

Plan Commission Meeting
Town of New Haven, Dunn County
March 9, 2022

A Plan Commission meeting of the Town of New Haven was called to order by Ken Seguine at the New Haven Town Hall on Wednesday, March 9, 2022 at 7:30 pm.

ROLL CALL

Jeff Carlsrud, Doug Sander, Andrew French, Ken Seguine. Also present was Dale Wiehoff, William Uthphall, and Marv Prestrud.

APPROVAL OF MINUTES

Motion by Seguine, second by Carlsrud, to approve the meeting minutes of January 22 , 2022, as distributed. Motion carried unanimously.

Seguine opened the meeting with a projector slideshow but had technical difficulties and so put it aside. Seguine talked about Zoom Meeting with Susan Badtke, senior Planner of West Central Wisconsin Regional Planning Commission, and asked French to talk about the meeting. French read and explained the meeting minutes.

Seguine noted that the 2020 data census may be a bit inaccurate for smaller towns. Sander asked if WCWRPC was around to help for the first plan. The group was unsure.

Seguine notes that Amber Carlsrud is going to come up with a mission statement for the Land Planning Commission. Invited commentary from the group per meeting agenda, ie. "Discuss the Town of New Haven's Comprehensive Land Use Plan; Two (or more) aspects you liked, Two aspects that could be improved, What will be the challenges?"

Uthphall noted that he read the whole plan. Notes that the former Plan Commission did a pretty good job, a lot of effort by a lot of different people. Thought that it reflects the townships well. Otherwise nothing stood out to him. Thinks the survey results would probably be about the same. Needs just a little bit of updating. Didn't see any challenges.

Sander asked about who wrote the current plan and who responded to the survey? Wondered about issues with accuracy in the poll.

French asked the group if it would make the most sense to differentiate between every person or every landowner in the the township in the next survey.

Carlsrud raised the concern that the township is not zoned, so currently township residents have no recourse of action if a neighbor junks up their property with old cars and the like. Mentions current situation over in St. Croix county, where big corporate farms are moving in and wells may become polluted. Looking to learn more about how to curtail big CAFOS to protect well purity, understand water right problems, address big dairy issues. Notes that we may need some new regulations to protect our water.

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Prestrud notes that nitrate levels can go down if you are a good steward of the land, and that his newer well, which is about 20-30 ft deeper, is cleaner than his old well.

Carlsrud mentions that Atrazine was used widely in the 70s and was a big deal in water pollution/well pollution, and is well-regulated now and not as much of a problem.

Wiehoff noted that what he liked about the plan was that it was a snapshot of the area, and that he is also concerned about water quality. Said that it's helpful to see how things change over time. Interested in how the completion of the bridge on Stillwater opened this area up a bit more for people to live here. Hopes that in the next 10-15 years the people can have the same snapshot in the new Land Plan. Notes that reaching out to people in the community to get input would be valuable.

Utphall noted that Jamie Beyrer has a great history of the New Haven township. Carlsrud will bring to the next meeting.

French would like to increase the Natural History section in the Land Plan as well, and notes that a challenge we have as the Land Planning Commission is that we don't have a lot of authority to do much in order to create new regulations, and so we have to work closely with the townspeople.

Sanders noted that there is a potential that Connorsville might grow if Hwy. 64 is enlarged.

Prestrud thought that the population of the township would grow with the new Hwy. 64 bridge, but it didn't.

Wiehoff noted that more people in the township means we may need more resources, such as fire/police/etc.

Utphall mentioned that the internet is a really important factor in terms of township growth.

Seguine noted that we need to have a realistic recognition of our limitations as a group, and that the political will of the people need to be acknowledged in the plan. Notes that in the old survey it is clear that respondents appreciate the beauty of the land. Also noted that the old survey was divided between people who like the township as it is, and those and would appreciate more legal support to keep it that way. Mentions that it is inevitable that we will have to have public meetings, and that now is the time to update our plans if we want to head off things like CAFO water issues and other issues important to the townspeople. Asked the group about their motivation for being part of the group.

Wiehoff felt it was important to have somebody from the west side of the township involved.

Utphall came to a couple township meetings and started to get involved in more of a civic duty, also here to make sure it doesn't get expensive.

Sanders noted that it is a good thing to do, and that there is potential for the village that has not been realized, as well as protecting what is there.

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Carlsrud shared that at one time there was 2 grocery stores, 2 bars, gas available at a store, and the feed mill in Connorsville. Notes that it was a nice town before corporations took away all the commerce. Notes that changes are coming and it is better to be prepared before hand then to react.

French notes that he is here to offer his land planning, GIS analysis, and mapmaking skillset, and that he would like to help conserve and protect the townships natural resources, especially the surface waters and groundwater. He shared a landcover map with the group that shows the percentage of landcovers in the township, which shows that the majority of the landcover in the township is deciduous forest.

Sander noted that the older generation may be interested in submitting history of their own land.

Seguine noted that farming is hard, and everything is polarized right now, and this is one place where we can get along and work together. He is also on the School Board and is interested in guiding development for the area overall. Notes that there is commercial potential in Connorsville, and we should allow for potential future growth. Asked the group how do we organize this, and mentions that we should perhaps put off the census data analysis until it is ready.

French noted that he would like a Word document or something similar of the old Land Plan to edit. Participants discussed how to do that.

Wiehoff volunteered to draft the plan. French volunteered to update the Natural History section of the plan.

Utphall noted that maybe water irrigation issues may come up in the future, and that No-till farming has been helping with erosion, cutting down on chemicals in some ways.

Carlsrud noted that planting rye in the fall has helped with erosion.

Seguine noted that Wiehoff is an excellent writer, and a big resource, and questioned if we need to bring up the zoning issues in the next survey.

Wiehoff noted that if the survey returns interest in zoning issues, then we go forward with referendums and such. He also notes that Dunn county did a lot of work to present a comprehensive zoning plan a few years back and the township rejected it.

Prestrud noted that the Land Plan Commission is kind of a stepping stool to zoning in a way.

Seguine will continue to work on getting resources/plans in place, and will start communicating more in email. Will also ask Becky Segebrecht to get going on some web pages for the Land Planning Commission.

French will work on bringing the resources together for updating the natural history of the township.

Date of the next plan commission meeting will be Monday, May 2, 2022 at 7:30 pm.

MOTION TO ADJOURN MEETING

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Motion by Seguire to adjourn the meeting, seconded by Sanders. Motion carried unanimously.
Meeting adjourned at 9:15 pm.

Respectfully submitted by,
Andrew French, Plan Commission Secretary