



# FOND DU LAC COUNTY

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COMPREHENSIVE PLAN &  
FARMLAND PRESERVATION PLAN UPDATE  
JULY 14, 2020

# Cedar Corporation Staff



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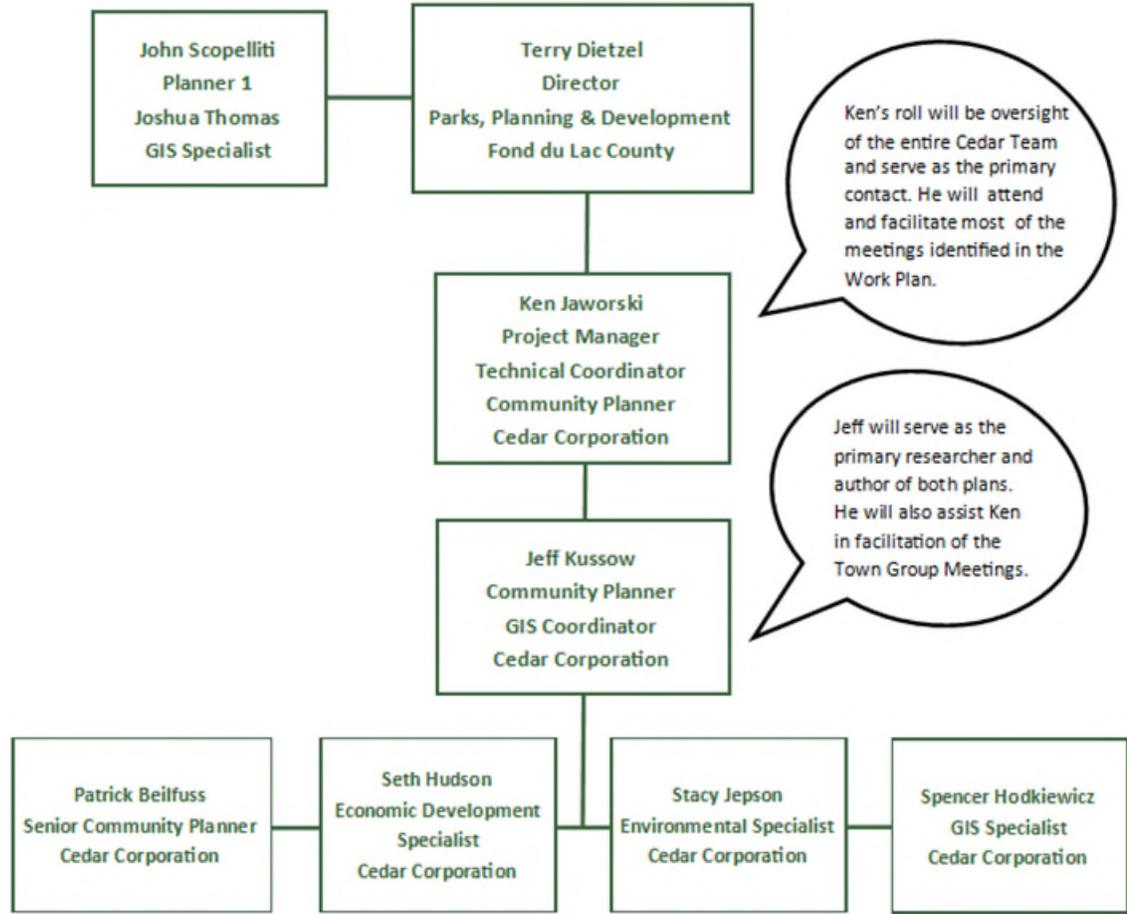
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# Work Plan – Staff Allocations

## Project Organizational Chart



A more detailed breakdown of Cedar staff task responsibilities is listed in the Project Schedule & Timeline within the Work Plan.

