

Jefferson County Agricultural Preservation and Land Use Plan

- Jefferson County's “Plan” covers Concord and other towns in Jefferson County
- 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.

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.
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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 meetings while creating the plan

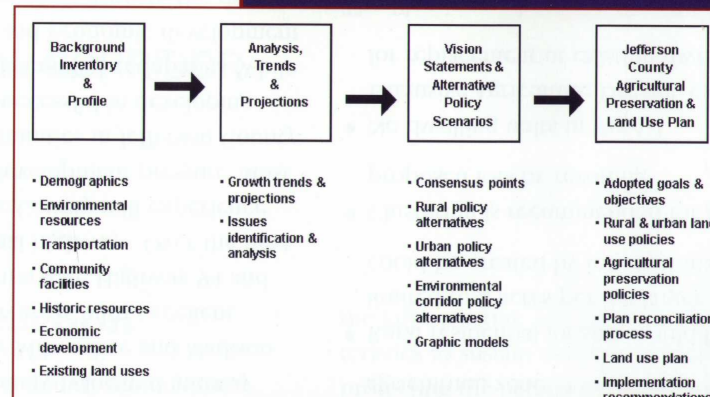
Public Involvement Key to Developing Plan

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.

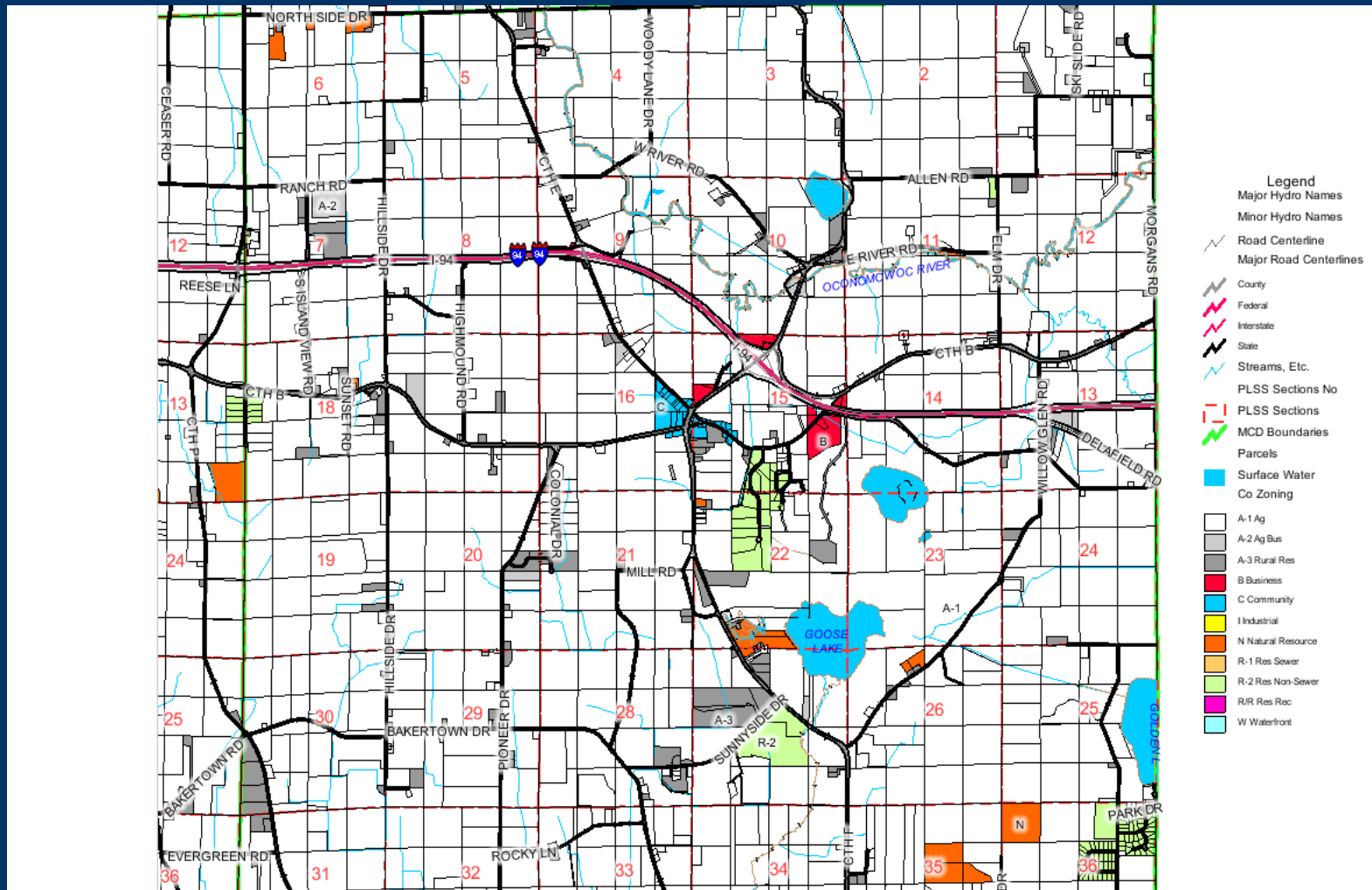
Through the use of participatory tools and techniques, there was an extensive effort to involve as many citizens as possible throughout the planning process. There were numerous town, quadrant and countywide public meetings to get input and review the plan at various stages. Other citizen participation 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)



