

## **Comprehensive Plan Public Hearing Minutes (June 23, 2009)**

Town of Concord Comprehensive Land Use Plan

Public Hearing Minutes

June 23, 2009

The meeting was called to order at 7:10 by Town Chairman Bill Ingersoll.

The first item discussed was the changes made to the areas of the plan addressing factory farms. In researching the issue further, the Town does not have the jurisdiction to prohibit factory farms. Location and siting of large scale farm operations referred to as CAFOs (Concentrated Animal Feeding Operations) is governed by Wisconsin's Livestock Facility Siting Law and by the DNR. The plan now states that the Town Board will investigate any applications for CAFOs to ensure they are in compliance with the siting law.

The remainder of the meeting addressed the provision in the plan for limiting lot splits from 3 to 2 on nonprime land. A number of citizens are concerned that this may be an undue hardship on just a few people and that it would be unfair to farmers who depend on these splits for retirement income.

Those in favor of limiting splits argued that the planning group had agreed upon a process for resolving issues which they could not reach a consensus on during the planning meetings. It had been agreed that a survey be sent out to all Town residents to achieve broader public input on these non-consensus issues. This survey, sent out in November, 2008, indicated that 54% of respondents favored limiting lot splits. Those in favor of limiting lot splits felt that since this was the agreed upon way to resolve the issue, the results of the survey should be honored, and provision for limiting lot splits should remain in the Plan.

Bill Ingersoll suggested that there could be a "grace" period before the lot split provision goes into effect. All land owners could be notified that the provision would become effective by a specified date. If the land owner wished to retain his right to 3 splits, he would need to supply the Town Board with a letter stating this. The Town Board would maintain a list of all landowners who submitted their request by the specified date.

The Comprehensive Land Use Plan will be considered at the next Town Board meeting on July 13.

Respectfully submitted,

Sally Williams, Plan Commission Secretary