

**COMPREHENSIVE PLANNING STEERING COMMITTEE
Dane County Board of Supervisors**

MINUTES OF THE March 18, 2014 MEETING

MEMBERS PRESENT: Lauber, Downing, Werner, Hendrick, Disch, Wegleitner, and Miles

MEMBERS EXCUSED: Kelley and Matano

OTHERS PRESENT: Brian Standing, Curt Kodl, Todd Violante, Ben Matters, Members of the Public

1. Call to Order

The meeting convened at 7:00 p.m.

2. Public Comment Items Not on the Agenda

No other public Comment.

3. Approval of 2/24/2014 Meeting Minutes

- Motion to approve the minutes of the 02/24/2013 Meeting (Werner/Disch) Motion Carries 6-0.

4. Presentation: Resource Protection Corridors

Brian Standing gave a presentation on Resource Protection Corridors, what they are and the proposal to modify them as part of the plan update process. The presentation is available online at www.daneplan.org

5. Q & A

6. Public Comment: Resource Protection Corridors

Constance Threinen – Middleton WI – Speaking on behalf of the League of Women Voters, supports the proposed additions to the current RPCs. Constance spoke favorably to the five year update of the Dane County Comprehensive Plan and felt it helps keep the document current and relevant. All levels of local government should ensure that responsible land use occurs. Flood mitigation measures and the addition to hydric soils will protect Dane County residents from property damage and promote a healthy ecosystem.

Rick Wipperfurth - Town of Mazomanie - registered in opposition, no comments.

Andy Olson - Town of Mazomanie - registered in opposition, no comments.

Bill Keen – Town of Verona – Was wondering if a landowner can land be taken out of an RPC? Mr Standing informed Mr. Keen that with better maps from FEMA and the WDNR land can be taken out of the RPCs. A person cannot voluntarily opt out of an RPC.

Phyllis Hasbrook - Madison WI – (West Waubesa Preservation Coalition) Thinks that the risk is too great to allow development on places that are ill suited for development. She encounters many people whom

have homes in undesirable locations due to frequent flooding. Taxpayers of Dane County should not have to bear the risk from homes built in unsafe areas.

DuWayne Hoffman – Town of Verona WI Opposed. Considers RPC modification a beginning down the “slippery slope” of regulation, he is worried about this going beyond a proposal.

Don Hammes – Middleton WI – in support. Mother Nature has been and will continue to go through a lot of change. With climate change being an increased problem more protection is necessary to protect people from the possible environmental damages. Planning is responsible for much of the protections that keep people safe, the economy healthy, and ensures a good future. He hopes that more responsible planning takes place within the County.

Robin Loger Mazomanie WI– Opposed. Asked about the specific amount of land that was being added in each category (acres). Also enquired about how much damage in dollars was public property and how much was private property. She feels all landowners should be notified not just the ones considered to have significant impact.

Cindy Bong – Sun Prairie WI – Was not a recipient of a letter, heard of this by word of mouth. Feels this proposal will adversely affect the ability of landowners to implement plans. She thinks that every landowner affected by the proposed RPC changes should be notified.

Caryl Terrell – Madison WI – (CRANES) In support. The five year update is a great opportunity to investigate the benefits of the 500 year floodplain and hydric soil protection. Flooding has and continues to be a severe and pressing concern for Dane County residents. Tax revenues are at risk when development occurs in areas that are poor for development. To protect tax revenues future oriented protection must be developed.

Don Hoffman – Town of Springfield – Opposed. All landowners have not been notified and will only find out in the future when they try and sell their land and find out it is undevelopable. All landowners should be notified. Any policy inclusions of Public Lands or Conservation Lands should be put on the map.

Bill Delehanty – Town of Dunkirk - Neither Pro nor Con to the proposal. He would like to know how the Town residents are affected. Would this policy affect the Farmland Preservation rezones?

Thomas Schlick – Town of Black Earth – Opposed. Appreciates planning but feels that the county should let the town governments take care of their own planning. The Town of Black Earth already practices very responsible planning and does not want the County to dictate to them.