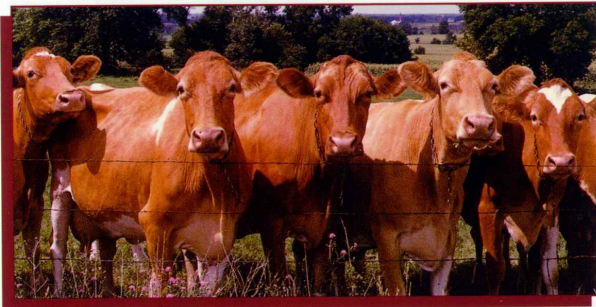
Jefferson County's agricultural preservation plan

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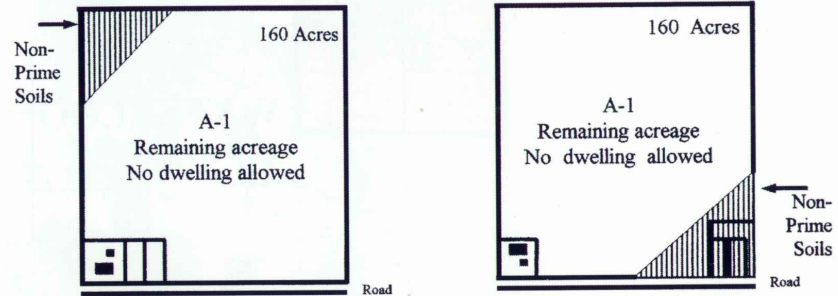
Key features of the recommended Agricultural Preservation policies include:

- 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.
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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

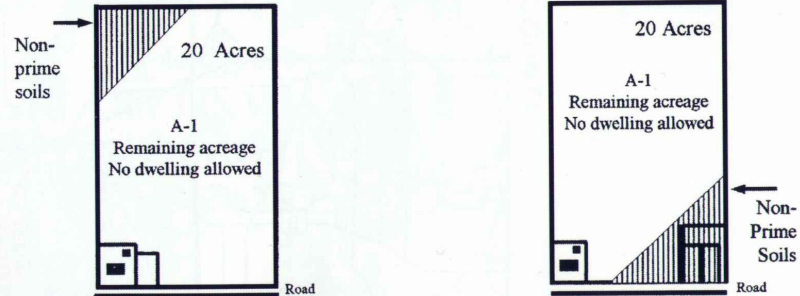
A maximum of 2 rural residential lots in prime soil