Fond du Lac County  
Comprehensive Plan & Farmland Preservation Plan

Post Proposal  
2.7.2020

Project Schedule & Timeline

 Cedar Task	 Town Review	 Ed, Ag & Rec Committee Meeting
 Public Informational Meeting	 County Board	 Ad-Hoc Comp Plan Advisory Committee (If Desired)
 Public Hearing	 County Staff	 Ad-Hoc FPP Advisory Committee

		2020												2021									
Cedar Team Members		Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	
<b>Comprehensive Plan Update</b>																							
<b>Phase 1: Project Start Up and Administration</b>																							
1.1 Work with Planning & Development Department on refining the Project Schedule	Ken																						
1.2 Work with the Planning Department on setting meeting schedule	Ken																						
1.3 Prepare a Draft Public Participation Plan. Approval by County required	Ken																						
1.4 Prepare a Comprehensive Plan Outline	Ken																						
1.5 Create a Ad-Hoc Comprehensive Plan Advisory Committee (If Desired)	Ken																						
<b>Phase 2: Draft Document Preparation &amp; Research</b>																							
2.1 Update background information on all plan elements	Jeff																						
2.2 Create selected maps for County Comprehensive Plan	Jeff, James																						
2.3 Develop goals, objectives, and policies	Ken, Jeff																						
2.4 Create Future Land Use (FLU) Map based on the Farmland Presv. Plan	Ken, Jeff, James																						
2.5 Incorporate recommendations from other agency plans: WDOT, WDNR, Etc.	Jeff																						
2.6 Incorporate recommendations from other County Departments	Jeff, Ken																						
2.7 Prepare "Draft" Comprehensive Plan. All nine (9) elements	Jeff, Ken & Entire Project Team																						
2.8 Send Draft Future Land Use Map to Towns for final review	Jeff																						
2.9 Revise "Draft" based on comments received from Planning & Dev. Dept	Ken, Jeff																						
2.10 Present "Draft" Plan to the Education, Ag and Rec Committee	Ken, Jeff																						
2.11 Education, Ag & Rec Comm mtg to discuss comments from Public Info Mtg #2	Ken, Jeff																						
2.12 Make revisions to "Draft" Plan to create "Pre-Final" Plan	Jeff, Ken, Patrick																						
<b>Phase 3: Pre-Final &amp; Final Plan Document</b>																							
3.1 Committee Action "Pre-Final" (Recommended Plan)	Ken																						
3.2 Make revisions to "Draft" Plan to create "Pre-Final" Plan	Jeff, Ken, Patrick																						
3.3 Hold County Public Hearing on "Pre-Final" Plan	Ken																						
3.4 Develop County Board ordinance for plan adoption	Ken																						
3.5 County Board Action on Pre-Final "Recommended" Plan	Ken																						
3.6 Make revision to "Pre-Final" if requested by County Board	Jeff, Ken																						
3.7 Deliver Final Plan to County	Ken, Jeff																						
3.8 Transfer digital plan and GIS files to County	Jeff, James																						
<b>Key Meetings</b>																							
Education, Agriculture and Recreation Committee Meetings (4)	Ken																						
<b>Farmland Preservation Plan (FPP) Update</b>																							
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County Staff Meetings (2)	Ken																						
Public Hearing/County Board (1)	Ken																						
<b>Project Management</b>																							
Client Correspondence (E-mails, calls, accounting)	Ken, Jeff																						

# Farmland Preservation Plan Defined

Establishes a local vision for agricultural preservation, agricultural development, and the development of agricultural enterprises at the county level.



# A Farmland Preservation Plan:

- Is a nonbinding guidance document which can help counties and towns establish policies to protect farmland for the future.
- If the county has a comprehensive plan, the county shall include the farmland preservation plan in its comprehensive plan and shall ensure that the farmland preservation plan is consistent with the comprehensive plan .

# A Farmland Preservation Plan (continued)

- Makes counties and towns eligible to participate in other parts of the Farmland Preservation Program such as Agricultural Enterprise Areas and Farmland Preservation Zoning.
- Does not impose land use restrictions by itself.
- Does not create farmland preservation tax credit eligibility by itself .
- Is adopted as a component of the County Comprehensive “Development” Plan §59.69(2)&(3).

# Work Plan – Farmland Preservation Plan (FPP) Update

## Phase 1: Project Start Up and Administration

- **1.1 Create Town Ad-Hoc Farmland Preservation Plan (FPP) Advisory Committee**
  - This approach was a tremendous success to the FP process in 2011. The creation of the farmland preservation plan will be guided by this Committee.
  - The FPP Advisory Committee will report its findings and recommendation to the Education, Agriculture and Recreation Committee.
- **2020-2021 Ad-Hoc Farmland Preservation Advisory Committee Members**
  - Frank Bartzen (Town Chairman, Lamartine)
  - John Bertram (Farmer) Northeast, Malone, WI
  - Sara Bonlender (Farmer) Southeast, Cloverhill Dairy, Campellsport, WI
  - Richard Guell (Town Chairman, Eden, Farmer)
  - Shelly Hiemstra (Farmer) West, Brandon, WI
  - Joe Loehr (Farmer) East, Mount Calvary, WI
  - Steve Smits (Farmer) Southwest, Markesan, WI
  - John Ruedinger (Farmer) North Central, Van Dyne, WI
  - Bill Wiese (Farmer) North West, Rosendale, WI