Dan Behringer – Town of Mazomanie – Opposed. Feels the additions proposed to RPCs should be advisory, not an absolute. If FEMA has been issuing floodplain maps quicker thus the 100 year floodplain map should be modified in a suitable manner to protect homes. When a homeowner want to contest their property being placed in an RPC which party will have to pay for it, the county or the homeowner? Too often the costs are pushed to the landowner. What will be done for people who lose value from these proposed additions?

Elliot Long – Waunakee WI – In favor. Informed the steering committee that he has heard of instances where additional protection has led to housing values increasing. Would like to see how these proposed values could potentially increase the value of existing homes.

Joshua McLennan – In support. Asked for clarification on the breakdown of the numbers and how they were broken up.

Larry Burcalow – Middleton WI – Not for or against the proposal. The maps that have been made are not useful. They are very poorly made and do not help the landowners who need this information. The maps should be easier to read and inform landowners of what portions of their property are being added to the RPC. Is there another alternative to using 500 year floodplain?

Tim Roehl – Verona, WI – Opposed. Landowners should be notified regardless of how much land they are losing. Adding these regulations to RPCs could potentially lead to takings. No other county is looking into the 500 year floodplain and feels the addition to RPCs is the wrong action. How are hydric soils defined and who decides the definition? Using Chapter 82 to add these regulations is the wrong avenue and towns in Dane County are very much against it.

Charles Wedekind – McFarland WI – Opposed. The proposal takes over 50% of his land, definitely a big deal to him. How would this affect septic field placement?

Harry Reed - Madison WI – In support. Hydric soils are mapped and defined by the NRCS which Dane County uses. Would like to know where Dane County buys homes in the cases of severe flooding. Mr. Reed also asked if developers incur any damages in these situations. Housing is a fairly permanent structure and with climate change bringing on more severe weather these places should be protected.

Bret Wedekind – McFarland WI – Opposed. Asked if maps would change when they are submitted during the summer. Enquired if an entire parcel will become undevelopable when a portion is added to a RPC and if the existing structures are replaceable. Mr. Standing answered the maps should not change, just the portion of the parcel within the RPC, and the existing structures should be replaceable if they meet building requirements.

Barb Wipperfurth – Town of Mazomanie – Does not want these regulations to be the tip of the iceberg with more to come. Does not want the county to take any control from the towns. Feels that these regulations are imposing unfair burden on rural residents that rural landowners are now paying for past irresponsible developments. What would it take for this to NOT move forward?

Further Discussion

Supv. Downing Stated that the committee is here to listen and this is a draft proposal.

Mr. Werner stated that environmental issues such as streams/water knows no boundaries, crossing municipal lines. There needs to County level discussion rather than discussion on a Town level.

Salov: Looking for the source of the Hydric Soils, it is based in the digitized NRCS soil study of Dane County.

Mr. Roehl commented policies like this may push landowners to annex since many incorporated municipalities may not have to follow Dane County rules.

Supv. Downing thanked everyone for their comments and summarized people's concerns as follows.

- Notifying all landowners of the proposed additions to the RPCs
- Create and distribute better maps to spatially illustrate the effects of the RPCs
- Investigate the issues of takings and whom bears those costs
- Clearly define what mitigation standards could be
- Work to balance the public welfare and property rights.

Mr. Disch echoed Supv. Downing's thanks and concerns. He discussed the lack of affordable housing. The UW students artificially drive up prices of rental housing making it less affordable. With a 2% vacancy rate, the landlords have no incentive to lower rents. There is a need for a cooperative & permanent homeless shelter.

7. Such other business as Allowed by Law

Not discussed.

8. Adjourn

Motion by Werner/Hendrick to adjourn the meeting at 9:00 p.m; motion carried.

Respectfully submitted,

Curt Kodl, Recorder

Note: These minutes are the notes of the recorder and are subject to change at a subsequent meeting of the committee.