Dane County Farmland Preservation Plan Update

Public Information Session
April 18, 2012
I. Background and Introduction

• Dane County Farmland Preservation Plan
• Dane County Comprehensive Plan
• State Requirements
What is the Farmland Preservation Plan?

- Sets Dane County's goals, objectives and policies for protecting working agricultural lands and the farm economy.
- Determines eligibility for farmland preservation tax credits and other benefits under state Working Lands Initiative.
- Governed by Chapter 91, Wis. Stats.
Recertification

- Dane County scheduled to recertify its Farmland Preservation Plan by 12/31/2012 (with extension) [s.91.14(1)(a), Wis. Stats.]
Wisconsin Farmland Preservation Program (Working Lands Initiative)

- Farmland Preservation Income Tax credits
  - $7.50 / acre / year for land in Farmland Preservation Zoning
  - $10 / acre / year for land in an Ag. Enterprise Area and with agreement to stay in farming for 15 years.
  - With 474,000 acres in Farmland Preservation Zoning, Dane County farmers could claim a total of $3.5 million in tax credits each year.
Minimum Requirements for Plan Certification

- County policies on farmland preservation, agricultural development and related enterprises.
- Identifies agricultural:
  - Plans, and needs
  - Land uses, key resources, infrastructure,
  - Trends and anticipated changes in farming.
- Establish Farmland Preservation Areas
- Policies, goals, strategies and actions county will take to:
  - Preserve farmland and promote agricultural development in Farmland Preservation Areas
  - Increase housing density in other planning areas.
- Must be adopted as part of, and consistent with, county comprehensive plan.

[s.91.10, Wis. Stats.]
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II. Agricultural Inventory & Trends
Dane County
Market Value of Agricultural Products

2007 Market Value by Commodity

- Grains, oilseeds, dry beans, and dry peas: 23%
- Other animals and other animal products: 16%
- Cattle and calves: 10%
- Milk and other dairy products from cows: 44%
- Nursery, greenhouse, floriculture, and sod: 3%
- All others: 4%

Total market value: $470,593,000

Commodity Group | WI Rank in $ value | U.S. Percentile in $ value
--- | --- | ---
All products | 1 | 98%
Crops | 1 | 93%
Livestock, dairy & animal prods. | 1 | 98%

Source: US Census of Agriculture, USDA
### Economically Significant Products 2007

<table>
<thead>
<tr>
<th>VALUE OF SALES BY COMMODITY GROUP ($1,000)</th>
<th>Market Value</th>
<th>State Rank</th>
<th>US Percentile</th>
</tr>
</thead>
<tbody>
<tr>
<td>Other animals and other animal products</td>
<td>Undisclosed</td>
<td>1</td>
<td>99.9%</td>
</tr>
<tr>
<td>Milk and other dairy products from cows</td>
<td>206,247</td>
<td>3</td>
<td>99.1%</td>
</tr>
<tr>
<td>Sheep, goats, and their products</td>
<td>711</td>
<td>6</td>
<td>94.2%</td>
</tr>
<tr>
<td>Grains, oilseeds, dry beans, and dry peas</td>
<td>109,384</td>
<td>1</td>
<td>94.1%</td>
</tr>
<tr>
<td>Cut Christmas trees and short rotation woody crops</td>
<td>417</td>
<td>12</td>
<td>92.9%</td>
</tr>
<tr>
<td>Cattle and calves</td>
<td>46,362</td>
<td>3</td>
<td>91.8%</td>
</tr>
<tr>
<td>Nursery, greenhouse, floriculture, and sod</td>
<td>13,521</td>
<td>6</td>
<td>91.5%</td>
</tr>
<tr>
<td>Horses, ponies, mules, burros, and donkeys</td>
<td>670</td>
<td>1</td>
<td>88.8%</td>
</tr>
<tr>
<td>Vegetables, melons, potatoes, and sweet potatoes</td>
<td>3,929</td>
<td>23</td>
<td>86.1%</td>
</tr>
<tr>
<td>Other crops and hay</td>
<td>3,577</td>
<td>3</td>
<td>84.5%</td>
</tr>
<tr>
<td>Fruits, tree nuts, and berries</td>
<td>1,111</td>
<td>20</td>
<td>83.5%</td>
</tr>
<tr>
<td>Hogs and pigs</td>
<td>5,031</td>
<td>6</td>
<td>82.2%</td>
</tr>
<tr>
<td>Aquaculture</td>
<td>364</td>
<td>12</td>
<td>73.2%</td>
</tr>
<tr>
<td>Tobacco</td>
<td>2,467</td>
<td>1</td>
<td>71.9%</td>
</tr>
<tr>
<td>Poultry and eggs</td>
<td>Undisclosed</td>
<td>19</td>
<td>0.0%</td>
</tr>
<tr>
<td>Cotton and cottonseed</td>
<td>0</td>
<td>-</td>
<td>0.0%</td>
</tr>
</tbody>
</table>