# Work Plan – Farmland Preservation Plan (FPP) Update

## Phase 1: Project Start Up and Administration

- **1.2 Create Town Groupings for FPP Map reviews**
  - Four (4) groupings of five (5) towns.
  - County Staff will determine the exact groupings and coordinate meeting dates, location and times.
- **1.3 Hold County Public Informational Meeting #1 on the planning process**
  - This meeting is proposed to introduce both the farmland preservation and comprehensive planning processes to the public.
  - This meeting will summarize the planning efforts to date. It will include a summary of the background data collected for the nine required elements and recent agricultural trends.
  - We will also discuss how information will be made available to the public.
  - We will also show how public comment can be integrated into the planning process.
  - Comments will be recorded.
  - We have delayed this meeting to August due to COVID 19 concerns. We will monitor the situation.

# Work Plan – Farmland Preservation Plan (FPP) Update

## Phase 2: Data Gathering and Agriculture Trend Analysis

- **2.1 Assess agriculture trends**
  - This task will summarize local, regional and national agricultural trends.
  - We will use UW Extension and the National Agricultural Statistics Center as resources.
  - The most recent Agricultural Census was completed in 2017 and the results were released in 2019.
- **2.2 Assess agriculture markets**
  - This task will summarize local, regional and national agricultural markets.
  - Will use UW Extension, Envision and the National Agricultural Statistics Center as resources.
  - This task will basically be an update to the information in the 2012 Farmland Preservation Plan.
- **2.3 Assess the impact of non-farm development on farmland consumption**

This task will involve working with County Staff on developing a history of land division activity by CSM and plats to determine agricultural land consumption rates.

# Work Plan – Farmland Preservation Plan (FPP) Update

## Phase 2: Data Gathering and Agriculture Trend Analysis (continued)

- **2.4 Discuss the state of agriculture with Ad-Hoc Farmland Preservation Advisory Com. (3 Meetings)**

The assembly of a qualified group of agriculture business professionals proved very valuable in understanding the emerging markets and infrastructure needs to accommodate a growing agricultural sector. We will look for the Ad-Hoc Committee to provide input in four primary areas:

1. Agriculture land use trends that could impact the agricultural economy
2. Issues, barriers and opportunities that could impact the growth, transportation and processing of commodities in the Fond du Lac County region. Specifically, this meeting will be held to discuss the current conditions and needs of the county's agriculture infrastructure.
3. Recommend any revisions to the current criteria for mapping farmland preservation areas.
4. Review Draft version of the farmland preservation plan and recommend approval.

- **2.5 Assess Infrastructure, processing and transportation needs**

This task will attempt to summarize the information derived from local research efforts, county economic data and from the input received by the Ad-Hoc FP Advisory Committee. Recommendations will be captured in both planning documents.

# Work Plan – Farmland Preservation Plan (FPP) Update

## Phase 3: Draft Document Preparation

- **3.1 Review current town Farmland Preservation Plan Maps**

- Review of all 21 town FPP maps developed for the 2012 farmland preservation plan.
- Review will occur primarily at the Town Group meetings.
- It is projected, that two rounds of the group meetings will be required to complete the reviews.

- **3.2 Map farmland preservation areas per DATCP standards**

- This task will involve utilizing the selected farmland preservation criteria and creating a data layer showing the targeted preservation areas (DATCP requirement). \*Any changes which are directed by the town as part of the town group meetings will be captured during this phase of the project.
- The resultant maps will show two major distinctions:
  1. Areas to be preserved as agriculture and agriculture related use, and
  2. Areas of non-agriculture development
- All designations will follow parcel lines.
- Integration with the forthcoming County Future Land Use Map part of the county comprehensive plan will be seamless as the areas designated for farmland preservation will be used to create the "Agriculture" future land use classification. "Planning from the outside-in."
- This classification could encompass over 80% of the county's unincorporated land area giving future town comprehensive planning update efforts a significant boost in projecting future land use.

