Milestones

Aug, 2010 – Subcommittee convenes

Mar, 2011
  – Agricultural land use inventory complete
  – Complete draft Farmland Preservation Plan text
  – Forward draft to DATCP for staff comments

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  – County executive action
  – Publication

Dec – Statutory deadline for certification of Farmland Preservation Plan
Dane County Farmland Preservation Plan

I. Background & Introduction

II. Agricultural Inventory & Trends

III. Programs & Policies
I. Background and Introduction

A. Dane County Agriculture Overview

B. Dane County Farmland Preservation Plan History

C. Dane County Comprehensive Plan
Dane County Farmland Preservation Plan Update

II. Agricultural Inventory & Trends
Market Value of Products

2007 Market Value by Commodity

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

Total market value: $470,593,000
### Economically significant crops

<table>
<thead>
<tr>
<th>Commodity Group</th>
<th>Market Value</th>
<th>State Rank</th>
<th>US 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>2</td>
<td>99.9%</td>
</tr>
<tr>
<td>Milk and other dairy products from cows</td>
<td>206,247</td>
<td>3</td>
<td>23</td>
<td>99.1%</td>
</tr>
<tr>
<td>Sheep, goats, and their products</td>
<td>711</td>
<td>6</td>
<td>174</td>
<td>94.2%</td>
</tr>
<tr>
<td>Grains, oilseeds, dry beans, and dry peas</td>
<td>109,384</td>
<td>1</td>
<td>172</td>
<td>94.1%</td>
</tr>
<tr>
<td>Cut Christmas trees and short rotation woody crops</td>
<td>417</td>
<td>12</td>
<td>121</td>
<td>92.9%</td>
</tr>
<tr>
<td>Cattle and calves</td>
<td>46,362</td>
<td>3</td>
<td>251</td>
<td>91.8%</td>
</tr>
<tr>
<td>Nursery, greenhouse, floriculture, and sod</td>
<td>13,521</td>
<td>6</td>
<td>230</td>
<td>91.5%</td>
</tr>
<tr>
<td>Horses, ponies, mules, burros, and donkeys</td>
<td>670</td>
<td>1</td>
<td>340</td>
<td>88.8%</td>
</tr>
<tr>
<td>Vegetables, melons, potatoes, and sweet potatoes</td>
<td>3,929</td>
<td>23</td>
<td>389</td>
<td>86.1%</td>
</tr>
<tr>
<td>Other crops and hay</td>
<td>3,577</td>
<td>3</td>
<td>472</td>
<td>84.5%</td>
</tr>
<tr>
<td>Fruits, tree nuts, and berries</td>
<td>1,111</td>
<td>20</td>
<td>440</td>
<td>83.5%</td>
</tr>
<tr>
<td>Hogs and pigs</td>
<td>5,031</td>
<td>6</td>
<td>519</td>
<td>82.2%</td>
</tr>
<tr>
<td>Aquaculture</td>
<td>364</td>
<td>12</td>
<td>401</td>
<td>73.2%</td>
</tr>
<tr>
<td>Tobacco</td>
<td>2,467</td>
<td>1</td>
<td>123</td>
<td>71.9%</td>
</tr>
<tr>
<td>Poultry and eggs</td>
<td>Undisclosed</td>
<td>19</td>
<td>(D)</td>
<td>0.0%</td>
</tr>
<tr>
<td>Cotton and cottonseed</td>
<td>0</td>
<td>-</td>
<td>-</td>
<td>0.0%</td>
</tr>
</tbody>
</table>
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
LUI progress
Land Use Inventory

Limitations
- Better define animal operations
- Better define ex-urban (note when barns are no longer used in active farming)
- Inability to see all tracts of land
- Differentiating between wheat, hay, oats post harvest

Next steps:
- Hire two more interns to convert point files to shape files and complete the data set
- Incorporate data into the FPP and other agricultural related research and policy making applications
Dane County Farmland Preservation Plan Update

III. Programs & Policies
Programs to Preserve Agriculture

- Farmland Preservation Zoning
- Density Caps
- Agricultural Enterprise Areas (AEA)
- Purchase of Agricultural Conservation Easements (PACE)
- Transfer of Development Rights (TDR)
- Economic Assistance
- Cost-Share and Financial Assistance
- Agricultural Infrastructure
- Education and Technical Assistance
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></td>
<td>State law now allows for ag-related uses in FPZ.</td>
</tr>
</tbody>
</table>
Density Caps

