

TOWN OF FARMINGTON PLAN COMMISSION MEETING MINUTES

PLAN COMMISSION SPECIAL MEETING
TUESDAY, MARCH 1, 2022
FARMINGTON TOWN HALL

Attendees: Dan Heidel, Paul Lash, Mike Raabe and Mitch Fenske
Minutes Prepared by: Crystal Sbraggia

CALL TO ORDER:

Chairman, Dan Heidel called the special Plan Commission Meeting to order at 6:00PM.

Dan Heidel explained that the purpose of this meeting was to provide feedback to the county regarding the proposed future use map that they plan to include within the updated La Crosse County Comprehensive Plan. Dan introduced Charlie Handy, Planner within the La Crosse County Zoning Department.

It was noted that both the Town of Farmington and La Crosse County have a Comprehensive Plan that contains a future use map. Essentially, this map outlines future approved uses for each parcel of land within the township. This map does not change any current zoning nor does it change tax rates for any parcel. It simply means that if someone chooses to rezone a parcel to a use that is already approved on the future use map, then the process to do so could be simplified. Currently the town and county's future use map are the same. This does not mean that it will be following the comprehensive plan updates.

Per the proposed future use map, the county is proposing potential residential growth in several areas within the Town of Farmington. Charlie Handy explained that the county map was created through use of mathematical algorithms. He would like the town to review it with intentions of identifying areas in which the mathematical reasonings do not make sense. He encouraged the plan commission to mark up the map and send all suggested changes to him by March 11, 2022. One resident asked that the proposed residential area south of Burr Oak along County Road A be removed as a growth area and instead remain Exclusive Ag land. The reasoning for this change was to avoid potential disputes between active farmers and residential landowners that do not like the smell of farms. Charlie agreed that this seemed logical, made the change on the map and encouraged further discussions and changes.

Handy took time to explain that rezone requests can only be granted if both the county and town agree. He noted that the county's process would soon be changing and that any requests that require an amendment to the comprehensive plan would only be reviewed every 18 months, instead of monthly as they are now.

Heidel pointed out that the land use descriptions outlined on the county's future use map were different and broader than the those within the town's plan. He explained that the town is not mandated to change their land use category names or definitions or its future use map to coincide with the county. If the two maps end up not being the same, requests will be subject to the more restrictive of the two. Again, it will take a "yes" decision from the county and a "yes" decision from the town before any rezone requests will be granted.

The Plan Commission decided to hold another special meeting on March 8, 2022, to further review the map and complete their final recommendations.

Mmsp: Lash / Raabe Motion to adjourn at 6:55pm. 4/0/0 Passed