

FARMLAND PRESERVATION PLAN CITIZEN ADVISORY COMMITTEE MINUTES

Tuesday, December 13, 2011 at 4:30 PM

Auditorium, Ozaukee County Administration Center, Port Washington

1. CALL TO ORDER

Chairman Lee Schlenvogt called the meeting to order at 4:37 pm. Farmland Preservation Plan Citizen Advisory Committee (FPP CAC) members present included: Chairman Lee Schlenvogt, Vice Chairman Shawn Graff, Benjamin Arnold, Dale Buser, Bill Fleming, Cathy Jones, Bryan Kligora, Mary Korte, Edward Miller, Erin Ortiz, Bob Roden, Lynde Uihlein, Pat Wilborn, Francis Kleckner, John Riordan, Eric Ryer, John Blasczyk, Mike Didier, and Barb Jobs. Members absent included: Young Kim, Christine O'Neil, Mike Winker, Steve Wilkinson, Lynda Huebner, Jac Zader, Roy Wilhelm, and Ron Heinritz. Ozaukee County Staff present included: UW-Extension Community Resource Development Educator Nicole Sidoff, Planning and Parks Department Director Andrew Struck, Land and Water Management Director Andy Holschbach, and Planning and Parks Department Intern Steve Kunst. Southeastern Wisconsin Regional Planning Commission (SEWRPC) staff present included: Principal Planner Rick Kania.

2. ASSURANCE THAT THE MEETING HAS BEEN PROPERLY NOTICED/ADOPTION OF AGENDA

Chairman Lee Schlenvogt asked staff if the meeting had been properly noticed and the agenda posted. Nicole Sidoff noted that the meeting was properly noticed and the agenda posted.

Motion by Shawn Graff and seconded by Francis Kleckner to adopt the agenda as printed. All members present voting aye, motion carried unanimously.

3. PUBLIC COMMENT AND WRITTEN COMMUNICATIONS

Andy Holschbach noted that the Land and Water Management Department is currently taking orders for trees and shrubs. Lynde Uihlein shared a website detailing a conservation-oriented development, Prairie Crossing, in Grayslake, Illinois, noting their emphasis on agriculture. Andrew Struck noted that a small group from the County had taken a tour of Prairie Crossing in the past and it was very worthwhile. He noted that they do have a working farm within the development. Chairman Lee Schlenvogt thanked Nicole Sidoff for baking cookies for everyone at the meeting. Nicole Sidoff noted staff is very impressed with the FPP CAC attendance and made special note of five members with perfect attendance. Members with perfect attendance in 2011 included: Benjamin Arnold, Francis Kleckner, Barb Jobs, Steve Wilkinson, and Mike Didier (since being appointed by the Town of Port Washington in April). Ms. Sidoff also noted that Mr. Wilkinson's first absence was tonight's meeting.

4. APPROVAL OF MINUTES (NOVEMBER 1, 2011)

Motion by Bryan Kligora and seconded by Bob Roden to approve the minutes for the November 1, 2011 meeting of the Farmland Preservation Plan Citizen Advisory Committee as written. All members present voting aye, motion carried unanimously.

5. REVIEW, DISCUSSION AND POSSIBLE ACTION ON CHAPTER III, TRENDS AND PROJECTIONS, OF THE FARMLAND PRESERVATION PLAN FOR OZAUKEE COUNTY

Andrew Struck gave a brief summary of Chapter III, noting that much of the data was derived from the Multi-jurisdictional Comprehensive Plan for Ozaukee County and then updated where possible. Rick Kania noted that Chapter II, *Inventory and Analysis*, included a lot of inventory data; whereas, Chapter III provides information regarding key trends and projections. Mr. Kania went through Chapter III page-by-page, highlighting the key areas and text. Mr. Kania noted the sections and numbers derived from the County Comprehensive Plan. He noted that the populations projections were approved by individual communities during the comprehensive planning process based on information from regional population projections. Mr. Kania noted the Comprehensive Plan contains an entire chapter detailing trends and projections.

Bill Fleming noted that the County's population will be growing older, but the numbers do not necessarily show this change in the number of households. Mr. Struck noted that the population projections for the comprehensive planning process were framed by a range of regional projections for each County developed by SEWRPC. These population projections were broken down from the County level for each community (low, medium, and high population projections for each community within a given County).

