

## **Concord Comprehensive Planning Meeting (May 6, 2008)**

Minutes for Town of Concord Comprehensive Planning Meeting

May 6, 2008

The meeting opened at 7:00 with 10 citizens including Town Chairman Bill Ingersoll present. Bruce Kaniewski, the planner from Ruckert-Mielke, had written a draft of the Land Use Element which he presented at the meeting. Bruce began by pointing out that the future projected growth of the town is predetermined to an extent by the Jefferson County Land Use Plan and by Jefferson County Zoning. He pointed out the following projections which exist under the current zoning:

- 1) If land splits in the town continue at their historic average of 8 splits per year, by 2025 this could result in 190 new housing units on 285 acres of land with a population increase of 513 people.
- 2) If all available land splits in the town were exercised, this could result in 538 new housing units on 1400 acres of land and a total population of 3459 by the year 2025.
- 3) If all undeveloped acreage in the hamlet were developed, there would be a potential for 90 new 1 acre lots in the hamlet.

Bruce then went on to present the text of his draft beginning with a breakdown of current land uses in the town. He stated that the lack of sewer limits the creation of multifamily housing units in the town and that this point should be addressed and explained in the plan. Bill suggested that the Mobile Home Park be listed as a separate category of land use as this would indicate the presence of affordable housing in the town. Richard Reindeers stated that he felt the town needed to consider the need for a future sanitary sewer system to accommodate future growth in the hamlet area.

The discussion then turned to projected future land use. The draft stated that the town should concentrate future development in the hamlet area. Several points were made in regards to this statement: under current zoning, the town has no control over where development occurs and has no way of forcing development to occur preferentially in the hamlet; spreading growth throughout the town would have less impact than concentrating it in one place; the wording in the current draft may indicate that the town would like to increase development in the hamlet and this is not necessarily true.

Much discussion regarding the hamlet followed. Bill indicated that based on previous surveys and visioning sessions, he feels the majority of the people in the town would like the hamlet to remain the same and would not like to see a dramatic increase in development. Richard Reindeers felt that the hamlet should be increased in size, should include the area around I-94 and CTH-F, that the town should try to encourage warehouse type businesses, and consider a future sanitary sewer system to attract such businesses which he feels would be economically beneficial to the town.

There was brief discussion on limiting allowable lot splits from 3 to 2 to help decrease projected future development. Bill felt this was not fair to the farmers whose retirement is basically tied to their ability to sell these lots. It was pointed out that the county has been discussing the use of Conservation Easements or Purchase of Development Rights as a way to control slow development in rural areas, and this method would not be a financial burden to the landowners.

Dale Konle suggested that at this point in the planning process, this topic and other controversial topics that have come up through the past year should be presented to a larger portion of the community to reach an ultimate decision.

It was decided that the draft of the Land Use Plan at this point should be revised and represented at the next meeting which will be June 2, 2008.