

The first meeting of the Brigham Township Land Use Committee convened at 7:30 p.m. July 26, 2017.

Who attended?

Chairwoman Tami Bowser opened the meeting with a suggestion that questions or comments from the people attending the meeting will be addressed as they are submitted. She also asked that the minutes be taken by a volunteer in rotation at each meeting. Judy Pincus volunteered for the first meeting. The committee is assigned to complete and submit additions or alterations to the Land Use Plan to the Township Board with monthly updates within the next four months.

Ms. Bowser made a slide presentation illustrating the differences between minimum lot size zoning (such as the 5 acre minimum currently being used in Brigham Township) and a density-based zoning system. Studies indicate that density-based zoning controls growth in a way that results in less population density and better protection of farms and woodlands as well as open green spaces. Ms Bowser pointed out that the committee will need more data than is currently at hand to get to an understanding of the long range effects of each prospective land use model (minimum acres system vs. density – based system) before deciding which is best for our township: what does it look like now and what will it look like in the future with suggested changes to the land use plan.

The following questions and comments from the committee and the attendant public were presented:

1. Do we need to update current maps, some of which date back to the 1950s? We need to update current statistics re housing and existing land use in Brigham Township, and we need updated soil maps. There was conflicting opinion on the accuracy of the 1, 2, and 3 soil designations.
2. The committee needs to discuss possible changes to **8.8.3: Land Use Policies & Recommendations**. There was commentary about how restrictive this policy is compared to other townships in Iowa County.
Comments:
 - a. **8.8.3** slows developers from subdividing parcels (less than 40 acres) into multiple properties at a rapid rate by requiring a minimum of five (5) years between the effective date of a second land division of the parent property.
 - b. Density-based system would end the necessity for **8.8.3** as this system controls population density and distribution.
3. The committee needs to discuss possible changes to **8.8.4** (commercial development: now restricted according to soil classes and Ordinance 4.06 Building Site Regulations).
Comments:
 - a. Need a plan to regulate land use; should there be a commercial overlay or not?
 - b. Is the Town missing out on significant tax base, funding for schools, infrastructure, etc. by stringently restricting commercial development; ancillary businesses add jobs for the community.
 - c. Should the plan designate what kinds of businesses could go on specific types of plots?
 - d. Can the approval process be streamlined to a few good guidelines so buyers and sellers know what will be permitted ahead of time (the County makes all those decisions now); nobody will invest thousands of dollars to get a no.
 - e. What conditions will be allowed?
 - f. May be advisable to ignore soil types: Waunakee is building on good farm land.
 - g. What variances can be made without causing environmental damage?

4. The committee needs to discuss possible changes to **8.8.6** (Maintain 5-acre minimum lot size for all new residential lots).
5. Current Land Use Plan driveway guidelines (**8.8.9**) are based on Ordinance 3.01 which ordinance will be available at the next meeting.
Comments:
 - a. Where conditions allow, any access that loops through the property (road, etc.) could be acceptable and not require a separate driveway.
6. Would it be possible to use TIF funding for commercial development.
Comments:
 - a. For municipalities of 3500 population TIF funds could be used for sewer system, etc. in new development.
 - b. TIF process – too many difficult rules to navigate, too difficult to bring development.
- c. What are other municipalities doing? Any ideas we can use? As we look at other townships, we should only include ones that are like ours which face development pressures from proximity to large urban centers.
7. Materials and information to be available before next meeting:
 - a. County zoning ordinance relating to commercial development and driveway ordinances.
 - b. More information on how density-based zoning works: process .
 - b. DOT road plans.
 - c. Information on making before and after models of Brigham Township
 - d. Blue Mounds commercial site plan (how did they hook up sewage system, new development)
 - e. Land use trends: need more current data (houses built, etc.)
 - f. Would PSC model include soil types? Need survey.
8. Notices of the meeting should go into the Barneveld Shopper and people should be made aware that these are open meetings: the public is invited to attend and comment.
9. Ms. Bowser and several of the attendees at the meeting felt that we need to survey township residents before submitting any recommendations to the Township Board. The survey should outline each separate issue and present alternatives for dealing with each issue (similar to the recent School Board survey).

The meeting adjourned at 8:15 p.m. The next meeting is tentatively set for August 21, 2017.