- Limits number of nonfarm building sites that can be rezoned from a base farm tract
- Established in town comprehensive plans
- Adopted into county comprehensive plan
- Varies from town to town
  - 1 unit per 35 acres (most common)
  - 1 unit per 40 acres
  - 1 unit per 75 acres
Agricultural Enterprise Areas

- Landowners petition DATCP
  - Dunn and Windsor approved in first 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?
  - Eminent domain protection?
  - Targeted economic / technical / cost-share assistance?
  - PACE / TDR bonuses?
Purchase of Agricultural Conservation Easements (PACE)

- State offers 50% match in competitive grants.
- Can be matched to local, state and federal sources.
- Public access not required.
- Requires county board resolution in support.
- Develop permanent, dedicated PACE program?
  - Supported in Dane County Comprehensive Plan
  - Funding options
    - Bonding?
    - County share of use-value conversion fees?
    - TDR “fees in lieu?”
  - Overlap/competition with parks & natural resource programs?
Transfer of Development Rights (TDR)

- County TDR ordinance effective March, 2010.
- Implemented through town/county comprehensive planning.
- FPP can provide policy guidance to town and county boards.
Economic Assistance

- Institutional Food Marketing
- Revolving Loan Fund
- Recovery Zone Facility Bonds
- Job Training
- State Food Processing and Manufacturing Programs
Proposed Planning Areas

* Farmland Preservation Areas
  - Agricultural Preservation 1
  - Agricultural Preservation 2

* Other Planning Areas
  - Rural Development / Transitional
  - Urban Service Areas

* Overlay Planning Areas
Agricultural Preservation 1
(Long-Term / Permanent Preservation)

Eligible for:
* Farmland Preservation Zoning
* Density Caps
* PACE
* Ag Enterprise Areas
* TDR Sending Areas
* TDR Receiving Areas where overall density is not increased
* Ag-Related Economic Assistance
* LCD Cost-share assistance
* Ag-Related Education and Technical Services
* PDR / Land acquisition for natural, recreational or cultural resource lands

Not Eligible for:
* TDR Receiving Areas with increased density
* Subdivisions
* Commercial, industrial (not including ag-related) or high-density residential zoning
Agricultural Preservation 2
(Urban development beyond 20 years)

Eligible for:
- Farmland Preservation Zoning
- Density Caps
- Ag Enterprise Areas
- TDR Sending Areas
- TDR Receiving Areas where overall density is not increased
- Ag-Related Economic Assistance
- LCD Cost-share assistance
- Ag-Related Education and Technical Services
- PDR / land acquisition for natural, recreational or cultural resource lands

Not Eligible for:
- PACE
- TDR Receiving Areas, unless supported in intergovernmental plans or coordination policies.
Rural Development / Transitional
(Rural development within 20 years)

Eligible for:
- TDR Receiving Areas
- PDR / land acquisition for natural, recreational or cultural resource lands
- Conservation subdivisions (need ordinance)

Not Eligible for:
- Farmland Preservation Zoning
- Density Caps
- PACE
- Ag Enterprise Areas
- TDR Sending Areas
- TDR Receiving Areas where overall density is not increased
- Ag-Related Economic Assistance
- LCD Cost-share assistance
- Ag-Related Education and Technical Services
Urban Service Areas
(Urban development within 20 years)

Eligible for:

- TDR Receiving Areas, if supported in municipal and urban service area plans.
- PDR / land acquisition for natural, recreational or cultural resource lands

Not Eligible for:

- Farmland Preservation Zoning
- Density Caps
- PACE
- Ag Enterprise Areas
- TDR Sending Areas
- Ag-Related Economic Assistance
- LCD Cost-share assistance
- Ag-Related Education and Technical Services
Overlay Planning Areas

- **Resource Protection Corridors**
  - No nonfarm development
  - Wetlands, floodplains, steep slopes, archaeology, etc.

- **TDR Sending and Receiving Areas**
  - Eligible to participate in county TDR program
  - Some towns may map, some may adopt case-by-case.

- **Mineral Extraction Areas**
  - Notice, not restrictions
  - Permitted
  - Registered
  - Potential
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