

DRAFT Meeting Notes

Town of Greenville

Land Stewardship/AEA Committee

Monday, 6 March 2017 (5:00 pm)

Greenville Town Hall

Present: Larry Bentle, Sally Bowers (guest), Dave Johnson, John Julius, Jeff Steinacker, Zen Miller.

(Next Mtg: Monday, 10 April 2017 at 5:00 pm, Town Hall)

1. Call to order. 5:07 pm.
2. Approval of 6 February 2017 meeting minutes. Draft minutes were approved as written (motion by John J., 2nd Jeff S.)
3. Community Ag education.
 - Tomorrow, 7 March at 3:30, Jeff and Loren S. are scheduled to meet with interested teachers at Greenville Elementary School. Other committee members are welcome. Agenda will center on how we might assist in various school gardening projects (e.g. soil testing, importance of healthy soil, etc.).
 - Sally reported that the \$6K grant, mentioned as applied for in our last meeting notes, was approved out of the district school budget. It will enable purchase and setting up of hoop (green) houses at three elementary/middle schools and perhaps later one at the high school. Compost bin(s) sufficiently large to handle most all cafeteria bio-waste with also be built at the Hortonville Middle School.
 - People who may be of assistance in these school projects were mentioned: Jim Beard, agriculture and horticulture instructor who has retired from FVTech; Mike Paltzer, might contact John J. concerning swamp hydrology, etc. and tours of our local marsh and swamp ecological areas; Lorie Hart is a good contact to help get several projects started; Cari Eggen is a computer expert at HASD who may assist in numerous areas of interest (e.g. improving our committee's web site, assisting in related IT projects, etc.)

4. AEA signage opportunities.

The first set of HASD designed signs were reviewed (see attached HASD folder containing the 7 files). Hannah Goulet, one of Amber Laska's students in her high school business class, developed the designs based on our committee's initial input. At this meeting the committee chose Logo file 1 (full logo with wording). Sign design #1 with the lower part of design #5 design were chosen. The attached "edited" file is an attempt to combine our committee's comments into one file. All files are provided to serve as attachments to these notes and be part of the record.

5. Purchase of Development Rights (PDR). Information.

In order to obtain recent information on the success or lack thereof of a PDR program in a Wisconsin township, Steve N., John J. and myself met on 3 March 2017 for over 2 hr with Edward Minihan (Town Chairman) and Ben Kollenbroich (Deputy Clerk/Associate Planner) of the Town of Dunn at their town hall. The Town of Dunn directly borders the City of Madison. The following are notes of that meeting:

- There are currently ~5,000 residents in the Town of Dunn. This compares to ~13,000 for Greenville Township.
- Their PDR program is now 20 yrs. old with the first land purchase made 1997. In 1996 the referendum to fund the program was passed at a cost to tax payers of \$0.50/\$1000 of equalized value (fair market value).
- The annual cost for Town residents remains at \$0.50 per \$1,000 of equalized property value, unchanged over 20 years.
- Currently, grants provide about 50% of the annual cost to fund their PDR program. The USDA participates along with other institutions.
- A landowner must submit a comprehensive application to the Town to place land into the PDR program. A special Town commission reviews the applications each year to determine which applications will be accepted and funded.
- The most recent Town of Dunn survey in December 2015 showed a 75% resident support of the PDR program.
- The Town of Dunn has become a very desirable place to live, which is directly attributed to the protection of open land. This is judged by many comments regularly received from Town residents in support of the land use policies, plus reasons given from those inquiring to move into the Town.
- Much of the designated Ag land is A1 exclusive zoned and was established in 1979 prior to establishment of the PDR. This zoning allows owners to only sell a maximum of 2 acres (1 home) per 35 acres owned.
- The value of the PDR program to area farmers is that they do not feel “challenged” by urban areas that might be adjacent to their property or in the near vicinity, assuring that Ag operations can continue.
- Being free of urban development allows existing farmers to pursue long-term investments (e.g. purchase of equipment, additional land or even enter into co-ownership agreements of equipment).

- Young individuals looking to get started in farming or related Ag activities (e.g. farm to market, truck farming) realize that land is protected and, therefore, not deterred with regard to purchasing land as a long-term investment.
- Land price is not overly inflated even if urban development pressure is nearby. Thus, land rent for Ag use is held at a reasonable cost due to the PDR program.
- Since 1997, the diversity of farming in the Town has changed as evidenced by more truck farming and more crop varieties. Of course, it is realized that besides the PDR program market may forces also play a role here.
- Home lots that are available are priced higher in the Town of Dunn due to the protection of open land.
- This PDR program has assisted the Town of Dunn in planning the growth of the Town; thus, saving on urban development related utilities (immediate construction and future upkeep costs) due to long term planning.

We also talked about what might be required to attempt to have a similar program established in our Town. Should our residents be in favor, there is considerable industry within our Town that could be approached to aid in funding a PDR program besides possible government funded grants.

6. Adjournment.

The meeting was adjourned at 6:43 pm (motion by John J., 2nd Jeff S.).

Parking lot for future meeting(s):

- a) TDR (Transfer of Development Rights).
- b) AEA tax credits.
- c) Committee membership.
- d) Goals; Greenville Land Stewardship Committee Plan (dtd Dec 2011).

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PARTICIPATING LAND OWNER WITH:



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