Then, each community determined from this range of population projections where their community would be in population by 2035. Mr. Struck noted that almost every community chose the high population projection for their community, but this may not reflect what is being shown in the decennial census or regional plans. The County's population projection then is the sum of the community projections for 2035. Francis Kleckner noted that the number of students per household has dropped to less than half a student per household in the northern Ozaukee County school district. Mr. Fleming noted that he thought household numbers would show a more dramatic decrease by 2035. Barb Jobs asked why the projection showed such a drastic decrease in population for the Town of Saukville. Mr. Struck noted that the regional plans predict towns to lose some land, and therefore population, to annexation. Mr. Kania further noted that the Town selected that population projection during the comprehensive planning process. Shawn Graff noted, in contrast, that the table shows the Village of Saukville growing in population by 100 percent by the year 2035.

Mary Korte asked how Ozaukee County compares to the rest of the State in regards to population growth. Mr. Struck noted that the population growth in the Southeastern Wisconsin Region is higher than most of the State. Mr. Struck also noted that Ozaukee County has the highest projected growth in the older age demographic (65+) in the Southeastern Region. Mr. Kleckner noted many of the people who leave the County for the winter actually claim residency here. Mr. Kania noted SEWRPC is working on new projections for 2035 based on data compiled from the 2010 decennial census. Mr. Struck noted that while historical population growth rates, based on the census, have fluctuated over time, the regional projections provided by SEWRPC have continued to be relatively accurate for long range planning.

Mr. Kania noted the projected decrease in agricultural employment by around 20 percent. Mr. Kania noted a 22 percent decrease in agricultural land uses from 1963 to 2000, primarily due to urban development. Mr. Kania also noted the impacts on the value assessed to agriculture land by the conversion to the use valuation system. Ms. Korte asked when the use value system began. Mike Didier noted it was around 2000.

Bill Fleming left the meeting at 4:57 PM

Ms. Korte asked which sales value would be more important: the average sales for per acre/per farm, or simply per farm. Mr. Struck noted it may be better to compare by acre, but data is not currently collected in that way. Bryan Kligora noted Racine County produces and sells a lot of vegetables, which may skew their sale values as these products sell for a higher price/acre. Mr. Kania noted that many of the agencies typically in charge of agricultural data collection are cutting back due to financial constraints. Cathy Jones noted agricultural sales and revenue values are stronger for Ozaukee County than the rest of the Region. Mr. Struck noted the County's values closely mirror those of the State. Mr. Kania noted the County is actually stronger in certain areas than the State. Pat Wilborn asked if including similar counties, such as Brown or Dane, into Table III-5 would be useful. Mr. Kania noted the Table tries to compare counties within the Southeastern Wisconsin Region to one another in addition to the State as a whole. Mr. Wilborn noted a comparison between population centers may be beneficial. Mr. Struck noted that the Southeastern Wisconsin Region is often not comparable to other regions in the State. Benjamin Arnold noted cranberries are a major part of the agricultural economy in Wood County, which may be a good comparison as well. Mr. Wilborn suggested creating an entirely new table to show the same information for counties with major population centers. Mr. Struck noted staff would look into it. Mr. Wilborn also asked if it were possible to compare all counties along the coast of Lake Michigan. Mr. Struck noted that staff would look into it further.

Mr. Kania noted a positive trend in organic foods, mentioning Wisconsin ranked second in the Nation for total organic farms, and Ozaukee County ranked third in the Region as of 2007 for total number of organic farms. Francis Kleckner noted he knew of one organic dairy farmer in Belgium. Mr. Kania noted the data found in the Chapter represents only certified operations. Mr. Arnold asked if the Belgium farm

bottles its own milk. Mr. Kleckner noted it does not. Erin Ortiz noted Steve Castner farm, in Cedarburg, is an organic beef farm.

Bill Fleming returned to the meeting at 5:25 PM

Mr. Kania mentioned Port Fish Ltd. as an example of aquaculture in Port Washington, and noted four known operations in the County. Mr. Kania also noted Ozaukee County is home to 19 licensed nursery growers. Mr. Kania noted DATCP is working to promote value-added agriculture products through its Value Added Dairy Initiative (VADI). Andy Holschbach asked if there was mention of Cedar Valley Cheese in the specialty crops and foods section. Mr. Kania noted the Plan does talk about cheeses in Chapter II and Cedar Valley Cheese is mentioned. Mr. Kleckner noted they do not make many of their own cheeses. Dale Buser noted they only make Italian Cheeses. Mr. Arnold noted they bring in other cheeses from different areas. Mr. Struck noted Chapter II identifies Cedar Valley Cheese as a major processor.