- **3.3 Develop a "Draft" version of Fond du Lac County Farmland Preservation Plan**

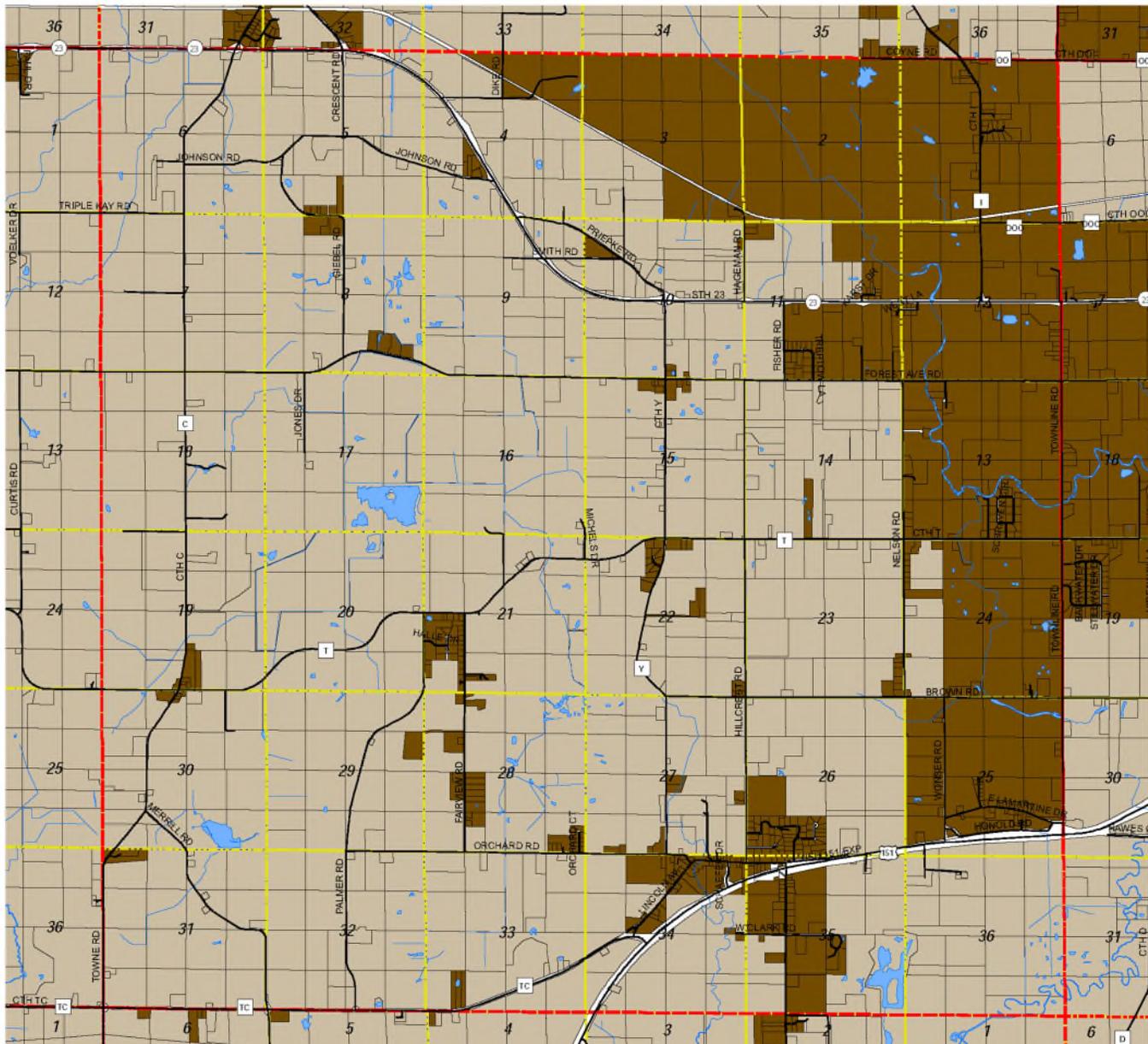
This task is basically the assembly of all the information and recommendations gathered to date. The plan report will include the required elements as designated by Ch. 91, Wis. Stats. In addition to the 21 town farmland preservation maps, this plan will include a prime agricultural soils map and a topographical map of the County.

