

# Working Lands Committee Meeting: September 3, 2008

Members Present: Erv Nuttleman, Delores Rhymes, Bud Deflorian, Charlie Handy  
Review of PRD Committee on LEZA Model

Doug Miskowiak went over past characteristic scoring we had returned as homework.

What are important Ag. Productivity Characteristics.

- 4- Size of farm
- 4- Compatibility w/ adjacent and surround land uses.
- 4- Availability of Ag. Infrastructure
- 4- Stewardship
- 2- Environmental Limitations
- 3- Other type of farm operations

What are important development pressure characteristics?  
(See Doug's sheet with scoring)

What are important public values?  
(See Doug's sheet with scoring)

Doug then went over instructions for "Rating Individual Characteristics of Working Land Exercise"

Erv: Oats is difficult to use (Peg or Yields because of weather, turkey, etc.)

## I. Soils Discussion

75 bushels/acre for oats in high (Erv/Bud) more weight to corn, with less to oats

La Crosse County

Corn Productivity 60%

Oats Productivity 30%

Important Farmland Category 5%

-Generalized nutritional data (less retired)

Capability Class 5%

0-8

0-3: Aerable soils

3-6: Potential for ponding

7-8: Highly erodable

Decision: Group accepted these ratings

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## II. Proximity to protected working lands

Do we need to keep this as a scoring characteristic, since this LEZA model shall be used as a zoning tool. In other words, would it make sense to keep this characteristic if a minimal protected working lands acreage exists?

Decision: Remove weight regarding proximity to protected working lands.

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## III. Size of Farm

Bud: Man of 120 acres should be allowed to the same as a man rezoning 220 acres.

Decision: Size of farm should not matter

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#### IV. Stewardship

Characteristic is measured by evaluation the land and water conservation practices applied by land owners. Operations known to apply ag. Best management practices will receive a higher score than those not applying best management practices.

Both public investment and private  
-Private = Conservation Plan that meets T

Charlie state, if committee thinks this is an important question, we can draft a way to figure this out. (Staff)  
DM: Committee discussed this category in relationship to PUBLIC INVESTMENTS on the property. If significant public investments were made on the property – the property would be LESS likely to be rezoned out of agriculture. PRIVATE investments or best management practices would NOT be considered for whether or not the property should be allowed to rezone.

Assignment: Committee asked staff to draft a potential way to determine stewardship

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#### V. Compatibility w/ surrounding land use immediately adjacent of cluster pro-rating

Committee decided scoring based on proximity to Hamlets (40 acres and larger) anything below  
10 acres = 100 pts. 10-40 acres = 50 pts., >40 acres = 0 points

DM: Committee decided that one scoring strategy would be applied to Hamlets 40 acres or larger. Another scoring strategy would be applied to developments from 10-40 acres. Scattered developments, less than 10 acres in size would not be used in the scoring strategy.

40 acres and larger: Adjacent = 0 points, 330ft-1/8mi = 2, 1/8-1/4 = 50, 1/4 - 1/2 = 75, >1/2 = 100  
10-40 acres: Adjacent = 25 points, 330-1/8 mi = 50, 1/8-1/4 = 75, >1/4 = 100

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#### VI. Ag. Businesses

Not a priority.

DM: Proximity of working lands to agricultural businesses wasn't a priority. Committee mentioned that modern transportation and even information technology (internet) infrastructure minimizes the benefits of proximity to agricultural businesses.

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#### VII. Anything outside extraterritorial

- a- Plat approval area (100 pts.)
    - within Extra Territorial Plat Approval (50 pts.)If land is within both a village/city ETPA and a cluster development, land would be easier to rezone than land outside either area.
  
  - b- Urban feeder highways (distance from)
    - 1/2 mile @ 100 pts.
    - 1/4 mile @ 75 pts.
    - 1/8 mile @ 50 pts.
    - 1/16 mile @ 25 pts
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#### VIII. Should future land use districts in form a rezone request.

Consensus: Yes. Zoning should look at town/local plan. So, based on residential, commercial, industrial

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#### IX. No use/value based on farm

#### X. Can we group the following?

## Open Space, Scenic Values, Wildlife Char., Wetlands/Riparian

No. Separate based on separate scores.

Wetland/surface water/ flood plains  
Public Parks  
Bluffland

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Doug to send home work assignment.

Rank the six remaining on a scale of 1-6 and on a score of 100. How many points go to each?

Next meeting: First week in November.