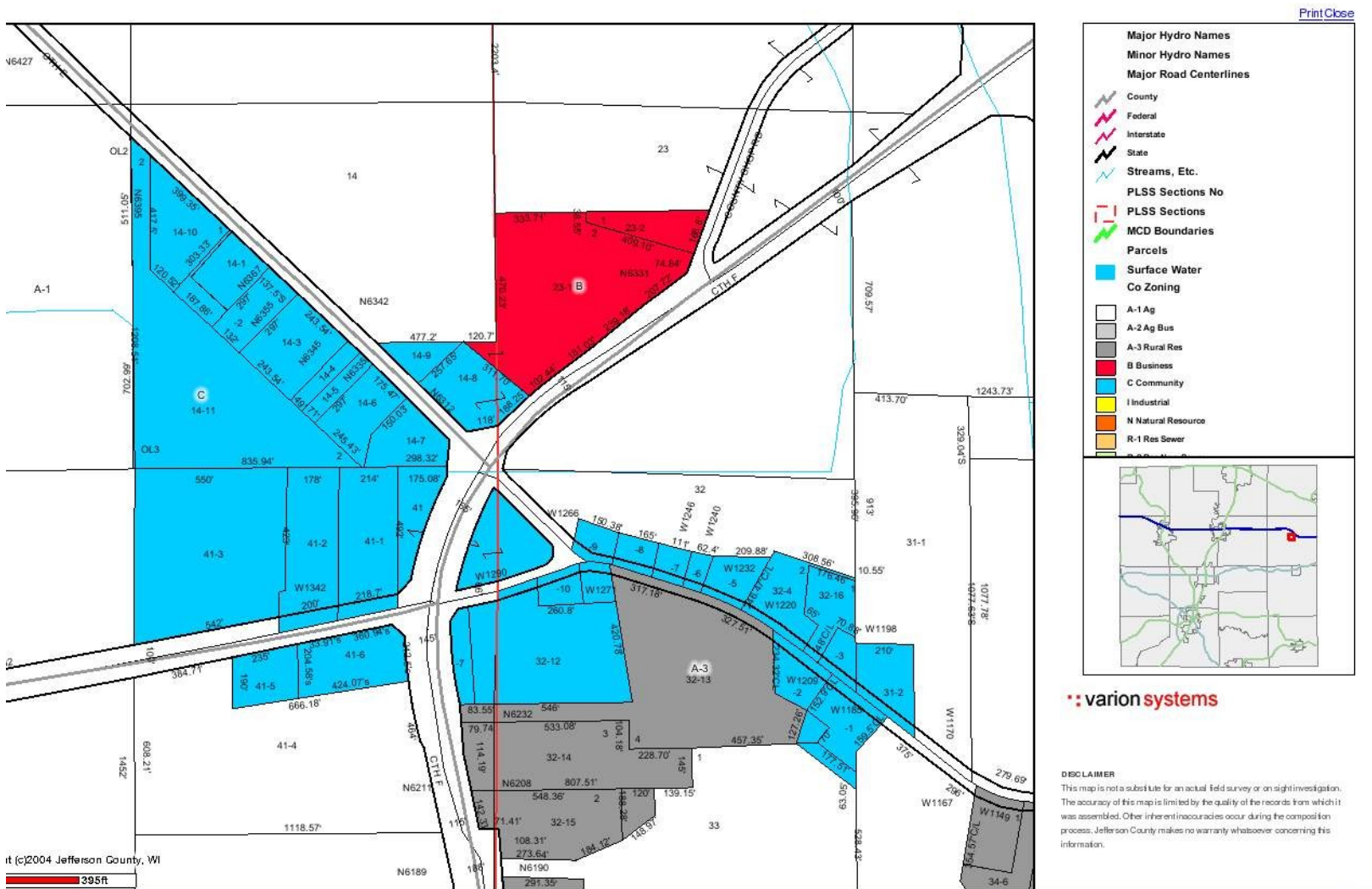
# Parcels of Record

## Many have not yet had their splits



# Concord's Community Zoning -Rural Hamlet (blue area)

As Richard Rienders has noted county zoning allows many uses in this area and it is a an area for careful planning.



