

**JOINT MEETING OF THE
OTTAWA TOWN BOARD AND PLAN COMMISSION
March 2, 2015**

Chairman Arrowood called to order a Joint Meeting of the Ottawa Town Board and Plan Commission for a Presentation and update on Farmland Preservation zoning by Waukesha County. Introductions were made by Chairman Arrowood of those in attendance including Supervisors Jones, Casper, Goodchild and Rupp as well as Commissioners Kershek and Mundschau. Supervisor Goodchild was sitting in as a Plan Commissioner for the meeting. Also present were Town Planner Sandy Scherer and Jason Fruth of Waukesha County Department of Parks and Land Use. Bill and Mac Reimenschneider were also present in the audience.

Mr. Fruth handed out attachments as follows:

Farmland Preservation Zoning Code Update- Draft Concepts

Town of Ottawa, March 2, 2015

Why must the zoning code be updated relative to farmland preservation?

- State farmland preservation law was recently amended and requires Waukesha County to update farmland zoning code provisions by the end of 2015 for land owners to continue to be eligible for tax credits.

Law change issues of note:

- Substantial consistency required between plan map and zoning map.
- New rules for non-farm residences and non-agricultural use.
- Overlay districts required for environmental corridors on farm pres. parcels.

Which lands within Ottawa are affected?

- Lands that are identified within the Town of Ottawa and County Comprehensive Development Plans with a planned designation of "Farmland Preservation" (approximately 2000 acres in the far western portion of the Town). Plan designations for most affected lands have been "Farmland Preservation" since 2006 Town Master Land Use Plan update.

Approach for amending code:

Workgroup assembled in 2014 inclusive of farm community representatives and Town Planners from the Towns of Ottawa and Oconomowoc and County Planning Staff.

Key issues/preferences identified by workgroup:

- Preference stated to continue to allow for limited lot creation within areas planned and zoned for farmland preservation.
- Workgroup concluded that existing code provision that requires a created lot for a family member to stay within family in perpetuity is not practical or enforceable.
- Preference for continuation of 35 acre **density** but elimination of 35 acre minimum **parcel size**. Land divisions since 1997 to be accounted for in computing available density.
- Preference for rezoning process to be required for new residences within Farmland Preservation areas. Workgroup recommends 3 acre maximum lot size for new residences so as to preserve majority of cultivated farmland on individual farms while maintaining 35 acre density. Maximum 5 acre parcel size recommended for farm consolidations.

- Preference for lot siting standards to be employed to accommodate limited residential development:
 - Locate lots on non-cultivated land.
 - Cluster lots near existing roads/development to greatest extent practicable.
 - Cluster lots on non-prime soils, where practical, given other site constraints.
 - Allow for lots within wooded areas to preserve farm acreage (amend zoning code to allow for limited building envelopes with Environmental Corridor areas)
- Need for an improved tracking system identified. Group recommends using GIS to track available density on per farm or parcel basis and require deed restriction to state remaining density (Jefferson County approach).
- Eliminate Agricultural Land Preservation Transition District. This district is not currently mapped within Ottawa and is only lightly mapped within Oconomowoc.

Expected outcomes:

- Continuation of long standing 35 acre density scheme which will not change number of lots/units available to farm owners.
- More flexibility for farm owners in being able to create parcels for family or non-family members.
- More acreage located on parcels planned and zoned for farmland preservation expected to remain in agricultural use.
- More farmland acreage potentially attainable to adjacent farm owners looking to expand or to young or new farmers.

Next steps:

- Seek input regarding Workgroup's recommendations from two affected Towns in March (Plan Commissions and Boards).
- Seek public input regarding conceptual approach at an open house (likely to be held in April).
- Draft code amendments for review by Towns via Town Planners ahead of submittal to DATCP and County Board.

