

**TOWN OF GREEN BAY, BROWN COUNTY, WI
MINUTES OF SPECIAL TOWN BOARD MEETING
TUESDAY DECEMBER 21, 2011**

Time: 7:00 pm – 8:40 pm

Location: Town Hall

Next Meeting: Tuesday, December 27, 2011

Attendance: Chairman Lee Dechamps, Supervisor Cary Dequaine, Supervisor Dianne Jacobs, Clerk Debbie Mercier

Absent: Treasurer, Doris Jadin

Chairman Dechamps called the meeting to order at 7:00 pm.

Clerk verified proper posting.

38 Residents present

1. Wisconsin Working Lands Initiative Completion Process

Aaron Schuette with Brown County Planning Department was present to explain the Wisconsin Working Lands Initiative program updates.

Aaron stated, the conversion fee was taken out of the program.

He further stated the requirements to obtain the refundable tax credits through the State of Wisconsin Farmland Preservation Tax Credit program require the following: 1. The person farming the properties makes at least \$6,000 a year or \$18,000 over a rolling three year period in gross farm receipts (lease/rent payments may not be counted) 2. The properties are in compliance with state soil and water conservation standards as certified by the Brown County Land and Water Conservation Department 3. All property taxes from previous years must be paid. 4. The properties are zoned intensive or exclusive within a State of Wisconsin Dept. of Agriculture, Trade and Consumer Protection (DATCP) certified agricultural zoning district.

It was further discussed that the Farmland Preservation tax credit is currently \$7.50 an acre per year. Property owners who complete the paper work for the tax credit will be locked into the program for a term of 15 years or whenever the town does a comprehensive rezone. The property owners would have the option to get out of the program when the zoning is amended. It was stated an arm's length sale or family transfer would not change the zoning of the land and the terms of the land in the program. Aaron stated the 15 year term is a vision from the state, but the county has to amend the comprehensive plan every 5 years; therefore, a rezoning for a municipality may happen prior to the 15 year term.

To enroll in the program, property owners must complete the necessary paperwork which can be obtained through the Brown County Extension office.

Chairman Dechamps questioned how the program is financed. Aaron was unsure as to the financing for the program.

Supervisor Jacobs stated the income tax form for reporting is Form FC-A.

Chairman Dechamps asked if a property owner who currently chooses not to be in the program and zones their property A-2 General Agriculture at this time, can they rezone back to A-1 Extensive Agriculture 2 years from now. It was stated, the town's

comprehensive plan would have to be redone in order to rezone and qualify for the program.

Chairman Dechamps stated the floor is now open to the public.

A resident questioned whether the property tax rate is determined by the use of the property and who makes that determination. It was stated that the assessor handles the use value tax determinations.

A property owner questioned whether woodland can be considered in the program. Aaron stated if the income generated meets the requirements, agriculturally zoned woodland can be included in the program.

Further discussion was held.

The Clerk explained at this time, all agricultural land owners in the town are zoned A-1 Exclusive Agriculture, but the Town Board along with the Brown County Planning Department has constructed a proposed map in which some of the parcels were changed to A-2 General Agriculture. This map was completed by the direction of the letters received from the property owners in early 2010.

Property owners were then given the opportunity to view the proposed map and identify and determine the desired zoning.

The current agricultural zones adopted in the Town of Green Bay Code of Ordinance are: A-1 Exclusive Agriculture and A-2 General Agriculture.

Aaron Schutte will make the changes to the proposed map.

The next step in the process will be for the Planning Commission to review the map and amend the said map into the Town of Green Bay Comprehensive Plan upon following the formal comprehensive plan amendment process as stated in 66.1001 Wis. Statutes. After the adoption of the amended Comprehensive Plan, the zoning of the identified agricultural parcels (as indicated on the map) will take place upon the completion of a Public Hearing.

Brown County Planning hopes to have this process completed by Fall of 2012.

2. Adjourn

Motion made to adjourn by Supervisor Dequaine with a second by Supervisor Jacobs.

Motion Carried. 3-0 Meeting adjourned at 8:40 pm.

Submitted By: Debbie Mercier, Clerk
Town of Green Bay