Source: US Census of Agriculture, USDA
### Livestock Inventory 2007

<table>
<thead>
<tr>
<th>Item</th>
<th>Quantity</th>
<th>State Rank</th>
<th>US Rank</th>
<th>US Percentile</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOP LIVESTOCK INVENTORY ITEMS (number)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cattle and calves</td>
<td>145,460</td>
<td>2</td>
<td>63</td>
<td>97.9%</td>
</tr>
<tr>
<td>Layers</td>
<td>75,052</td>
<td>9</td>
<td>434</td>
<td>85.6%</td>
</tr>
<tr>
<td>Pheasants</td>
<td>26,247</td>
<td>4</td>
<td>27</td>
<td>98.3%</td>
</tr>
<tr>
<td>Hogs and pigs</td>
<td>21,977</td>
<td>4</td>
<td>496</td>
<td>83.2%</td>
</tr>
<tr>
<td>Broilers and other meat-type chickens</td>
<td>9,962</td>
<td>9</td>
<td>658</td>
<td>73.4%</td>
</tr>
</tbody>
</table>

Source: USDA Census of Agriculture, 2007
Emerging Products
Land Use Inventory

- Obtain detailed agricultural data that was historically called either “agriculture” or “other open land”
  - Corn, soy, hay/alfalfa, vegetables/fruit, tobacco, tree farming and forestry, etc.
  - Dairy, beef, young calves, fur bearing (sheep, alpaca/lama), hogs, goats, bison, apiary, emus, etc.
- DATCP Grant for $30K
  - Two interns: Zach and Omar
  - Travel costs and technology needs
- GIS based land use point data collection
- Photographs of farming structures
Land Use Trends

Agriculture and Developed Land: Land Use Changes

- Total Developed Area
- Other Developed
- Residential
- Other Undeveloped
- Total Agriculture & Undeveloped Land

1980

- Cropland/Pasture

2000

- Cropland/Pasture
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III. Programs & Policies
Farmland Preservation Areas

- Preserve for agricultural use and agriculture–related uses.
- May include undeveloped natural resource and open space areas.
- May **not** include any area planned for nonagricultural development within 15 years after plan adoption.
- Must include rationale for designation.
- Must be consistent with county comprehensive plan.

*[s. 91.10, Wis. Stats.]*
Nonfarm Planning Areas

- Policies to increase housing density
- Must be consistent with county comprehensive plan

[s. 91.10, Wis. Stats.]
Overlay Areas

- Must be delineated on the map so it is easy to determine whether or not area is in a Farmland Preservation Area.

[s. 91.10(1)(e), Wis. Stats.]
Proposed Planning Areas

- Farmland Preservation Areas
  - Based on town plans

- Non-Farm Planning Areas
  - Rural Development / Transitional (based on town plans)
  - Urban Service Areas (as approved in *Dane County Water Quality Plan*)

- Resource Protection Corridor Overlays
  - Wetlands
  - Wetland and shoreland buffers (75’)
  - Floodplains
  - Slopes over 20%
  - Other areas identified in town plans
Programs to Preserve Agriculture

- Farmland Preservation Zoning
- Density Caps
- Siting Criteria
- Agricultural Enterprise Areas (AEA)
- Purchase of Agricultural Conservation Easements (PACE)
- Transfer of Development Rights (TDR)
- Economic, Technical Assistance
## WI Farmland Preservation Law: Who Can Do What?