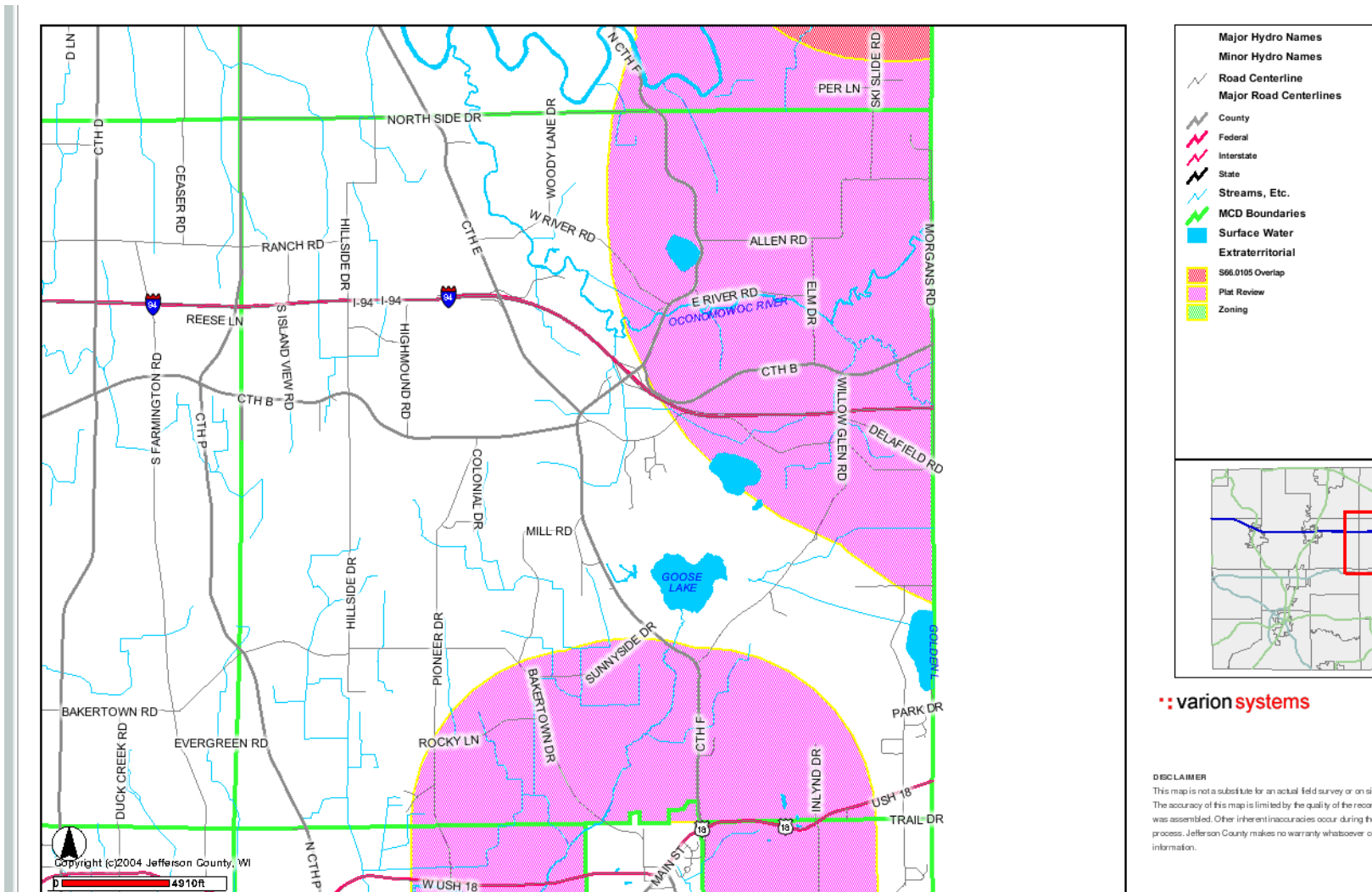
# The Rural Hamlet under the county plan

- *A "rural hamlet" is existing and possible future residential and business development in a rural area that is not served by public sanitary sewer. The Plan recommends limited growth and development based on policies which regulate the type and location of development and are consistent with adopted Town Land Use Plans.*