# Town of Lamartine

## Fond du Lac County, Wisconsin

### Farmland Preservation Plan Map

Final DATCP Submittal, November 6, 2012  
 DATCP Certification and Fond du Lac County Board  
 Adoption, December 18, 2012



#### Farmland Preservation Areas

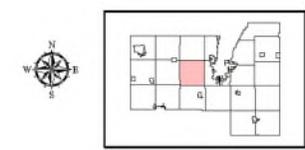
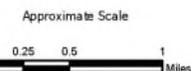
Areas of Agricultural Use and Agriculture Related Use

#### Nonagricultural Development Areas

Areas of Nonagricultural Development

- U.S. Highway
- State Highway
- County Highway
- Town Road

- Town Boundary
- Section Line
- Parcel Boundary
- Rivers and Streams
- Waterbodies



The base map was created with data from Fond du Lac County Planning Department who in no event assumes any liability regarding fitness of use of the information and any application by others, is the responsibility of the user.

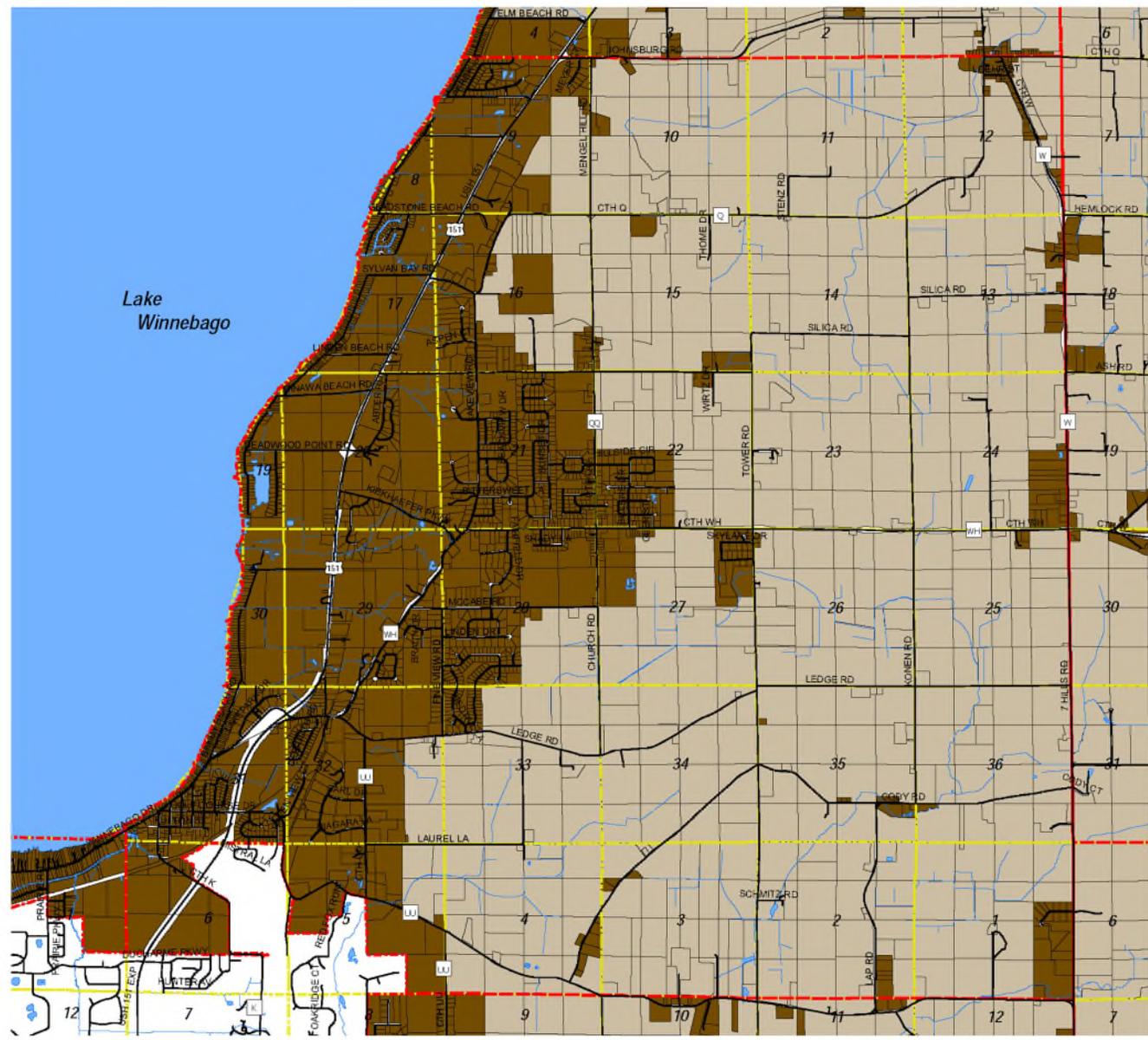
**Martenson & Eisele, Inc.**  
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 info@martenson-eisele.com  
 920.731.0381 1.800.236.0381  
 prnrgc337919fp\_mra\_Final\_November 14, 2012