Mr. Kania noted the State is ranked eighth nationally in honey production and there are two known bee farmers in Ozaukee County. Mr. Kania noted he is having trouble finding data regarding bee keeping operations in the County. Lynde Uihlein noted the State is ranked fourth nationally in maple syrup production, but only accounts for six percent of all production. Mr. Buser noted Quebec is a major producer. Mr. Struck noted a discussion of forest products should be added to the Chapter as well, as forestland is included as Working Lands. Mr. Arnold noted that there are only a few companies in the State who do these types of selective harvest cuttings. Mr. Struck noted that it may not be prevalent currently, but this may change with the growing Emerald Ash Borer issue. Bill Fleming suggested contacting Kettle Moraine Forestry as they do harvest forest products within the County. Mr. Kleckner asked how many acres are in woodlands in Ozaukee County. Mr. Struck stated that he would look this number up and get back to the Committee.

Mary Korte noted that the Concordia Center for Environmental Stewardship building utilizes geothermal heating. Mr. Kania noted he would add a discussion detailing geothermal energy to the Chapter. Shawn Graff noted that there are some other examples of geothermal energy in the County and he would provide a listing. John Riordan noted Wisconsin Focus on Energy would have information on who is using geothermal systems. Ms. Korte noted the big expense is installing the piping necessary for geothermal operations. Mr. Kania noted two farms in the County are using methane digesters. John Blasczyk noted Cedar Valley Cheese has been looking into a digester as well.

Mr. Kania noted the controversy currently surrounding the concept of biofuels, adding the Chapter addresses this issue. Ms. Korte asked if the one bushel of corn to 2.7 gallons of ethanol fuel conversion was specific to E85 fuels. Mr. Kleckner noted that half of the corn is used to go towards ethanol, and a byproduct is a high protein feed for cattle. Mr. Struck noted he would look into it. Mr. Arnold asked what percentage of Wisconsin-grown corn goes towards the production of ethanol. Mr. Kleckner noted the percentage is around 35-38 percent. Mr. Arnold noted the stover product is a better alternative to corn-based ethanol. Ms. Uihlein asked for a definition of the term "stover." Mr. Kleckner noted the term referred to the stalk.

Mr. Kania noted there are 437 Community Supported Agriculture operations (CSA's) in Wisconsin, ranking the State seventh nationally. Mr. Struck noted the Wine and Harvest Festival held in Cedarburg will be added to the list of agricultural-related events taking place in Ozaukee County. Nicole Sidoff mentioned that there were issues while printing the Chapter so not all the pages were hole punched; therefore, she noted that a three-hole punch was available.

Motion by Bill Fleming and seconded by John Blasczyk to approve Chapter III, *Trends and Projections*, of the Farmland Preservation Plan for Ozaukee County as amended. All members present voting aye, motion carried unanimously.

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6. UPDATE, DISCUSSION, AND POSSIBLE ACTION ON DRAFT FARMLAND PRESERVATION AREAS (FPAs)