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

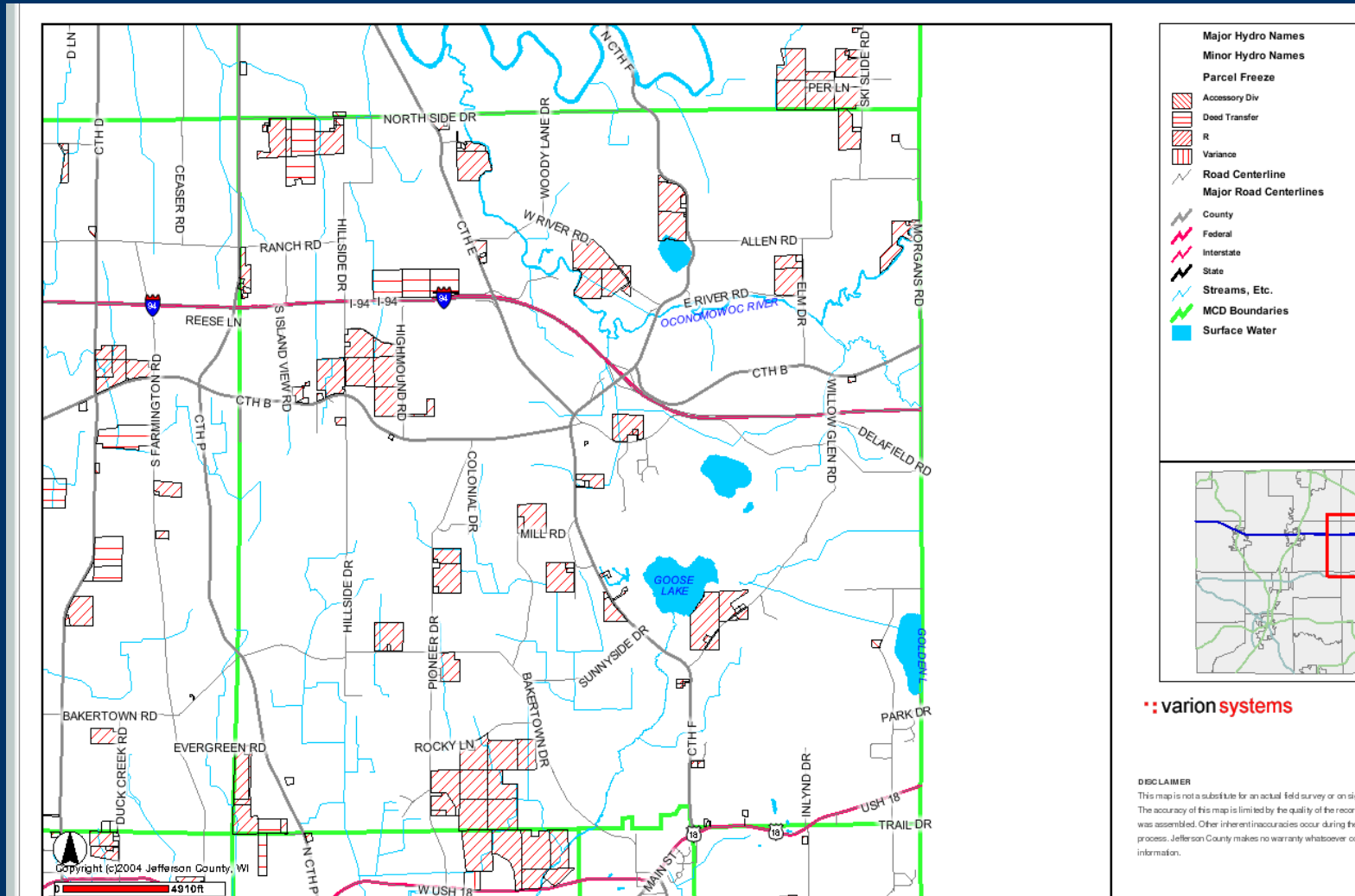
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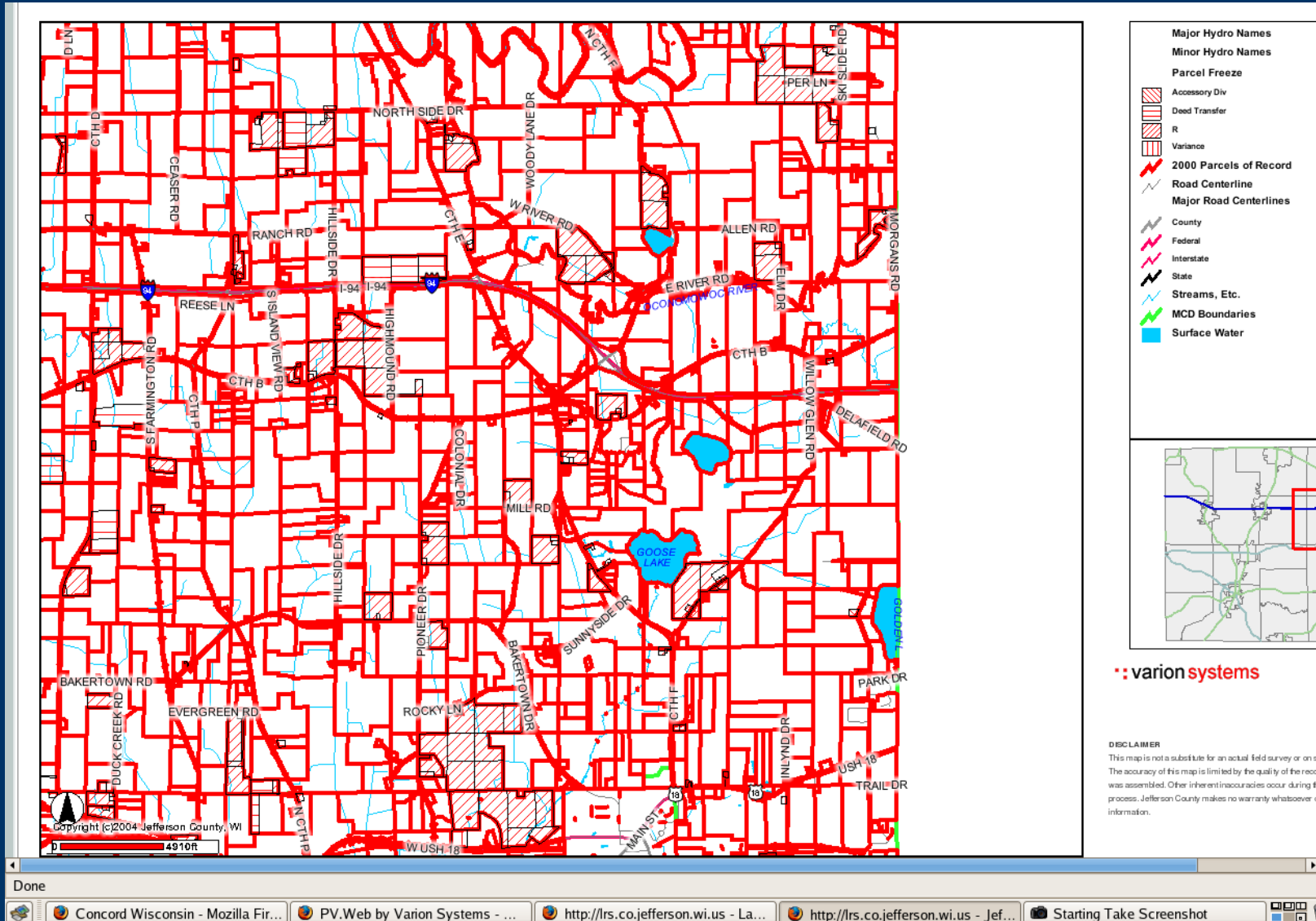
Parcels with freezes after allowed splits

(summer 2006)