# Town of Taycheedah

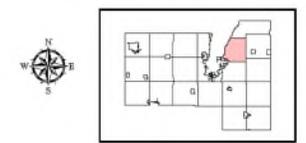
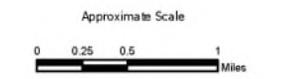
## Fond du Lac County, Wisconsin

### Farmland Preservation Plan Map

Final DATCP Submittal, November 6, 2012  
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- Farmland Preservation Areas**
- Areas of Agricultural Use and Agriculture Related Use
- Nonagricultural Development Areas**
- Areas of Nonagricultural Development
- U.S. Highway
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 prnrgi:337919fp.mxd\_Final\_november 14, 2012

Planning  
 Environmental  
 Surveying  
 Engineering  
 Architecture

# Fond du Lac County Farmland Preservation Areas (Light Brown) (Also referred to as: “Areas of Agricultural Use and Agricultural Related Use”.)

- Farmland shown as “Planned Agriculture” in town comprehensive plans
- Farmland currently and historically farmed, grazed or used for forestry
- Farmland currently zoned “Agriculture” or “Exclusive Agriculture”
- Existing land uses complimentary to farming
- State and federal owned property managed for forestry, habitat conservation and recreation purposes that has been planned and zoned as “Agriculture” or “Exclusive Agriculture”.
- Farmland expected to stay in farming over the next 15 years.
- Land included only needs to meet one of the above criteria.

# Fond du Lac County Areas of Non-Agricultural Development - Dark Brown (Also referred to as: “Excluded”.)

- Land within incorporated municipalities (villages & cities)
- Land planned for uses other than agriculture and open space in the town comprehensive plans over the next 15 years.
- Land within a defined Sewer Service Area Planning boundary of a city, village or town sanitary district.
- Land zoned for intensive uses other than agriculture.
- Clustered non-farm residential lots within agricultural areas.
- State and federal owned property managed for forestry, habitat conservation and recreation purposes that have been planned and zoned as a “Conservancy” District”. This criterion only applies to land within the Towns of Lamartine, Oakfield and Taycheedah.

# Work Plan – Farmland Preservation Plan (FPP) Update

## Phase 4: Pre-Final and Final Plan Document

- **4.1 Review “Draft” based on comment received from Planning & Development Department**  
Planning and Development Staff will get the first opportunity to review the FP plan in its entirety before the document is released to the Committee.
- **4.3 Present “Draft” Plan to the Education, Agriculture and Recreation Committee**  
A meeting will be held with this Committee to gather comments. It is expected that the Committee will give directives for changes to the "Draft".
- **4.4 Present “Draft” Plan at Public Informational Meeting #2**  
This task includes preparing for and attending this meeting to allow for public comment. Highlights of the plan will be presented by Cedar Staff. Furthermore, questions and comments will be recorded.
- **4.5 Revise “Draft” based on public comments and direction from Education, Agriculture and Recreation Committee**  
All comments from the review of the "Draft" will be incorporated into the "Pre-Final" document.
- **4.6 Committee recommendation to submit Pre-Final FP Plan to DATCP for review**  
Once the Education, Agriculture and Recreation Committee is comfortable with releasing the "Pre-Final" for review, it will be sent to DATCP for their review.
- **4.7 Address changes recommended by DATCP and resubmit to DATCP**  
Is it very likely DATCP will have suggested changes. It seems they always do. However, based on our understanding of the Chapter 91 provisions and a good working relationship with DATCP staff, changes should be minimal.

# Work Plan – Farmland Preservation Plan (FPP) Update

## Phase 4: Pre-Final and Final Plan Document (continued)

- **4.8 Prepare for and attend the County Board Hearing**

The County Board meeting could take place the same night as the Public Hearing. Please note that County Board approval for the farmland preservation plan is not required by ordinance, but by resolution. Action cannot be taken until after the FP plan is certified by DATCP.

- **4.9 Publish and distribute the adopted FP Plan**

Once adopted by county resolution, the plan will be developed in a digital format for distribution. All digital files of the report will be transferred from Cedar to the County as part of the deliverable. Since the Farmland Preservation Plan is to be adopted as part of the County Comprehensive Plan, it will be the County's choice as to whether the document will be published separately or within the comprehensive plan.