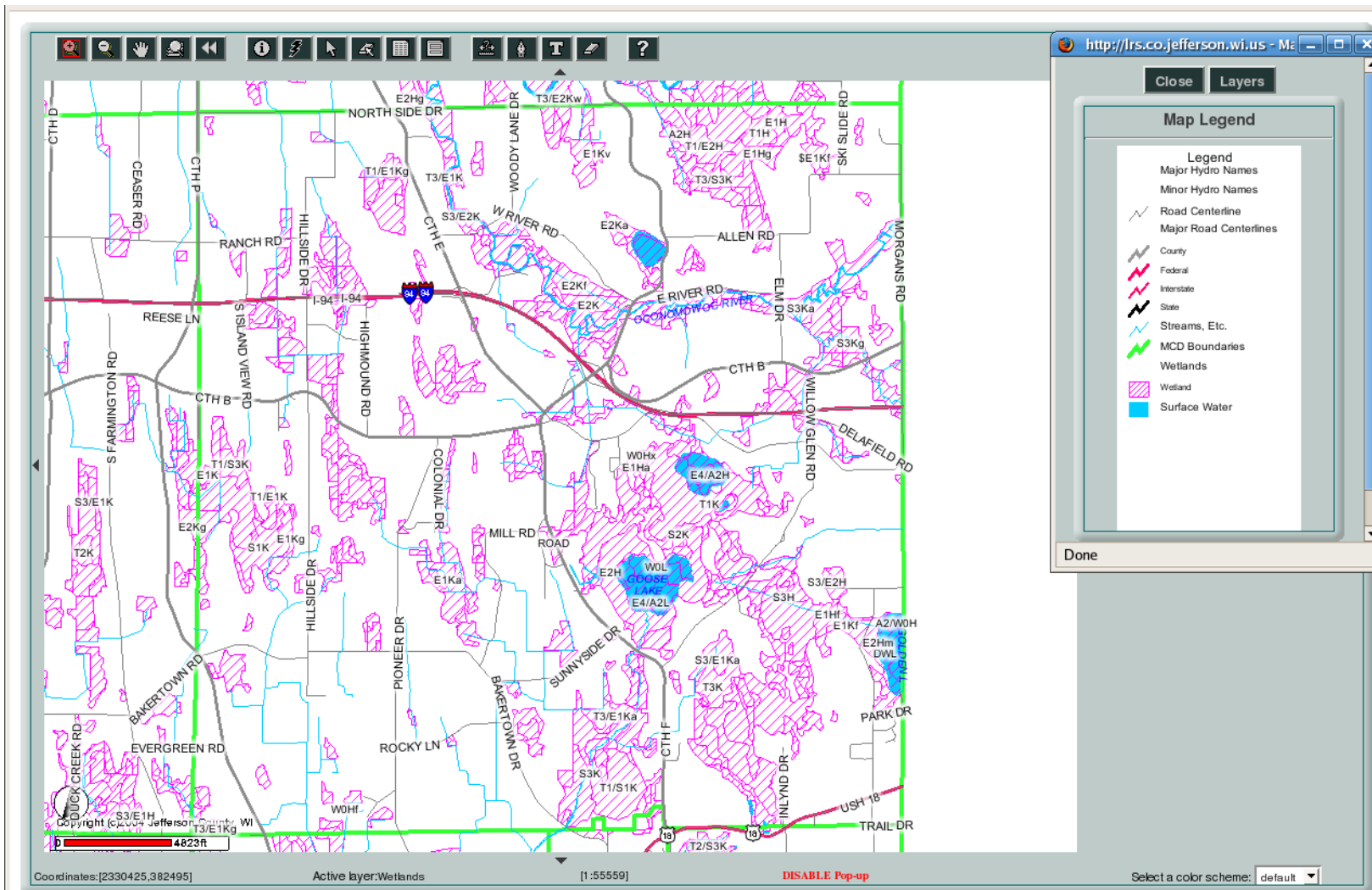
*Key features of the recommended Rural Hamlet policies include:*

- The land should be within the delineated growth boundaries of one of the designated rural hamlets or an area of existing higher density designated by an approved town plan.
- Access to the land proposed for rezoning should not divide farm fields or result in creating parcels that are difficult or noneconomic to continue farming.
- Infill development adjacent to existing housing is encouraged.
- Land under single ownership that is proposed for non-agricultural development should have a comprehensive site development plan prepared by the landowner showing the long-range use and conceptual site plan for the entire ownership parcel.

