

DRAFT MINUTES
CARPC Farmland Loss Mitigation Workgroup
of the Capital Area Regional Planning Commission

July 7, 2010

City-County Building Rm 321, 210 MLK Jr. Blvd., Madison WI

1:30 p.m.

Members Present: Curt Brink, Martha Gibson, Ed Minihan, Sue Studz, Caryl Terrell

Staff Present: Bridgit Van Belleghem, Barbara Weber

Others Present: none

1. Approval of Minutes of June 22, 2010

Commissioner Gibson moved approval, Commissioner Minihan seconded. Minutes approved.

2. Review of agenda

No changes.

Agenda Items 3a and 4a were taken together. The workgroup brainstormed existing tools, policies and strategies to protect agricultural areas from development pressures and methods to promote efficient land use in development. Discussion of limitations and potential solutions to limitations (Agenda Items 3b, 3c, 4b and 4c) was deferred.

3. Discussion of methods to protect agricultural areas from development pressures

a. Existing or new tools, policies and strategies

The workgroup developed the following list:

- Define “great” farmland
- Define “viable” farmland
- Define agricultural infrastructure needs
- TDR
- PDR/PACE
- Ag. Enterprise Areas (AEA)
 - Establish AEA buffers
- Intergovernmental agreements/Boundary agreements
- Target or designate production areas (biomass example)
- Contracts
- Promote/Support Thrive agricultural goals
- Partner with DATCP to use funds for ag. preservation
- Conversion fee (DATCP)
- Restrict driveway length
- Restrict driveways crossing agricultural lands
- Maximum lot size for non-farm development

- Restrict driveway access to roads
- Decreasing density when building on ag. land
- Provide information on “How to Protect Land” to interested farmers
- Encourage lots less than 35 acres for more diverse agricultural uses (CSAs, boutique or specialty crops, truck farming, orchards)
- Right-to-farm agreements – education of rural home dwellers on farming practices and sign-off understanding
- County/Town agree not to develop agricultural land they control – County/Town as leader
- Programs to support/protect agriculture infrastructure needs
- Target towns where agriculture is most viable
- Protect contiguous agricultural lands
- Review Town plans as part of USA review
- Deed restrictions
- Tie agriculture to improving water quality
 - Promote most suitable crop/livestock
- Partner with DCTA to promote higher density sewer development (LSAs?)
- County program for set-aside land along streams and environmental corridors for biomass or less intensive agriculture (build on existing programs for environmental corridors to widen stream buffer)
- Work with state and federal agencies owning agricultural property to improve water quality and promote most suitable use
- Provide assistance (partnerships, money)
- Improve utilization of UW Extension as an educator
- CARPC as information hub/resource/pulling resources together – Make it easy for local governments with one-stop-shop

b. Limitations - deferred

c. Potential solutions to limitations - deferred

4. Discussion of methods to promote efficient land use in development

a. Existing or new tools, policies and strategies

The workgroup developed the following list:

- Tie new greenfield development to agricultural preservation
- Intergovernmental agreements/Boundary agreements
- Set target density for the municipality – don’t allow greenfield development until the target is met
- Maximum lot size for non-farm in rural
- Cluster rural development
- Shared revenue and services policy between jurisdictions – mutually beneficial

- Street connectivity
- “Complete Streets” – limit fire truck sizes
- Parking/car storage – street/driveway/lots/structures – Reduce /consolidate parking
- Require redevelopment plans for underutilized like uses in USA process – Show why they can’t use other places – Assist in completing infill and redevelopment analysis
- CARPC seek money for promoting infill and redevelopment
- Identify and/or provide resources for “best practices” for efficient land use and energy efficient land uses
- Invest in more public spaces and facilities
- Build-out analysis
- Assist communities in maintaining land use inventories

b. Limitations - deferred

c. Potential solutions to limitations - deferred

5. Set next meeting of the workgroup

The next meeting will be Wednesday, July 28, 2010, 1:30-3:00 p.m.

6. Adjournment

The meeting adjourned at 3:00 p.m.

Recorded by Barbara Weber