Parcels of Record

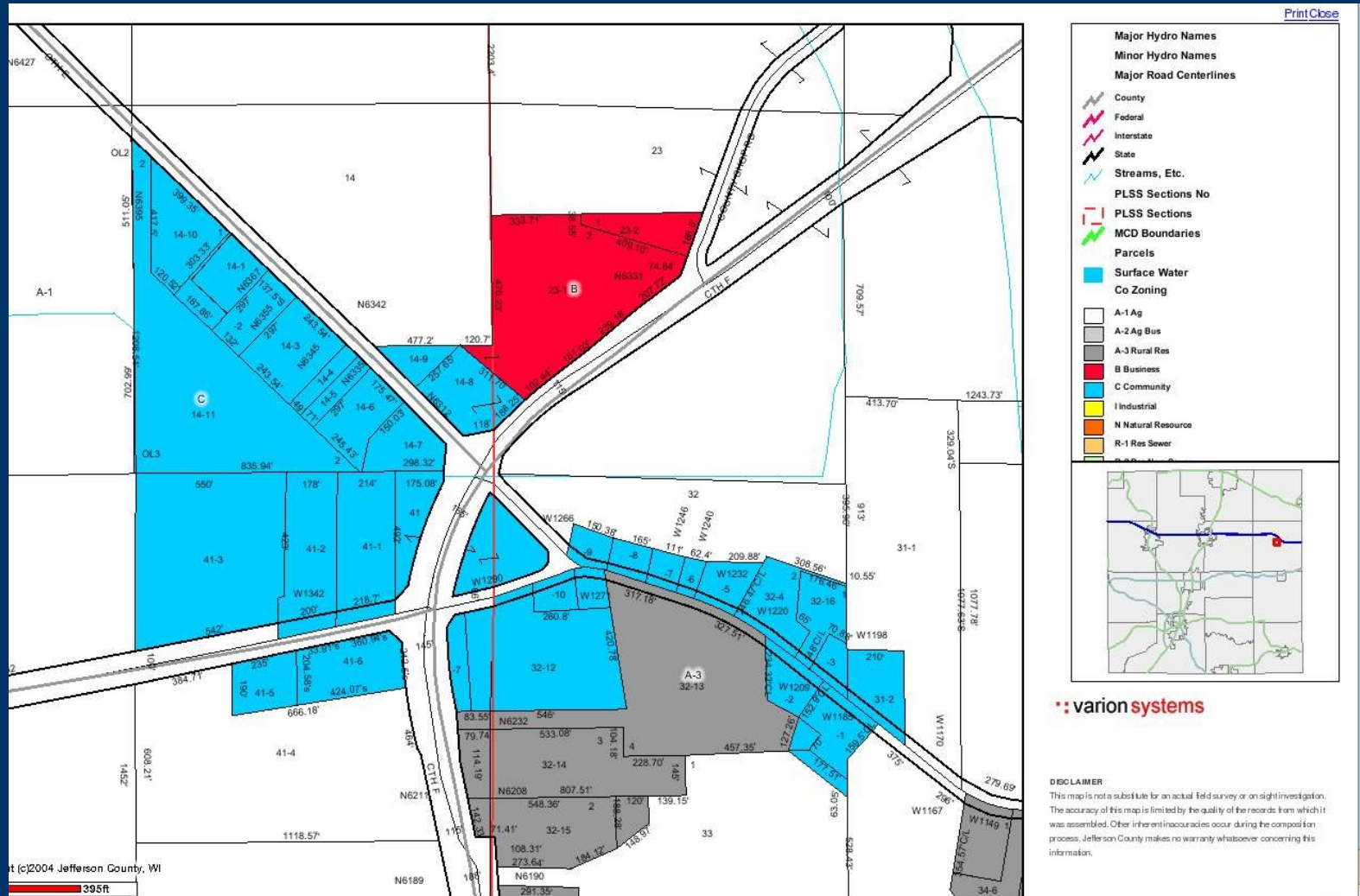
Many have not yet had their splits



Concord Still has 538 available building sites on nonprime soils

- Concord has had an average of 8 new splits/year since the year 2000. Some have not been built on yet.
- At the Present rate it will take 67 years to use up the available parcels