### Key Meetings

The Project Schedule includes a total of 16 meetings to be attended by Cedar Staff for the development of the farmland preservation plan. The individual meeting summary is as follows:

**Education, Agriculture and Recreation Committee Meetings (2)**

**Town Group Meetings (2 Rounds – 6 Meetings Total)**

**County Staff Meetings (2)**

**Ad-Hoc Farmland Preservation Advisory Committee Meetings (3)**

**Public Informational Meetings (2)**

**Public Hearing/County Board (1)**

**Fond du Lac County  
Farmland Preservation Plan  
Project Schedule & Timeline**



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# Fond du Lac County Agriculture by the Numbers

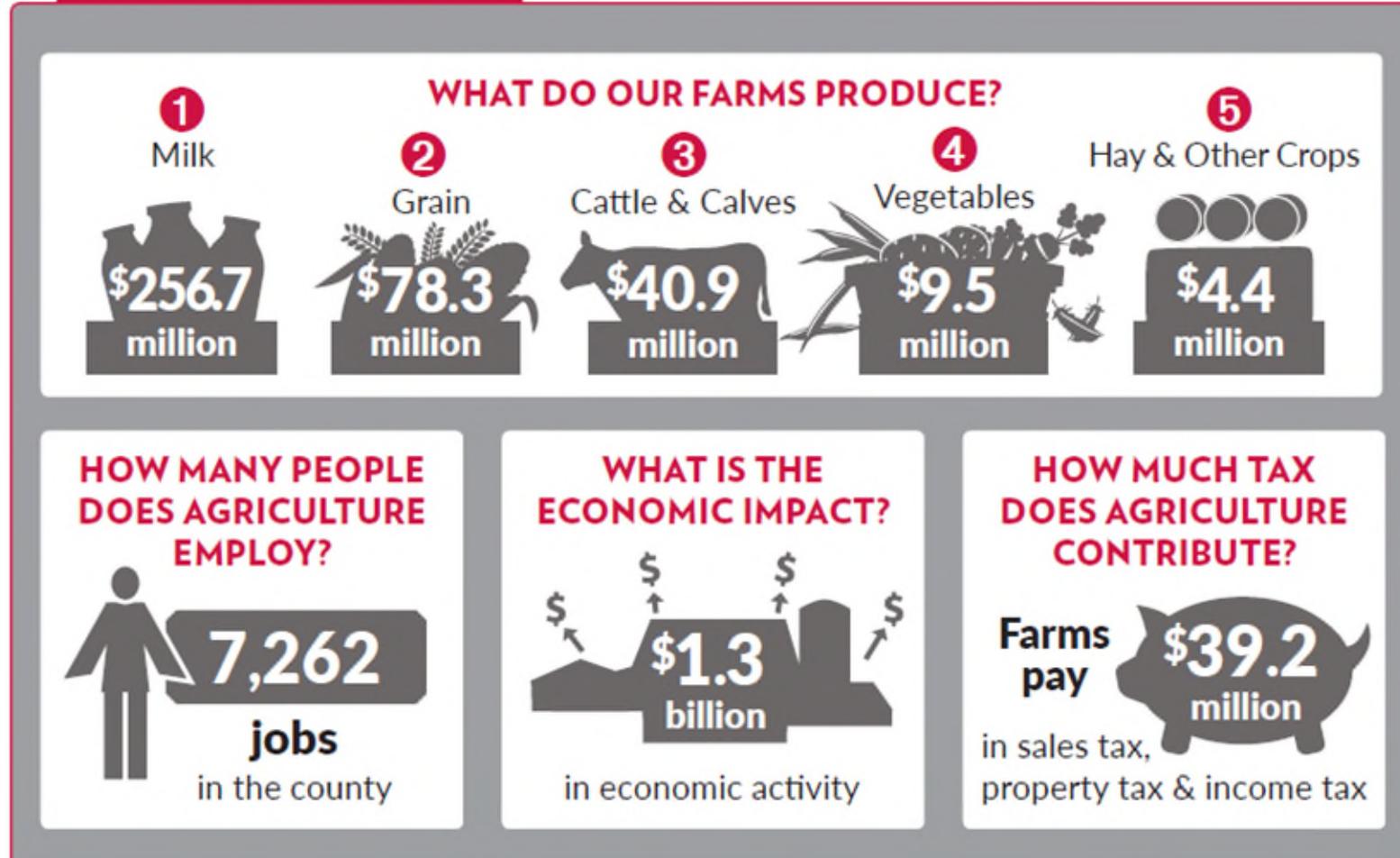
Did you know?