# Extraterritorial Plat Review (pink area)



# Concord has wetlands

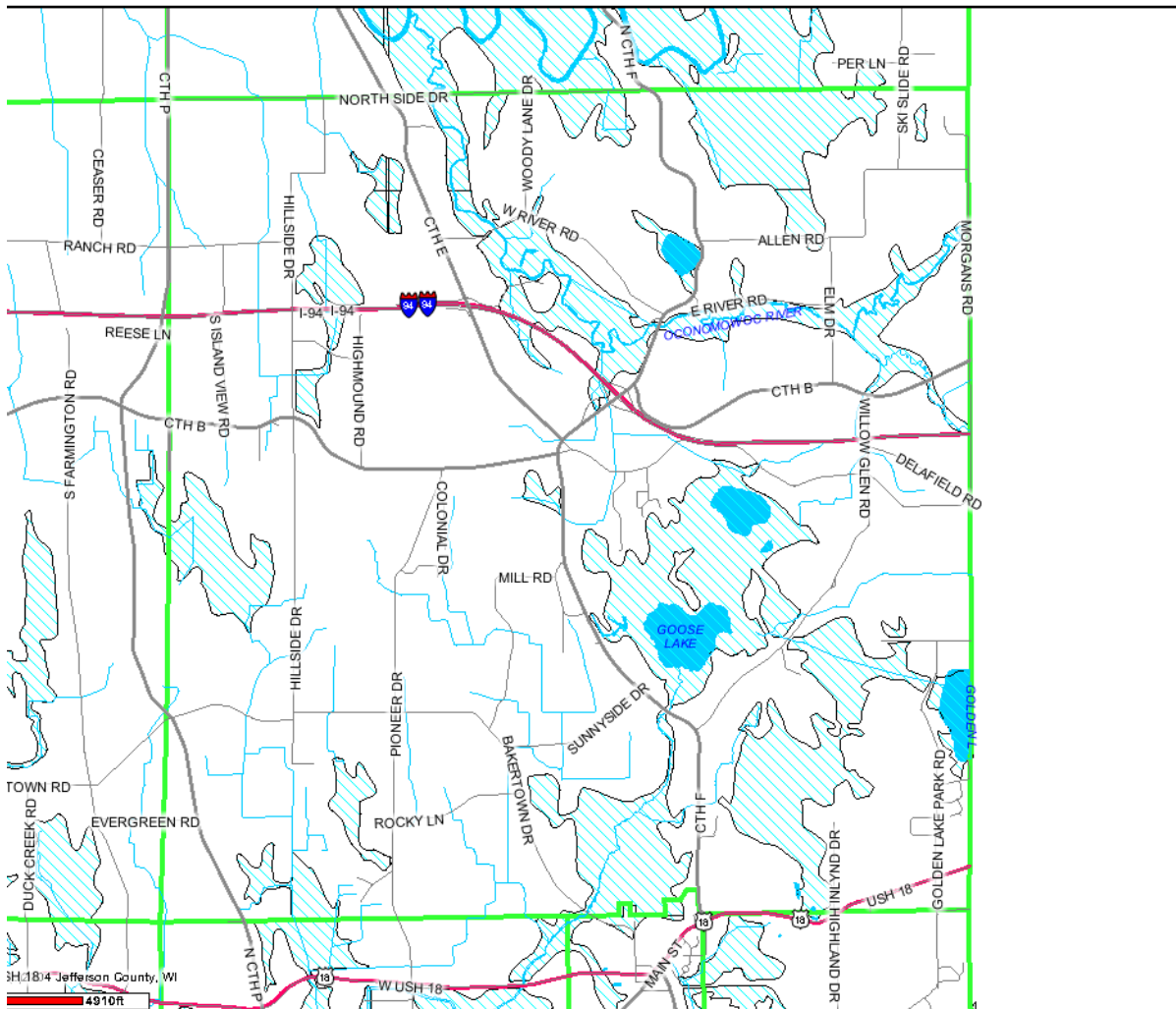


# ***Key features of the recommended Environmental Corridor policies include:***

- *Environmental corridors should be treated as "overlay districts "in which additional regulations are applied to the underlying zoning.*
- Development densities within the designated environmental corridors should not be greater than one dwelling unit per 10 acres, (not exceeding the number of lots allowed in the A-3 Rural Residential District).
- WDNR-delineated wetlands and 100-year floodplain land should not be used in calculating allowable densities.
- All proposed nonagricultural development within the corridors should be subject to site plan review to determine the potential impact on the environment.
- No buildings should be constructed within 75 feet of WDNR-designated wetlands or navigable bodies of water.

# Flood Plains

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**Major Hydro Names**  
**Minor Hydro Names**

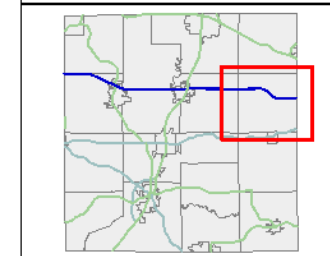
**Road Centerline**  
**Major Road Centerlines**