<table>
<thead>
<tr>
<th></th>
<th>Farmland Preservation Planning</th>
<th>Farmland Preservation Zoning</th>
<th>Petition to Form an AEA</th>
<th>Receive Tax Credits</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Counties</strong></td>
<td>Yes</td>
<td>Yes</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td><strong>Towns</strong></td>
<td>No</td>
<td>Yes, if not under county zoning.</td>
<td></td>
<td>No</td>
</tr>
<tr>
<td><strong>Cities &amp; Villages</strong></td>
<td>No</td>
<td>Yes</td>
<td>All must file joint petition together.</td>
<td>No</td>
</tr>
<tr>
<td><strong>Individual Landowners</strong></td>
<td>No</td>
<td>No</td>
<td>Yes, if in FP area AND under FPZ, AEA or both.</td>
<td>No</td>
</tr>
</tbody>
</table>

1 S. 91.10, Wis. Stats.
2 S. 91.30, Wis. Stats.
3 S. 91.86, Wis. Stats.
4 S. 71.613, Wis. Stats.
Farmland Preservation Zoning

<table>
<thead>
<tr>
<th>Currently Certified Districts</th>
<th>Proposed Certified Districts</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1(ex)</td>
<td>A-1(ex)</td>
<td>State law now allows for wider variety of farm and accessory uses, home occupations and limited family businesses.</td>
</tr>
<tr>
<td>A-4</td>
<td>A-4</td>
<td></td>
</tr>
<tr>
<td>A-3</td>
<td>A-B</td>
<td>Transitional areas planned to develop within 15 years no longer eligible for state farmland programs.</td>
</tr>
<tr>
<td></td>
<td>A-B</td>
<td>State law now allows for ag-related uses in FPZ.</td>
</tr>
</tbody>
</table>
Farmland Preservation Zoning

- “…land is not included in a farmland preservation zoning district unless the land is included in a farmland preservation area identified in the county certified farmland preservation plan.”

  \[s.91.38(1)(g), \textit{Wis. Stats.}\]

- \textit{Will require blanket rezones for Non-Ag Planning Areas (by 2013).}
Agricultural Enterprise Areas

- Landowners petition DATCP
  - Dunn and Windsor approved in first round
  - Vienna looking at next round
- Town and County must sign off
- AEA farmers may sign agreement with State:
  - Commit to stay in farming for 15 years
  - State gives additional $2.50/acre/year tax credit
- County may add local incentives
  - Urban Service Area protection?
  - Targeted economic / technical / cost-share assistance
  - PACE / TDR bonuses
  - Application and mapping assistance
Siting Criteria for Nonfarm Development

- Based on criteria in most town comprehensive plans
- Rezone minimum area necessary for nonfarm use
- Avoid:
  - Wetlands, floodplains, slopes > 20%
  - Group I & II LESA soils
Purchase of Agricultural Conservation Easements

- Federal Farm and Ranchland Protection Program
- State PACE grants
  - Funding eliminated in 2011
  - Program authorization remains
- Existing County Programs
  - Parks & Open Space Plan / County Conservation Fund
  - Land & Water Legacy Fund
  - Matching grants to local governments
  - Limited PACE / PDR (funding dependent)
  - Policy guidance for future PACE programs included in FPP
- Local Programs
  - Town of Dunn
  - Town of Windsor
Transfer of Development Rights

- County ordinance adopted 2010
  - Model town plan language
  - Program guidance included in Farmland Preservation Plan

- Operational Programs
  - Town of Cottage Grove

- In Development
  - Town of Springfield
  - Town of Roxbury
  - Town of Mazomanie
  - Town of Perry
  - Town of Cross Plains
More Information

- On the Web:

- ZLR Farmland Preservation Plan Subcommittee (2011)
  - County Board Supervisors: John Hendrick (chair), Kyle Richmond, Gerald Jensen, Bill Clausius
  - Citizen Members: Renee Lauber (vice-chair, DCTA), Jim Welsh (NHLT)

- Staff Contact:
  - Brian Standing, Senior Planner
  - (608) 267-4115, standing@countyofdane.com
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  - Madison, WI 5703