Andrew Struck noted that staff is still meeting with local communities to discuss farmland preservation areas (FPA's), and many of the communities are still in the process of deciding. Mr. Struck noted that the preliminary draft FPA maps include each of the criteria approved as part of the criteria document, with the exception of the local comprehensive plan criterion, as some of the communities will be amending their local comprehensive plan. Mr. Struck noted that preliminary maps were generated, showing both eligible areas (based on the criterion) as well as some very preliminary FPA's, for the Towns of Saukville, Belgium, Fredonia, and Cedarburg in addition to the City of Mequon. Mr. Struck noted a map was generated for the Town of Port Washington, but the Town has officially decided to opt out of the program. Mr. Struck noted implementing FPA's in the Towns of Saukville and Cedarburg and the City of Mequon would require amendments to each respective community's comprehensive plan. Mr. Struck noted that communities still wanting to designate a Farmland Preservation Area (FPA) would need to contact staff very soon. Cathy Jones asked if every community previously mentioned, other than the Town of Port Washington, is going forward with the program. Mr. Struck noted that it was still to be determined. Mr. Kleckner asked what needs to be done for a given landowner to receive the maximum tax credit from the program. Mr. Struck noted a landowner may receive the maximum \$10 an acre tax credit if their land is in a FPA in the County's certified plan, an area zoned for farmland preservation and the land is enrolled in a designated and approved agriculture enterprise area (AEA). Mr. Kania noted the finalized maps for FPAs will need to be submitted to DATCP for approval. Mr. Struck noted that there is no specific acreage requirement for either the County or State criteria. Edward Miller asked how to interpret DATCP's large contiguous areas concept. Mr. Struck noted DATCP does not have acreage requirements, but may not approve scattered parcels as FPAs. Mike Didier noted the Town of Cedarburg and Town of Saukville preliminary FPA's look a little scattered. Mr. Kania noted a small area may be enough to encourage other people to participate. Mr. Struck noted that in his discussions with local communities he has mentioned it will be hard to designate FPA's after the farmland preservation plan has been completed, certified by DATCP and adopted by the County.

7. UPDATE AND DISCUSSION ON LOCAL GOVERNMENT MEETINGS

Andrew Struck noted staff will be continuing to meet with local governments as needed. He anticipates several meetings between December and February in finalizing the preliminary draft FPAs.

8. UPDATE AND DISCUSSION ON PUBLIC INVOLVEMENT ACTIVITIES

Andrew Struck noted that the First Friday Forum will be held on April 13, 2012 at MATC North Campus and will focus on the Farmland Preservation Plan and its planning process. Nicole Sidoff noted the meeting would be held around lunch, from 11:30 AM until 1:00 PM, to make it easier for more people to attend. Ms. Sidoff also asked each FPP CAC members to complete the FPP CAC evaluation form found in each of their packets.

9. UPDATE AND DISCUSSION ON THE TIMELINE FOR COMPLETION OF THE FARMLAND PRESERVATION PLAN FOR OZAUKEE COUNTY

Andrew Struck noted that the County has received a one year extension from DATCP for completing the Farmland Preservation Plan, but most of the work for the plan itself should be completed by summer. The remaining time will be focused on comprehensive plan amendments regarding the FPP. Mr. Struck estimated that the FPP CAC would be meeting for six-eight additional months. Shawn Graff asked what the next meetings would focus on. Mr. Struck noted the recommendation and implementation sections will be coming up next, and staff plans on covering these sections over two meetings as needed. Mr. Struck encouraged committee members to begin thinking of ideas from the information they have already received. Pat Wilborn asked if it would be a good idea to create a smaller committee to bring the suggestions and recommendations forward. Mr. Struck noted if anyone was interested in being included on a potential sub-committee, to contact him or Nicole Sidoff. Mr. Struck also noted that it would be a good idea to review the goals, objectives, policies and programs within the adopted County Comprehensive Plan with regard to agriculture. He encouraged the members to bring their ideas and recommendations to the next meeting for discussion.

10. EDUCATION, OUTREACH. AND PLANNING NEWS

Andrew Struck noted that there were a lot of good articles included as part of the committee members' packet. Mr. Struck clarified an article detailing the Town of Port Washington's decision to opt out of the farmland preservation program, noting there is no 35 acre minimum lot size requirement in State Statute, as suggested by the article. Nicole Sidoff noted FPP CAC member Young Kim presented at the Urban Economic Development Association of Wisconsin's (UEDA) Food Summit on November 29, 2011, and she would be sending committee members links to information from the conference. Pat Wilborn noted the conference was very good and there were a couple of panels discussing local foods; adding, it was worth the trip. Nicole noted the Milwaukee 7 organization is working to promote the food and beverage industry in the Region.

11. 2012 MEETING SCHEDULE - NEXT MEETING - JANUARY 24, 2012

Chairman Lee Schlenvogt noted the next meeting on January 24, 2011 will put the FPP CAC back on its normal schedule of meeting the fourth Tuesday of each month.

12. ADJOURNMENT

A motion was made by Francis Kleckner and seconded by Bob Roden to adjourn the meeting. All members present voting aye, the motion carried unanimously.

Meeting adjourned at 6:35 PM

Respectfully recorded and submitted by Steve Kunst, Nicole Sidoff and Andrew Struck.