



MEMORANDUM

TO: Wright County Northeast Quadrant Task Force

FROM: Danyelle Payne

DATE: November 6, 2006

RE: Wright County Northeast Quadrant Land Use Plan
Task Force Meeting #9 Summary
SEH No. A-WRIGH0601.00

The following document summarizes the ninth Task Force meeting for the Wright County Northeast Quadrant Land Use Plan; it is not meant to be a complete record of discussions which took place, but rather a summary of the various topics and issues raised and discussed.

Date of Event: Monday November 6, 2006, 9:00am – 11:30am

Location: Wright County Government Center

Attendees:

Donald Schmidt (Task Force member)
Greg Eckblad (Task Force member)
Tom Salkowski (Task Force member)
Judy Weldele (Task Force member)
Jeff O'Neill (Task Force member)
Marc Wiegler (Task Force member)
Ken Felger (Task Force member)

Joe Doyle (Task Force member)
Dan Buchholtz (Task Force member)
Steve Gritman
Tom Zins
Franklin Denn
Dan Jochum, SEH
Danyelle Payne, SEH

Introductions

- The meeting kicked off with an introduction of the consultants present (see above).
- Salkowski discussed the purpose of the meeting, which was to discuss the draft future land use plan and the transition area policies.

Discuss Draft Future Land Use Plan

Jochum presented the draft land use plan and described land uses that are either new to the plan or modified from past definitions. He compared the amount of current land use plan acres to draft future land use plan acres for Buffalo, Monticello and Rockford Townships. Of particular importance, were the delineations of Transition Areas on the map. The Transition Area land use boundaries are still being adjusted as Jochum and Salkowski continue meeting with city representatives.

Discuss Transition Area Policies

Jochum and Salkowski presented the policy statements regarding the Transition Area Policies and Task Force member were asked to comment on the policy content.

Overall Policy Statement and General Development Philosophy

No comment or debate.

Overview of Specific Areas

Comment: In Transition Areas paragraph, get more specific about cooperative relationship between city and township.

Transition Areas

Task force members discussed the pros and cons of ghost platting in the Transition Areas. They also had a lengthy discussion about the possibilities within the proposed Transition Areas. Overall, city representatives expressed concern over what specific uses may occur within Transition Areas. Additionally, township representatives stated a preference for flexibility within the Transition Areas so landowners may make timely investment decisions.

Transition Area Goal: Provide for the efficient urbanization and the economical extension of public services to developing areas.

The time frame of this Land Use Plan was discussed and decided to be the year 2020.

Policy: Designation of Transition Areas

This topic was discussed and agreement was made to condense this statement into the previous "Transition Areas" section.

Policy: Level of Service

No comment or debate.

Policy: Management

Task force members discussed the meaning of "inventory" in the second bullet point of this policy. The terms "considerable" and "reasonable" were suggested to further describe the "inventory of annexed land".

Next Steps

The Task Force asked that the County Assessor be invited to the next meeting.

Salkowski stated that work is progressing on whether or not Transfer of Development Rights may be a possibility for this plan. He described the benefits and concerns of such a policy before adjourning.

** Next meeting is December 4, 2006 at 9:00 a.m. at the courthouse.