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



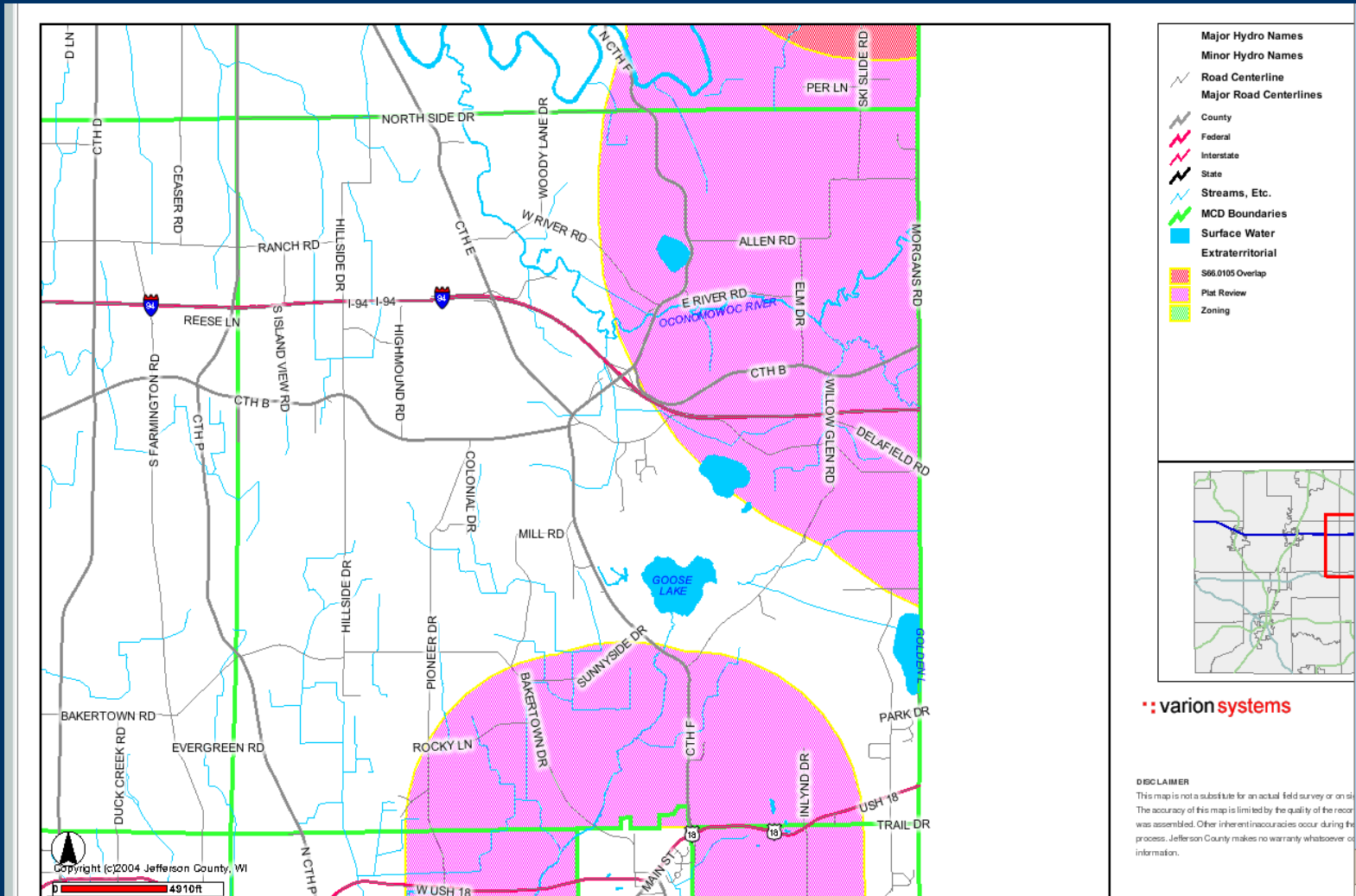
The Rural Hamlet under the county plan

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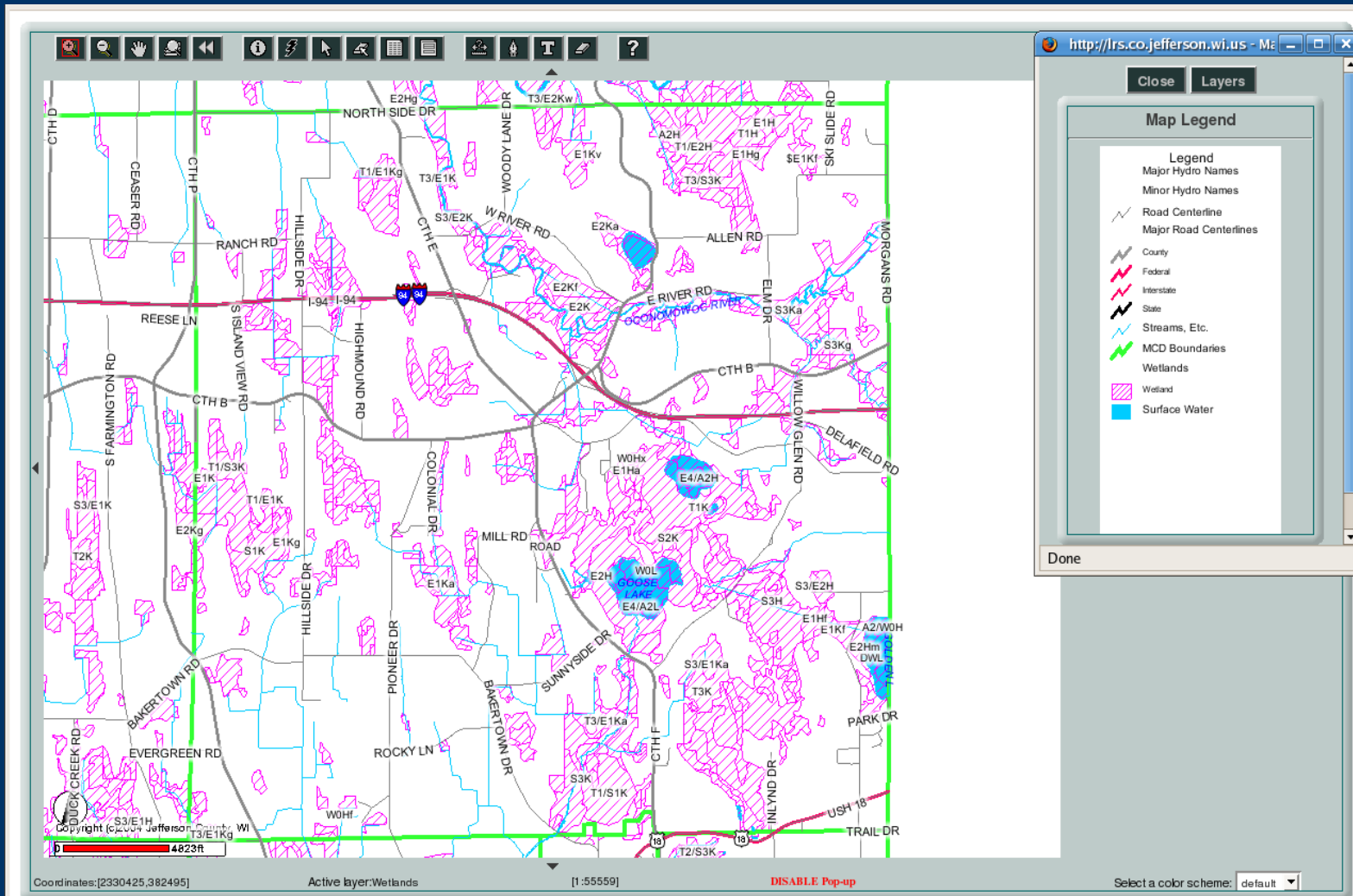
Key features of the recommended Rural Hamlet policies include:

- 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.
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Extraterritorial Plat Review (pink area)



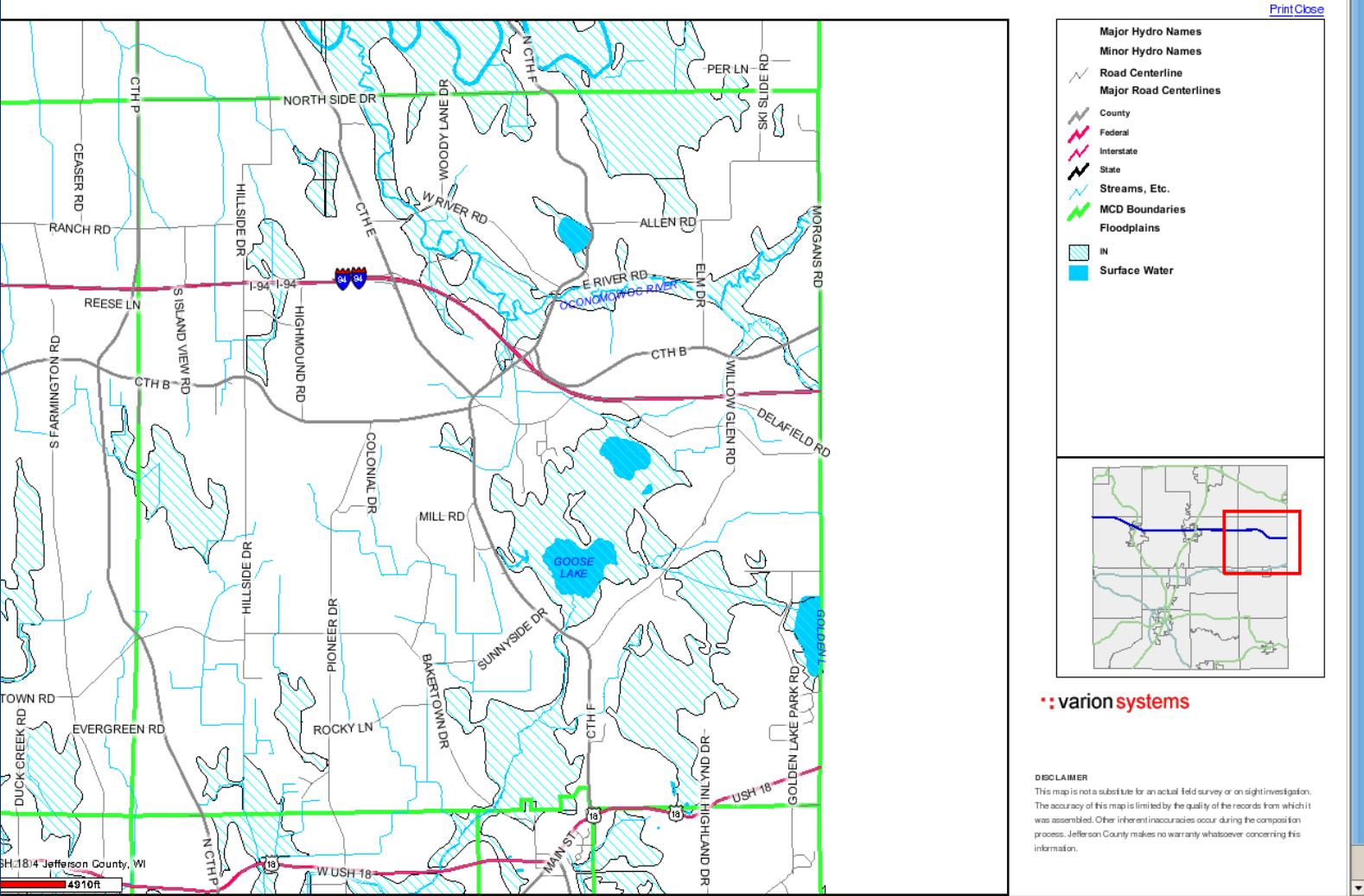
Concord has wetlands



Key features of the recommended Environmental Corridor policies include:

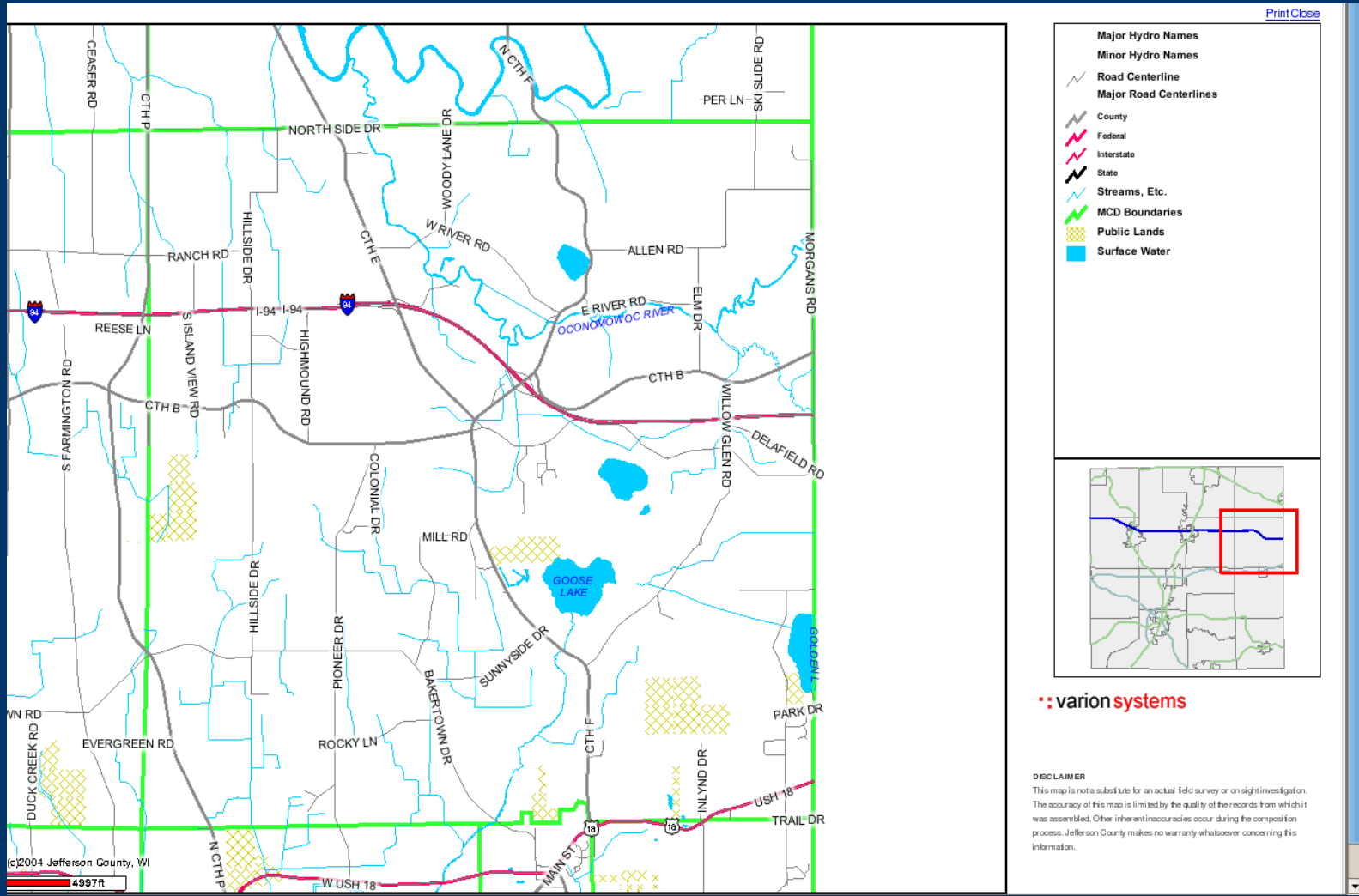
- *Environmental corridors should be treated as "overlay districts "in which additional regulations are applied to the underlying zoning.*
 - Development densities within the designated environmental corridors should not be greater than one dwelling unit per 10 acres, (not exceeding the number of lots 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.
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Flood Plains



Public Lands

(yellow areas)



Town of Concord

Report on Community Input (12-5-06)

- Summary of Surveys Regarding Town of Concord
- Concord Vision Statements with Consensus
(Visioning exercises conducted by Prof. Steve Grabow)



Concord Survey Summaries

- **Jefferson County 2020 Vision Plan** (*Concord results*)
 - **Petition to Stop Concord Development** (*Informal*)
 - **Town of Concord Planning survey**
(*249 Respondents ---- Questions 1-5 concerning demographics excluded ---- Only top 3-5 answers listed*)
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Jefferson County 2020 Vision Plan Responses

- Relax land use policies/regulations so that all development can respond more freely to market conditions - 23.3%
 - Emphasize preserving rural/agricultural character - 81.4%
 - Encourage nonagricultural-related businesses/industries to locate where public utilities are available – 82.9%
 - Encourage higher density development in towns contiguous to cities/villages where public utilities are most likely to become available – 65.9%
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2020 Vision Plan Responses (continued)

- Prohibit **all** residential development in rural areas – 37.3%
 - Permit **more** development in rural areas – 33.3%
 - If new development along public roads is allowed, it should be clustered with landscape buffering – 70.5%
 - Use zoning and other land use regulations to protect and preserve environmental areas and corridors – 84.5%
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2020 Vision Plan Responses (continued)

- Adopt stricter ordinances to limit size & number of highway billboards – 74.4%
 - Charge “impact fees” to finance costs of public services required by new development – 65.2%
 - Acquire more public conservancy areas and preserve natural resources – 70.6%
 - Preserve as much prime farmland as feasible – 80.6%
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2020 Vision Plan Responses (continued)

- Currently up to 3 residential lot splits from farming units are allowed if not on tillable prime agricultural soils
 - a) Continue this policy – 59%
 - b) Policy is too restrictive – 22.5%
 - c) Policy not restrictive enough – 41.1%
 - Use revenues from property/sales taxes to purchase “development rights” to preserve important areas – 45%
 - Explore “transferable development rights” to provide incentives to keep agricultural land - 72.1%
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***Petition to Stop Concord Development
(Reaction to Proposed Hamlet Plan)
(129 total respondents)***

- 128 signature responses to stop development
- 1 signature response in favor of development

Town of Concord Planning Survey

(249 Respondents)

6. Why did you move to the Town of Concord?

- Rural Atmosphere – (65.1%)
- Quiet – (52.2%)
- Less people – (44.2%)
- Natural beauty – (42.6%)
- Close to nature – (42.6%)

