

MINUTES

Northern USA FUDA Steering Committee

June 8, 2011

Community Room, DeForest Library, Library St., DeForest WI

4:30 p.m.

Present: Scott Mink, Jim Simpson, Alan Buchner, Bill LeGore (4:40)

Staff Present: Steve Steinhoff, Bridgit Van Belleghem, Dan McAuliffe, Mike Centinario, Mark Roffers, Kevin Richardson, Steve Fahlgren, Shawn Haney

Absent: Greg Smithback, Paul Blount, Bruce Stravinski

Others Present: Caryl Terrell

1. Introductions

Mr. Simpson convenes the meeting at 4:33pm.

Mr. Steinhoff introduced Dan McAuliffe. Mr. McAuliffe introduced himself and professional history. Shawn Haney is the new Vienna Town Clerk.

2. Review May 11, 2011 meeting minutes

A quorum was not accomplished at this meeting. Approval of the minutes will move to the next meeting agenda.

3. Public Comment

None

4. Old Business

a. Study Area Map- Ms. Van Belleghem noted changes made from last meetings suggestions including, each USA is marked with a different color boundary. She suggested only having the principal two USAs (NUSA and CUSA portion) in color and the rest colored in a common neutral color. Mr. Steinhoff informed the group of the additional redevelopment sites in Morrisonville.

Mr. Simpson pointed out that staff missed one LSA south of 19. Ms. Van Belleghem will add it back in.

[Ms. Terrell arrived 4:38]

- b. Outreach to Vienna- Mr. Steinhoff reminded that at the last meeting the group requested more representation from Vienna to equal other communities. Mr. Haney will get in touch with the new chair Monty Briggaman to determine potential members.
- c. Public Involvement and Outreach- Ms. Van Belleghem describes the elements calendar and outreach list efforts that interns are currently putting together. Ms. Van Belleghem will bring in a draft calendar and mailing list for review for at the next meeting.

Mr. Simpson was happy to see the email distribution list sign-up was on the website

Mr. Roffers recalled that we previously talked about when to engage the public and we decided that we would need to wait until we had something tangible for the public to respond to.

Mr. Simpson asked when outreach events will take place. One opportunity, noted Mr. Steinhoff, is with the completion of the ECR and time permitting it would be useful to prepare a summary document for outreach purposes. Scenario planning will require more direct and proactive engagement at community events. Once we have defined the scenarios we can get feedback on what people think of them and can move forward from there. The brunt of the outreach work will take place in the fall.

Mr. Simpson noted that in the past DeForest had booths for 4th of July and that his could be a good venue to publicize the effort through brochures and have the email sign up. Mr. Centenario confirmed that this could be done and Mr. Roffers added that it might be best to have a booth that extends broader than FUDA and includes other planning topics like the Parks and Open Space Plan.

- d. Comprehensive Plan Review- Ms. Van Belleghem updated the group that comp plan review is in the spreadsheet development phase and intern will be populating the spreadsheet with Goals, Objectives, Policies and Programs. Mr. Roffers asked Ms. Van Belleghem to explain the purposes of the review. Ms. Van Belleghem answered:
 - i. To let you know that we (CARPC) read the plans
 - ii. To identify where improvements can be made in the comp plan that can be accomplished through this process
 - iii. To identify degree of alignment between jurisdictions, regional goals, and with grant identified gaps (equity, green house gas emissions, etc.).

5. Update on the Environmental Conditions Report

- a. Land Demand/Supply- Mr. McAuliffe gives the Land Demand and Supply presentation.

[Mr. Buchner leaves at 4:53]

Mr. Simpson asked how do these numbers compare to other areas, Europe for example? He believed there is a lot of room for confusion over what numbers mean. Mr. Roffers indicated that they would like to see some comparison to other communities in the region or perhaps some cutting edge communities. Mr. McAuliffe will look into this.

Mr. Simpson noted that Hawthorne Point seems to be missing from the presentation.

The group asked for clarification on developed land uses and where vacant land is applied. Ms. Van Belleghem informed the group that platted lands without improvements are called vacant and fall under the developed land category.

Mr. Steinhoff explained that figures established in the analysis and presented here are the current trends scenario and that we can adjust the assumptions in scenario planning. Mr. Simpson noted that 2.5 ppl/household might be high as recalls seeing 2.36 ppl/hh used in other documents (maybe from school district). Mr. McAuliffe will look into where this comes from and Mr. Roffers will look for DeForest numbers. Mr. Steinhoff suggested that this high value could exist because it is only within the USA and does not include rural land.

Mr. Simpson also thought there could be pent up demand and was wondering how we would consider this in scenario planning. Mr. McAuliffe agreed to look into this, noting that we would need to determine when this pent up demand was created to incorporate this.

Mr. Roffers located 2.74 ppl/hh is actual density in DeForest and suggested reviewing that number again. Perhaps, he added, this has changed and can be noted in 2010 census data. Mr. McAuliffe agreed and noted that there will be a delay because the census data has to be translated to USA level data. Mr. Richardson confirmed this, noting that in rural areas especially census tract can take up more area than the jurisdiction.

Mr. Roffers suggested working on the increments in the graphs between 2000 and 2035 because it is not accurate to show the increment for 10 years and then 35 years.

Regarding redevelopment sites, Mr. Roffers asked if the analysis only includes only adopted sites correct. Others could be identified. CARPC staff confirmed this.

