



**MINUTES**  
**ROCK COUNTY PDR/PACE AD HOC COMMITTEE**  
**MONDAY, APRIL 5, 2010, 3:30 P.M.**  
**COUNTY COURTHOUSE - CONFERENCE ROOM 250**  
**JANESVILLE WI**

1. **Call to Order:** Chair Sweeney called the meeting of the PDR/PACE Ad Hoc Committee to order at 3:30 p.m.

**Committee Members Present:** Chair Alan Sweeney, John Lader, Rich Bostwick, Ron Combs, Sharon Hergarten, Brad Cantrell, Todd Schmidt, Ramona Flanigan, Neil Walter, Neil Deupree, Fred Hookham, Doug Marklein, Archie Morton, Dave Rebout, Don Jones, Ray Henschler, and Mark Gunn.

**Committee Members Absent:** Charley Rusch, Bill Barlass, Scott Farrington, and Julie Christenson

**Staff Present:** Tom Sweeney, LCD; Randy Thompson, UWEX; Paul Benjamin, Planning; Steve Schraufnagel, Planning; Carrie Houston, Planning; and Wade Thompson, Planning.

**Others Present:** Bob Fizzell, Katie Kuznacic.

2. **Adoption of Agenda:** Chair Sweeney entertained a motion to adopt the agenda as presented. Bostwick motioned to approve the agenda, seconded by Lader. **Motion Carried.**
3. **Adoption of Minutes:** Chair Sweeney entertained a motion to adopt the minutes from the March 1, 2010 meeting. Jones motioned to approve the minutes, seconded by Morton. **Motion Carried.**
4. **Citizen Participation, Communications, and Announcements:** Chair Sweeney introduced Paul Benjamin as the Planning Director.
5. **PACE Eligibility Map and Criteria – Carrie Houston, Planning:** Carrie Houston reviewed each map in the packet and the criteria it represented. Houston continued with the language on map disclaimer. Also Houston discussed the issue of less than 35 acres with a combined application noting that the state and federal program do not allow this, stating our criteria was adjusted for the discrepancy.

Cantrell noted that the final map overlaps an area in the City of Janesville's Comprehensive Plan Map noted as Urban Reserve. This area should be integrated into this final eligibility map for the PACE program. Growth boundaries are not static boundaries, as they need to be updated every ten years, even if the plan is for twenty-five years. Chair Sweeney stated this committee should find common ground. Houston noted the compromise is the comprehensive plan boundary. Hergarten stated that all land east of Highway 14 should be protected from development to support Rock County's agricultural economy and noted specific industries.

Wade Thompson noted this map does not represent an acquisition plan and the parcels need to be ranked by LESA. Carrie Houston noted this program is strictly voluntary and the landowner will make the final discussion. Houston continued stating that a map disclaimer was developed and criteria five, within a comprehensive plan development area. Each application for the program will be reviewed on a case-by-case basis. Combs stated that criteria #5 should be spelled out so we don't have to go back to review the criteria. Thompson stated that petitioning the county for an eligibility determination isn't the same as applying for the program. Marklein asked if this map disclaimer would work in reverse, saying a city, town, or village would have the right to disagree with a proposed easement purchase. Houston noted that the state application has a "support" component for this issue and the issue is more appropriate for a future discussion on the administration of the program. Marklein stated that a parcel in the eligible area should be approved by a city if it is located in the future development area because of the nature and perpetuity of the easement. Cantrell noted that cities have powers outside their jurisdiction for approval of subdivision plats and noted if the city does not approve a proposed plat, that plat cannot move forward within a town. Cantrell stated the PACE program should have the same powers assigned to the cities so they are not boxed in.

6. **Results LESA factor weighting exercise – Wade Thompson, Planning:** Thompson reviewed the LESA factor weighting exercise completed at the last Ad Hoc Committee meeting. Noting the outcome of the exercise was an average of the four groups assigned weights for each. The exercise results have extremely high soil weight and Thompson recommends a .33 to .4 weight. Thompson noted that a minor re-distribution from the soils component to the site assessment components would create a better balance for the LESA program outcome. Thompson noted an early exercise of "Whoville" and the site A vs. site B. Also, Thompson noted a document developed by Tom Daniels, Professor @ University of Pennsylvania, regarding the assignment of LESA factor weights and experience with Lancaster County, Pennsylvania. After some discussion by the Ad Hoc Committee regarding this issue, Combs motioned to approve the redistributed weights as recommended, seconded by Deupree. **Motion Carried.**
7. **LESA scoring scales exercise - Wade Thompson, Planning:** Thompson stated this exercise would require the committee to break into four groups with each group taking two topics to discuss and recommend scores. Eight factors: field size; percent of parcel in agricultural use; surrounding use compatibility – zoning districts within one mile; distance from existing sewer service area boundaries; distance from sub-divisions; distance from other protected lands; distance from major transportation corridors; and percent of parcel covered by environmental sensitive areas. Thompson stated a recommended score was developed and each group should agree with this recommendation or it should develop a new recommendation. The final scale will be available by the next Ad Hoc Committee meeting. At this time the Ad Hoc Committee broke into the four groups. The groups worked on their respective issues for twenty minutes and reconvened.
8. **Questions and Discussion – Chair Sweeney** asked if there were any questions. Deupree asked once this group has completed its mission, will the state and or federal programs require us to modify our program to meet their guidelines? Benjamin stated the state and federal programs are based on minimum standards and LESA will rank the eligibility for applications to these programs. Cantrell stated he is concerned, stating this program must recognize and plan for community growth.
9. **Future Meeting Date – Chair Sweeney** recommended May 18, 2010 with a 6:30 p.m. start time as the next meeting date.
10. **Adjournment:** Bostwick motioned to adjourn the PDR/PACE Ad Hoc Committee at 5:22 p.m., seconded by Walter. Motion carried.

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Respectfully Submitted,

Thomas Sweeney  
County Conservationist

**Minutes are not official until adopted by the PDR/PACE Ad Hoc Committee.**

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