

# Concord Comprehensive Plan Questionnaire Results

The results of the Concord comprehensive planning questionnaire are as follows.

## Question 1 - A state-proposed Park and Ride at the I-94/ CTH F interchange

- a. Full support Park & Ride: 20 (7.9%)
- b. Support with shared maintenance: 28 (11.1%)
- c. Support with no responsibility: 55 (21.8%)
- d. Do not want Park & Ride: 149 (59.1%)**

## Issue # 2 Expansion of the hamlet

- a. Hamlet expansion: 74 (29.4)
- b. no hamlet expansion 178 (70.6%)**

## Issue # 3 Limiting Land Splits

- a. Support limiting lot splits 138 (54.7%)**
- b. Do not support limiting lot splits 113 (45.3%)

## Town of Concord Comprehensive Planning Questionnaire

In December, 2006, the Town Board hired Ruckert-Mielke, a firm providing municipal planning services, to help in preparing a *Comprehensive Land Use Plan* for the Town of Concord which will direct future development in the Town. A group of citizen volunteers has been meeting on the first Tuesday of each month to help with the planning process. Much of the research and writing that has gone into the plan has been done by these volunteers. [Copies of minutes](#) from these meetings and a draft of the plan can be obtained on the Town web site: <http://www.concordwisconsin.org/> or by contacting the Town Clerk, Lloyd Zastrow at 262-593-8945.

The *Comprehensive Plan* is nearing completion, and three issues have been identified for which broader public input is desired before incorporating them into the Town Plan. These issues are as follows:

1. A state-proposed Park and Ride at the I-94/ CTH F interchange
2. Expansion of the hamlet to include the I-94/ CTH F interchange
3. Adopting more restrictive policies than County Zoning regarding A-1 lot splits

The following pages include background information and statements supporting or opposing each issue. These statements were compiled by a group of citizen volunteers comprised of persons both in support of or opposition to each issue. The final page is a Questionnaire Answer Sheet. Please fill this out and return it to the Town Clerk by December 5, 2008, using one of the options listed below. An informational meeting will be held on Tuesday, December 2, at 7:00 p.m. at the Community Center for those desiring additional information. Questionnaires may be completed and returned at this meeting.

The inclusion of these issues in this questionnaire in no way reflects either support for or opposition to the issues by the Town Board.

## **Issue #1: The state-proposed Park and Ride**

**Background information:** The state is proposing a Park and Ride at the I-94 / CTH F interchange on a piece of state-owned property on the northeast corner of the interchange between CTH-B and the westbound off ramp at CTH F. The plan includes 31 regular and 2 handicap spaces with the potential for an additional 35 spaces in the future. The project is scheduled for 2012. This proposal was rejected by the Town Board in March, 2004, and again in October, 2008. Objections were that the Town would have had the responsibility and cost of maintaining the Park and Ride lot. The proposal is still in place but the state cannot go forward with the project without a maintenance agreement in place. To date, both the Town of Concord and Jefferson County have been approached by the state and both have declined to accept maintenance responsibilities. A summary of a typical 15 year maintenance contract as proposed by the state is as follows:

Lot construction: The state would construct the lot at its own expense and install a sidewalk, bike rack, trash receptacles and directional signage.

Lighting: The state would install a lighting system. The maintaining municipality would be responsible for providing electricity and maintaining the system.

Signs and landscaping: The municipality would be responsible for lot signage and landscaping.

Lot maintenance: The municipality would be responsible for removal of snow, ice, dirt, and debris; mowing grass; maintaining the drainage system; repainting parking lines; replacing damaged trash receptacles; signage replacement; landscape upkeep; and graffiti removal.

Lot rehabilitation: Resurfacing or replacement of the lot surface would be done by the state.

Liability: Both the state and the municipality would be liable for claims of injury to persons or property which arise out of negligence of their officers or employees.

### **Reasons to support a Park & Ride:**

- 93% of Concord residents work outside the Town.
- The Town is part of the “pollution abatement area.” The Park & Ride would encourage carpooling and decrease pollution.
- It could be used as a bus stop thereby providing easy access to mass transit.
- It would bring in people from other areas who may then utilize the services of local businesses.

### **Reasons to oppose a Park & Ride:**

- The Town may have to maintain the facility. Maintenance costs are unknown. Previous

estimates were \$2500 to \$5000 per year after the initial costs of landscaping and signage.

- Concord residents may be paying for a facility used by non-residents.
- There may be problems with criminal activity such as vandalism and theft.
- It may increase congestion at the interchange.
- Aesthetically, it would detract from the rural surroundings.
- Joy Park, 1 mile north of the interchange on CTH F, while not specifically identified as a Park and Ride, is used as such and is maintained by the County.
- Dahnert Park, the Community Center, and the old Town Hall all have parking available for town residents who wish to park for the day and carpool.

**Issue # 2 Expansion of the hamlet to include the area surrounding the I94/ CTH F interchange if this would be allowed by the County in the future.** (Note: The Town cannot expand the hamlet without approval by the County and amendments to the *Jefferson County Agricultural Preservation and Land Use Plan* and the *Jefferson County Zoning Ordinance*.)

**Background information:** The current Town of Concord rural hamlet is approximately 120 acres centered on the CTH B/ CTH F intersection (shown in the area outlined in black on the map below). This area was designated by the 1999 *Jefferson County Agricultural Preservation and Land Use Plan* to accommodate limited residential or business development. Wetlands (areas with diagonal shading) are excluded from the hamlet area.