7. What is your vision for the future of the Town of Concord?

- Keep pretty much as is - (65.1%)
 - Light industry in business park in the I-94 corridor - (30.9%)
 - 3-5 acre parcels - (29.7%)
 - Single family residences in designated zone area one acre - (26.5%)
 - 35 acre minimum agricultural zoning - (23.7%)
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Town of Concord Planning Survey (continued)

(249 respondents)

8. What vision do you have for the Town Center?
 - Clean up the Town of Concord Center. - (63.5%)
 - Try to restore the historical character of Concord - (47%)
 - Continue to develop Dahnert Park - (28.1%)

 9. What type of business/industry would you like to see in Concord?
 - Small business – (46.2%)
 - Light industry – (33.7%)
 - Home business – (29.3%)
 - Other [Nothing - (27.3%)]
 - Retail Business - (22.5%)
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Town of Concord Planning Survey (continued)

(249 respondents)

10. Where would you like to see this industry located?

- At the intersection of I-94 and County F - (44.6%)
- Separated from residential development - (26.5%)
- Along the I-94 corridor - (26.1%)
- Other [Nowhere - (22.1%)]

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11. What type of billboards, if any, would you like to see in the township?

- No additional billboards - 155 (62.2%)
- Remove abandoned billboards - 137 (55%)
- Billboards that have certain height and lighting restrictions 40 (16.1%)



Town of Concord Planning Survey (continued)

(249 respondents)

12. Which of the following make the Town of concord a desirable place to live?

- Rural flavor/country living - (88%)
 - Easy access to the freeway - (68.7%)
 - Accessibility to both Milwaukee and Madison - (61.8%)
 - Reasonable land values - (36.1%)
 - Hunting/Fishing availability - (28.9%)
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Town of Concord Planning Survey (continued)

(249 respondents)

13. What do you see as the most important things to improve the Town of Concord as a community?

- Keep rural living atmosphere wherever possible - (73.5%)
- Maintain character of town/small town flavor - (51.8%)
- Regulate growth - (42.2%)
- Master development plan - (33.3%)
- Clean up properties – (33.3%)

14. If you could add (3) new businesses in Concord, what would they be?

- Restaurant - (43%)
 - Expand uses at the Community Center - (27.3%) ??
 - Light/small industry - (23.3%)
 - Supermarket - (20.9%)
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Town of Concord Planning Survey (continued)

(249 respondents)

15. The population of the town is approximately 2200. What would you like the population to be in:

5 YEARS?

2200 - (40.6%)

2500 - (29.7%)

20 YEARS?

3300 - (42.2%)

4000 - (15.7%)



Vision Statement Categories with Consensus (Workshop not completed)

- Community Form, Design, and Function
 - Rural Character/Sprawl
 - Agriculture
 - Commercial: Size
 - Operational: Regulation
 - Operational: Process
-
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Vision Statements with Consensus

Community Form, Design and Function

- a) Hope to see trails planned for non-vehicular traffic (bike, pedestrian, possibly equine)
 - b) Hope that the “village area” would be contained and in a defined area (so that they are not springing up everywhere)
 - c) Hope for the “village” to be proximate to the existing hamlet (have a more “urban” area that is distinct from the rural area)
 - d) Hope that we have a “Mayberry” type community that remains friendly and welcoming (with a “small town” feel)
 - e) Hope to keep the “Community Center” strong and as a “focal center” for community vitality
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Vision Statements with Consensus

Community Form, Design and Function (continued)

- f) Hope to build “community connections”, “people interaction opportunities” (don’t have to just consider buildings) and “park area interactions” (“interactions” means community gatherings, community events, festivals, etc.)
 - g) The Town will, for now, hold on any commitment for sewer and water, but will leave open the identification of areas for providing sewer and water in the future (if it decides on an area for “light business”).
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Vision Statements with Consensus

Community Form, Design and Function (continued)

- h)** Hope for an exploration about the possible benefits of a modest expansion to the Hamlet including the quadrants at I-94 and Hwy. F with a refined list of approved types of uses (with usage restrictions).

 - i)** The Jefferson County Comprehensive Plan (Agricultural Preservation and Land Use Plan) is reaffirmed, and for now, will not allow new subdivisions (except areas adjacent to Urban Service Areas).
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Vision Statements with Consensus

Rural Character/Sprawl

- a) Hope to retain “rural character” and be more cohesive as a community
- b) Hope that everyone notices how complicated it is in “keeping it rural”



Vision Statements with Consensus (continued)

Agriculture

- a) Hope for a community that is always “farm friendly”
(support them to be profitable)

Vision Statements with Consensus

Commercial: Size

- a) Hope that the “big/large business” is not part of the vision (i.e. avoid large employer; encourage smaller business)

Vision Statements with Consensus

Operational: Regulation

- a) Hope that we get what we want as a community from this planning (i.e. hope we can be more restrictive than County plan if we so choose)

Vision Statements with Consensus

Operational: Process

- a) Hope for a tight, precise idea for the plan (so we don't have surprises when people come in with a proposal, and it is clear whether it is consistent with our agreed-upon plan)
 - b) Hope we can determine if we plan for the full Town or only a part
 - c) Hope to articulate what does make Concord special and what we love about it
 - d) Hope for careful documentation of community dialogue sessions
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Vision Statements with Consensus

Operational: Process (continued)

- e) Hope to approach this economically (i.e. using existing plans such as County's as much as possible)
 - f) Hope to maximize citizen involvement in process
 - g) Hope we allow ourselves enough time (1½ years) so we have even a "Citizen Volunteer Committee" to be directly involved with setting up workshops
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Discussion

- Survey and Visioning results
- County “Plan” goals

