

Meeting Notes

(Approved 28 August 2018, no changes)

Town of Greenville

Land Stewardship/AEA Committee

Tuesday, 17 July 2018 (5:00 pm)

Greenville Town Hall

Present: Larry Bentle, Sally Bowers, Michael Brown (Town representative), Sarah Grotjan, John Julius, Pete Schroeder and Jeff Steinacker.

“To do,” items are indicated in red.

Next Meeting: 28 August 2018, Tuesday (5:00 pm at the Town Hall)

1. Call to order; 5:02 pm.
2. Additions to agenda. No additions.
3. Approval of 8 May 2018 meeting minutes (Draft #2). Draft 2 was approved as edited prior to the meeting. Michael corrected the date that the update to the comprehensive plan is to be completed from end 3Q18 to May 2019. The motion to accept draft 2 was made by Pete, Jeff 2nd.
4. Goals and Solicitation letter (disposition). An email from Joel (July 14, 2018) was shared. It read, “The Town Board accepted the Strategic Plan and sign program as presented on May 14, 2018. The Town Board is appreciative of the Committee’s efforts. A few comments were made about how nice the signs looked.”
 - a. The solicitation letter can now be used to seek funding when going out to erect additional signs and for other projects in the future as determined by the committee.
5. Committee by-laws (approved copy). The final draft (#5) of our committee’s bylaws was adopted at our 8 May 2018 meeting. Steve finalized the document following the meeting. Our adopted bylaws are included with these notes (see Attachment I).
6. LS/AEA.
 - a. Committee account status. The committee account balance has not changed since our last meeting on 8 May. It is \$868.
 - b. AEA Signage. Actions for additional signage are: **John** to contact representatives of the Rod and Gun Club. **Pete and Larry** to contact other landowners (e.g. around Island Rd). The goal to commit to 10 signs. **Larry** to contact RJ Marx to up date them on the project and the 10 remaining unprinted signs they have in stock.

- c. Greenville Newsletter (Summer 2018) article. Sarah wrote an article on the High School student tours of the Steinacker and Martin farms. It was published in the Greenville Newsletter-Summer 2018 Edition, p. 40-41. The article was very well done. THANK YOU very much Sarah for all your work and also to Steve who put it in final form for the newsletter.
- d. Hwy 15 corridor & Town incorporation, status (Michael). The court hearing to consider Greenville's petition for incorporation as a village is coming up shortly for a "yes" or "no" as to whether it can proceed further in the overall incorporation process.
- e. Subdivision Ordinance outside the sanitary district and the Comprehensive Plan Update. Michael raised a question for discussion regarding the Subdivision Ordinance update. In the Conservation Subdivision Design Chapter pertaining to areas outside the sanitary districts there is a formula used to determine lot size that requires a 40% preservation of open space in any defined development area. Streets are included in the buildable portion (not in the 40% portion). Should this ordinance be revised?
 - i. There was much discussion on this question. The overall opinion was to **leave the ordinance as it is written** to limit residential development outside the sanitary district as it was intended when the ordinance was adopted. Do not change this ordinance without major and thoughtful input, as a change to eliminate or reduce this restriction will negatively impact the significance of the Greenville Greenbelt and our Agricultural Enterprise Area (AEA). Discussion/comments:
 1. Michael: Marketability is a concern. Developers request variances to these requirements, but are being restricted due to being outside the sanitary district. Statutes are coming into play in a comprehensive look at the current ordinance.
 2. John commented that the majority of land being discussed here is used for agricultural production.
 3. John: Entering/altering land use planning is very serious. Direct collaboration between the Planning Commission and Land Stewardship Committee is extremely important.
 4. Ordinances for Tier III (or outside the sanitary districts) that are tighter will support development in Tier II and Tier III as originally intended.
 5. Jeff, Larry & John – Slowing the development down is o.k.
- f. AEA expansion opportunities? Jeff and John thought that the landowners of the Ag land (~70 acres) adjacent to the northeast corner of the Julius Dr. and Hwy 96 intersection might be interested to become part of the AEA. This was the former Braeger farm years ago.