County  
 Federal  
 Interstate  
 State

Streams, Etc.  
 MCD Boundaries

**Floodplains**

IN  
 Surface Water



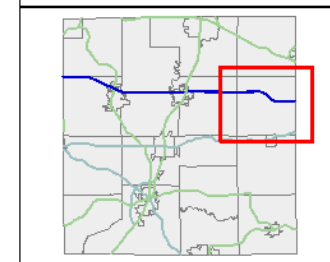
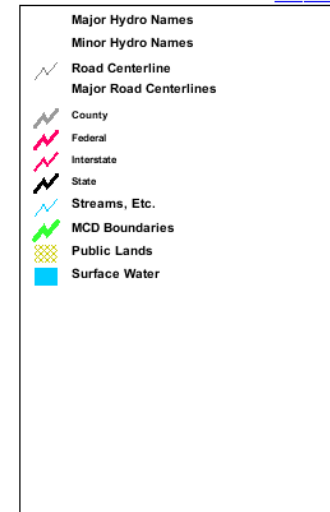
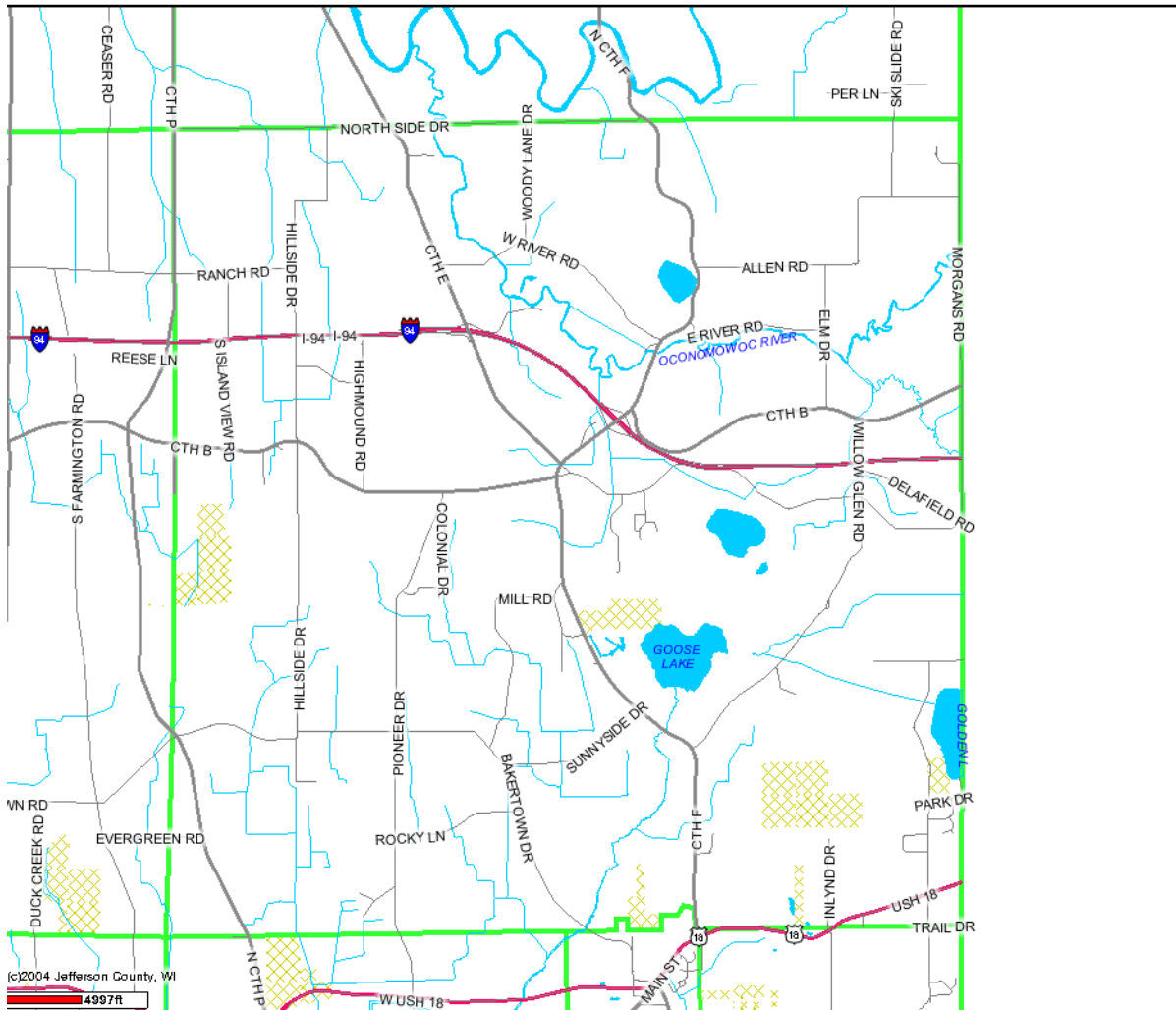
varion systems

**DISCLAIMER**  
 This map is not a substitute for an actual field survey or on sight investigation. The accuracy of this map is limited by the quality of the records from which it was assembled. Other inherent inaccuracies occur during the composition process. Jefferson County makes no warranty whatsoever concerning this information.



# Public Lands

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varion systems

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