**Current Zoning:** Light gray is Community zoning (C) which allows for a wide variety of uses including residential and light business, black is Business zoning (B), dark gray is Rural Residential (A-3), white is Exclusive Agricultural (A-1). All developable land in the hamlet may request rezoning to accommodate business or residential development. (Note: while the (C), (B), and (A-3) zonings allow for development, some of these areas are not yet developed.)

**Current Land Use:** About 50 acres in the hamlet area have been developed and uses include residential, industrial, commercial, and public institutional. The remaining 70 acres could provide for further development.

**Reasons to answer YES (support Hamlet Expansion if allowed by the County in the future):**

- Expanding the hamlet to include the I-94/ CTH F interchange would place development along I-94.
- Businesses would be more attracted to the area along I-94 and more likely to locate there than in the current hamlet.
- Business development may increase the tax base.

- More businesses in the Town would decrease the cost to residents of accessing business services.
- Businesses may supply additional employment opportunities for Town residents.

**Reasons to answer NO (oppose Hamlet Expansion if allowed by the County in the future):**

- Expanding the hamlet to include the I-94/ CTH F interchange would place development along I-94.
- Businesses would be more attracted to the area along I-94 and more likely to locate there than in the current hamlet.
- Business development may require more expense in services and infrastructure.
- There is useable acreage in the current hamlet on which businesses could locate.
- Expanding the hamlet and allowing development at the interchange may set a legal precedent for further development.
- Most of the land surrounding the I-94/ CTH F interchange is owned by individuals who do not live in the Town. In the last few years, these individuals have purchased several hundred acres surrounding the interchange for millions of dollars above its market value.
- Development may detract from the rural character.

**Issue # 3 Limiting Land Splits on parcels zoned A-1 (Exclusive Agricultural)**

**Background information:** Many parcels of agricultural land in Concord qualify for splitting off up to 6 acres for up to 3 residences under Jefferson County zoning rules. The County zoning department estimates Concord could add an additional 520 residences under these rules. This would increase Concord's present 757 households by 72%. Under County zoning rules Concord is allowed to be more restrictive. Because of the significant impact of such a large housing increase, it has been proposed that Concord limit the new residences to 2 instead of 3 but *not change* the allowable six acres that can be split off. This would reduce the increase in new households by a third to 346 but allow for larger lots. (Note: The preceding figures are close approximations based on information provide by Jefferson County and the U.S. Census.)

**More information and discussion:**

County zoning is intent on preserving farm-ability. Several factors go into determining if you can split your land for residential development under county zoning. Here are some primary factors.

\* Zoning – must be zoned A-1 (Excusive Agricultural)

- Size of your land parcel

- Soil type (prime vs. sub-prime agricultural land)
- Road access for new lots
- Wetlands, natural resource corridors, and woodlands
- Slope of your land
- Previous land splits on your land

For more information you can visit the Concord website (<http://www.concordwisconsin.org>) and click on "[land splits](#)" on the front page, or for specific information about your property, call the County zoning office at 920-674-7130.

**Reasons to answer YES (support limiting land splits):**

- Limiting residential housing may minimize potential increases in infrastructure needs and maintenance costs. ([further information](#))
- The higher quality of living in a low density community near jobs could make two 3 acre splits worth more than three 2 acre splits. This action shows that our community is really interested in preserving our quality of life and that we have responsible management.
- Fewer residences may result in less traffic making farming, biking, walking, and other road use safer.
- Concord will remain a small, friendly community with the desired rural character.

**Reason to answer NO (oppose limiting land splits):**

- It may be unfair to farmers to limit the number of residential lot splits as this could decrease the overall monetary value of the lots they could sell. i.e.: two 3 acre splits may be worth less than three 2 acre splits.
- Many farmers have already exercised all of their splits and it would be unfair to penalize those who have not.
- The retirement income of many farmers is in the value of their land. Limiting lot splits may decrease their land value and unfairly decrease their retirement income.

**Questionnaire Answer Sheet**

(Please return by Dec. 5, 2008 using one of the options indicated on page one.)

**1. Do you support the state proposal to construct a Park and Ride lot at the I-94/ CTH F interchange? ( please circle only one response )**

- a. I fully support the state-proposed Park and Ride lot at the I-94/ CTH F interchange.
- b. I support the Park and Ride if the Town can develop a shared maintenance agreement with a neighboring municipality or with the County.
- c. I support the Park and Ride only if the Town is not responsible in any way for maintenance or the costs of maintenance.
- d. I do not support the Park and Ride under any circumstances.

**Comments:** \_\_\_\_\_  
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**2. Would you support expansion of the hamlet to include the I-94/ CTH F interchange if the County were to allow such an expansion in the future? ( please circle only one response )**

- 1. **Yes**, I support the expansion of the hamlet to include the I-94/ CTH F interchange.
- 2. **No**, I do not support the expansion of the hamlet to include the I-94/ CTH F interchange.

**Comments:** \_\_\_\_\_  
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**3. Do you support reducing the maximum number of allowable lot splits on agricultural land zoned A-1 from three splits to two splits. ( please circle only one response )**

- 1. **Yes**, I do support limiting lot splits beyond the limits currently set by the County.
- 2. **No**, I do not support limiting lot splits beyond the limits currently set by the County.

**Comments:** \_\_\_\_\_  
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