Mr. Steinhoff noted that baseline figures were conservative. When looking at scenarios one could include aggressive redevelopment and include additional redevelopment sites. He pointed out the need to recognize that land supply does not address sub-market demand, and rather, provides an aggregate. For example, more commercial space may be need in market-terms.

Mr. Roffers noted that the analysis doesn't consider that not everyone is that area will want to develop their land.

Mr. Simpson asked staff to exclude woodlands from developable lands because the Village has a strong ordinance against developing on woodlands. Mr. Roffers specified that a project cannot remove more than 30% of the trees.

Mr. Simpson also thinks that there will be more pressure to develop the southern portion. Mr. Fahlgren answered that this can come up and play out in the scenario planning process. Mr. Roffers also pointed out that a lot of that growth is driven by growth in Columbia County and new clinics will serve people as far north as portage. One of the scenarios could accommodate this, adding that this region is better equipped with the freeway off ramps. At the same time, he recognizes that not all communities can get a boost in the same type development at the same time and that a study of these factors would be useful to determine if this area will get a larger portion of the county wide growth compared to last decades.

- b. Agricultural section update- Ms. Van Belleghem mailed out the draft the week prior and will take comments via email or at the next meeting. She already received some comments to combine agricultural purpose points three and four and to include a composite map.

Mr. Mink wrote an email to Ms. Van Belleghem for some suggested changes and information. Mr. Mink referred to the opening section and explained that whether agricultural is better or worse for the environment is a hit or miss situation, for example, is agricultural use better than industrial development, might be; residential, might be; prairie, probably not. Typical farming practices are not really that good at maintain and preserving ecological services and functions. Ms. Van Belleghem informed the group that we have this debate in our office about agricultural places and agricultural practices.

Mr. Simpson suggested adding what makes conditions are unique to this area. Ms. Terrell suggested that the word “regulate: in purpose #4 is confusing and directed staff to find a better word.

Mr. Mink would like to see buffers at rivers and other waterways with development or otherwise. Mr. Roffers asked if we had data on vegetated buffers and suggested adding a text box on the value of buffers. Mr. Richardson noted that typical buffers in Windsor are 75 ft. Ms. Van Belleghem was not aware of a data set for vegetated buffers.

Mr. Simpson noted other edits including: pg 3 verify Burke data, pg 5 typo, pg 11 York comment was confusing, pg 15 boundary agreement corrections, and finally missing 80 acres on prime farmland map that was discussed in the last meeting as being left out.

Mr. Haney will send Ms. Van Belleghem copies of boundary agreements.

Mr. Mink: recalled a letter that listed concerns environmental issues drafted by a local environmental group and will provide it to staff.

- c. Mr. Steinhoff, referring to planning schedule, informed that group of changes to meetings four and five. He tracked changes to show a delay in ECR approval and will update the website too. Mr. Mink asked if the steering Committee could approve it by then. Mr. Roffers asked what is the significance of approving the ECR and what would it mean.

Mr. Steinhoff answered that approving the document at this committee indicates that the group accepts this information to use it in the FUDA scenario planning process. Mr. Roffers put forward that the document would not be published, so if new info came up we could adjust it. Mr. Steinhoff confirmed that it would be a working draft until FUDA adoption.

Mr. Roffers encouraged the group to get beyond inventories ASAP so that we can have tangibles by Fall to get people involved. Mr. Mink clarified that the ECR is simply a compilation of facts for current conditions. Mr. Steinhoff confirmed this and added that the document also contains guidance for general approaches in each topic area that could be incorporated/adopted in this process.

Ms. Van Belleghem asked the members to pay special attention to readability, grammar, and content so that the document is accessible to the general public. This means noting places where text can be removed or placed in as a text box, where visual graphics can aide understanding. Mr. Roffers noted that the RPC has a good environmental corridor fact sheet, maybe something like that for each section, central facts, some analysis, and policy directions, a composite map.

Staff requested comments back in two to three weeks on the natural resource and agricultural sections. Mr. Steinhoff indicated that the land demand and supply section will be complete with two weeks of the next meeting. Mr. Simpson suggested developing a schedule for review comments so members know their deadlines too.

Mr. Steinhoff added that the committee will also need to develop broad criteria for scenarios. Mr. Simpson asked about the potential August meeting becoming official. A few key staff will be on vacation in August and will not be able to meet then. Mr. Steinhoff suggested seeing how far we get in July and then decide what to do in

August. Mr. Simpson offered that August can function more like a workshop instead of committee meeting.

6. Update on the Capital Regional Partnership for Sustainable Communities

Mr. Steinhoff updated the group that the MOUs are almost signed for all consortium members. Hopefully DeForest and Vienna can join as well. The next consortium meeting is June 15, 9-12 at United Way Building on Madison's East side.

Mr. Steinhoff also reminded to members about the opportunity to put in for the fresh vegetable packaging house location.

Mr. Roffers: Had talk with Fraum about keeping DeForest in the loop.

Mr. Steinhoff also invited members to the Annual Regional Planning Conference October 27 and 28.

7. Next steps

Group members will provide feedback on documents.

Staff will send out a feedback and review schedule.

The group needs to develop a framework for scenarios.

Approve these minutes.

Mr. Haney to get us new email addresses for Vienna members to staff.

8. Set future meeting dates and times

A conflict arose with the T. Windsor plan commission meetings. Resolve Windsor commission 2nd and 4th. Mr. Richardson will talk to Mr. Wippperfurth (Pulvermacher) about this change. The change is only for the summer.

9. Adjournment

The meeting adjourned at 6:20 PM.

Recorded by Bridgit Van Belleghem