Ottawa Farm Analysis- Lands Planned for Farmland Preservation

Total Farms:17

Total Acreage:1,758.75 acres

Avg. Farm Size- all farms:103.46 ac

Total #of Multiple Parcel Farms: 9		Avg. Farm Size-multiparcel farms: 135.9 ac				
Total Acres	Owner Name	#Tax Parcels	Tax Key	Acres	#Existing Dwelling Units	35 acre density {farm acreage/35 minus existing dwelling units)
291.34	DEAN KINCAID INC.	2	OTWT1604999001	141.67	1	6
			OTWT1613999003	149.67	1	
249.74	HOTIER FAMILY LTD PARTNERSHIP	4	OTWT1705999	40.46	0	7
			OTWT1706998	63.36		
			OTWT1707999	65.25		
			OTWT1705997	80.66		
154.05	ROBERT RAMSTACK	2	OTWT1656999001	15.43	1	3
			OTWT1656999	138.62		
146	GERALD RIDGMAN	2	OTWT1702999001	143	1	2
	MARK RIDGMAN		OTWT1702999002	3.00	1	
129.73	IGL FARM LLC	2	OTWT1614999	31.71	0	3
			OTWT1614998	98.02		
120.78	ALVIN E & DOROTHY KAU FAMILY TRUST	2	OTWT1708998	40.31	0	3
			OTWT1708997	80.47		
79	GERTRUDE RAMSTACK FAMILY TRUST		OTWT1703999001	76	0	1
	JOANNA H RAMSTACK		OTWT1703999002	3	1	
44.43	LOREN RAUSCH	2	OTWT1652989	20.03	0	1
			OTWT1651996	24.40		
7.7	JAMES H & PHYLLIS B CRAMER JOIN REVOCABLE LIVING	2	OTWT1613996	4.7	1	0
Total # of			OTWT1613997	3		
Totals- MultiParcelFarms						
1222.771		18			7	26

Total # of Single Parcel Farms: 8		Avg. Farm Size: 67.01 ac			
160	GLENN MEYER	OTWT1657999		2	2
71	FRALEY HOMESTEAD LLC	OTWT1707998		0	2
70.913	DANIELL PAPE	OTWT1654999003		1	1
55.41	E-R ACRES LLC	OTWT1614997		1	0
54.51	WARREN MUNDSCHAU	OTWT1655999002		1	0
51	MARGARET M GOGIN REVOC TRUST	OTWT1659999001		1	0
40.4	DEAN KINCAID INC	OTWT1599996		0	1
32.88	CLAYTON PICHLER	OTWT1654999002		1	0
Totals-Single Parcel Farms					
536.1				7	6

Total# new units possible- all farms {35 acre density)

Maximum# farm acres allocated to new residences {maximum 3 acre lots)

32 units

96 acres

Mr. Fruth explained that he and Ms. Scherer are planning to hold a combined informational workshop for the Towns of Oconomowoc and Ottawa to be able to go through the proposed zoning amendments and answer questions, as well as solicit feedback. If the zoning is implemented, it will provide \$7.50/acre in tax credits for the farm owner. The proposed amendments will also allow more flexibility for farm owners to create parcels for family or non-family members.

Commissioner Kershek asked if the proposed amendments would prohibit some landowners from subdividing their property in the future? Commissioner Mundschau responded that the options being proposed are based on the individual landowner's goals. His goal for his property is to preserve the farmland so he is not interested in dividing his land. Chairman Arrowood added that the proposed zoning amendments allow for multiple options where farmers can sell off buildable lots to get some money to farm with, invest, or they can their land as is.

Commissioner Mundschau stated that the amendments allow owners to maximize their options and still preserve farmland. Mr. Fruth added that three of the goals from the adopted 2011 Farmland Preservation Plan were to have sustainable lot sizes in the farmland preservation areas, minimize land use conflicts, and encourage investment in farming.

Mr. Fruth stated that the next step would be to mail information to all affected landowners in the towns of Ottawa and Oconomowoc and he and Ms. Scherer plan to have an informational meeting this spring.

Chairman Arrowood thanked Mr. Fruth and Ms. Scherer for a very informative presentation.

Supervisor Casper made a motion to adjourn the Town Board. Supervisor Jones seconded and it carried.

Supervisor Goodchild made a motion to adjourn the Plan Commission. Commissioner Kershek seconded and it carried.

Respectfully submitted,

Lori Geyman, Deputy Clerk, Town of Ottawa

(This is a draft version of the minutes, subject to Plan Commission and Town Board approval)