If the current landowners are interested, an amendment to our Town/County plan would need to be made as the next step. **Jeff said he would contact the landowners in this regard.**

- i. Is there interest from the Town of Dale to join our AEA? Our west AEA boundary borders on the town line. Therefore, Dale's Ag land is contiguous with our AEA and eligible to become part of our AEA if the town and landowners so desire.
7. Community Ag education, HASD.
 - a. Hortonville HS DECCA (Marketing) – Student Involvement for 18 -19. A meeting is scheduled with Thomas Ellenbecker (HHS Principal), Sarah Grotjan (Dairy Livestock Educator - UW Extension) and Sally Bowers (Associate Principal).
 - b. Little Chief competition invites have been sent out to the Bay Area and Fox Valley schools to participate (2nd year). Fox Valley Tech will participate this year. Final competition will take place in September and October.
 8. Land trusts. Discussion. See Attachment I (8 May mtg notes) dated May 7, 2018 – Scripted phone conversation with Tom Stolp, Exec. Director, Ozaukee/Washington Land Trust (OWLT) (262-338-1794) (ww.owlt.org).
 - a. Northeast Wisconsin Land Trust (NEWLT) would like to support this movement to get some Ag land in land trust (i.e. establish an Ag land trust program) and would like to have someone on their committee. Let's keep in touch with them. It is beneficial to have land trusts held by an independent entity.
 - b. Consistent presence at land use planning meetings is critical to keeping up to date.
 - c. John created a draft wish list (e.g. Mission Statement): Limit population density (PDR program, Land Trust, etc., all are dependent on planning and ordinances).
 - i. ACTION STEP: **John to draft a Mission Statement (list) for our committee to define/adopt** so, as Pete stated, we can distribute to landowners, residents and others as appropriate as to what we (our committee) is all about.
 - d. Is there any part of this that could be a Hortonville HH DECCA student project?
 9. Other area news. None discussed.
 10. Next meeting. **28 August 2018, 5:00 pm** at the Town Hall
 11. Adjournment. Motion by Pete, Jeff 2nd.

Parking lot for future meeting(s):

- a) Web site.
- b) PDR & TDR.

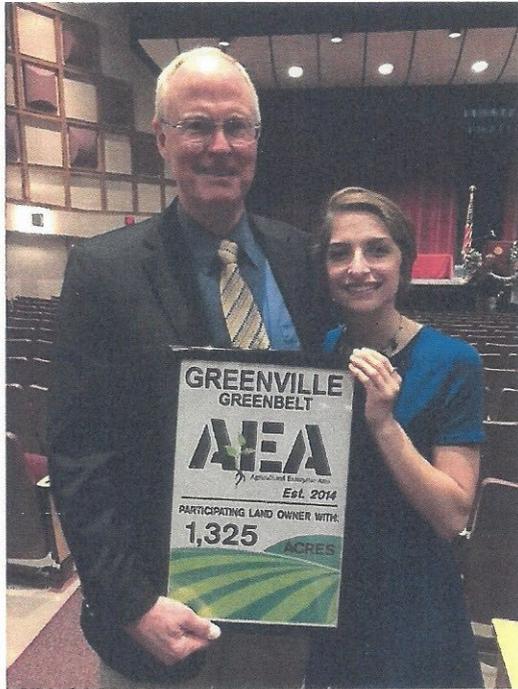
Attachment I

Hortonville student creates logo for Greenville AEA

USA TODAY NETWORK-Wisconsin Published 4:54 p.m. CT June 19, 2017 | Updated 7:47 a.m. CT June 20, 2017

(Photo: Courtesy of Dave Tebo)

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As of Jan. 1, 2016, 6,228 acres in western and southern Greenville have been recognized by the Wisconsin Department of Agriculture, Trade and Consumer Protection as part of an Agricultural Enterprise Area.

DATCP created the AEA program in 2009 to allow communities to identify certain areas they would like to see maintained for agricultural purposes. While no formal law or zoning dictates the use of the AEA for agriculture, owners can receive a tax credit if they are willing to set aside their land for farming purposes for a 15-year period.

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Greenville's Land Stewardship Committee is working to increase the awareness of the AEA. Committee members have been working with the Hortonville Area School District to educate teachers and students.

Student Hannah Goulet helped create a logo for the Greenville AEA that will be used on a sign identification for landowners within the designated district. Larry Bentle of the Land Stewardship Committee honored Hannah at the May 3 HASD High School Scholarship night with a framed copy of her creative work and an appreciation check of \$500.

For more information, contact Larry Bentle at larry.a.bentle@gmail.com or 920-840-6715.