FOND DU LAC COUNTY IS  
**No. 3** in Wisconsin's  
dairy industry



# Fond du Lac County Agriculture by the Numbers

## Agriculture's annual impact:



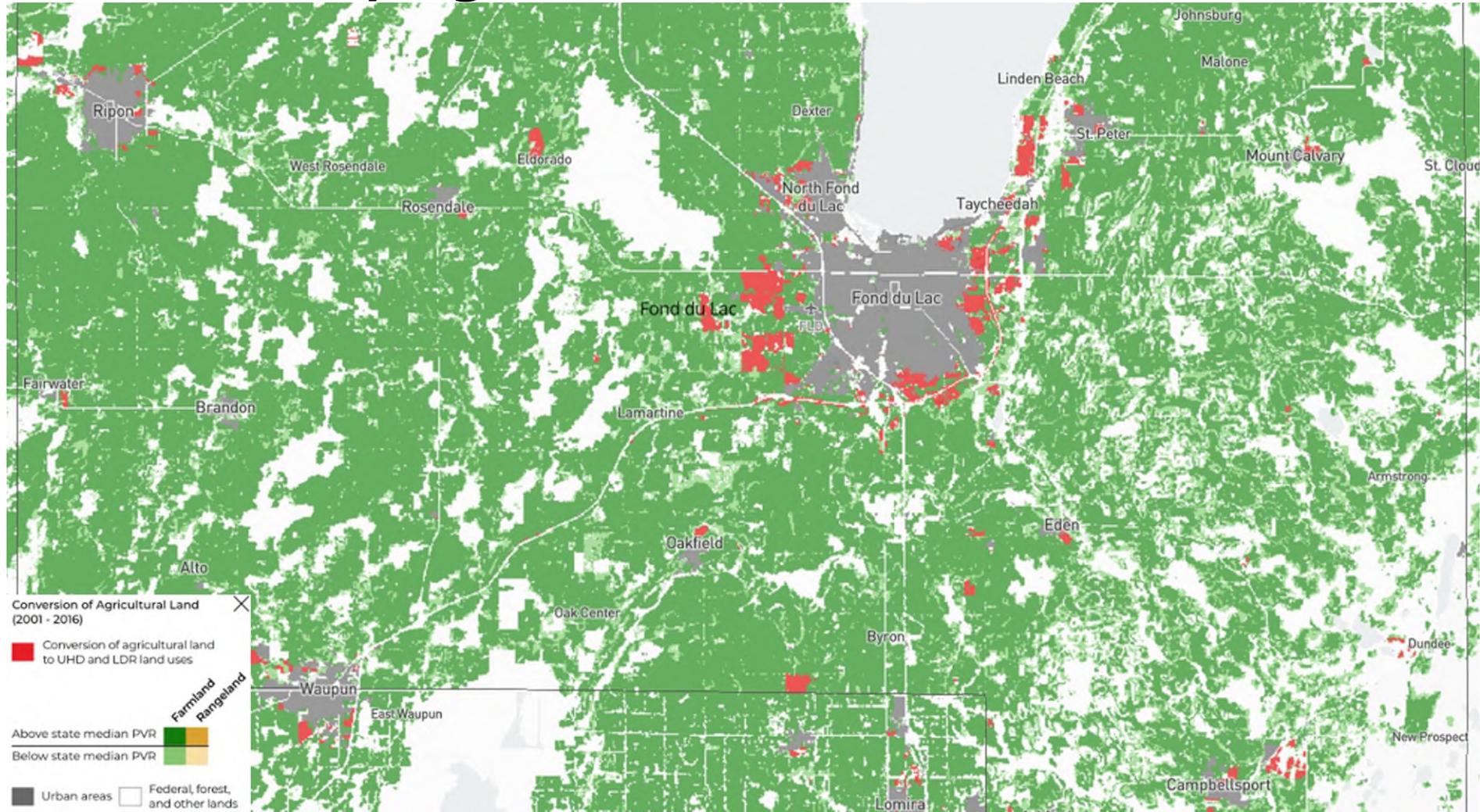
# Fond du Lac County Agriculture by the Numbers



# Fond du Lac County Agriculture by the Numbers-Take A ways

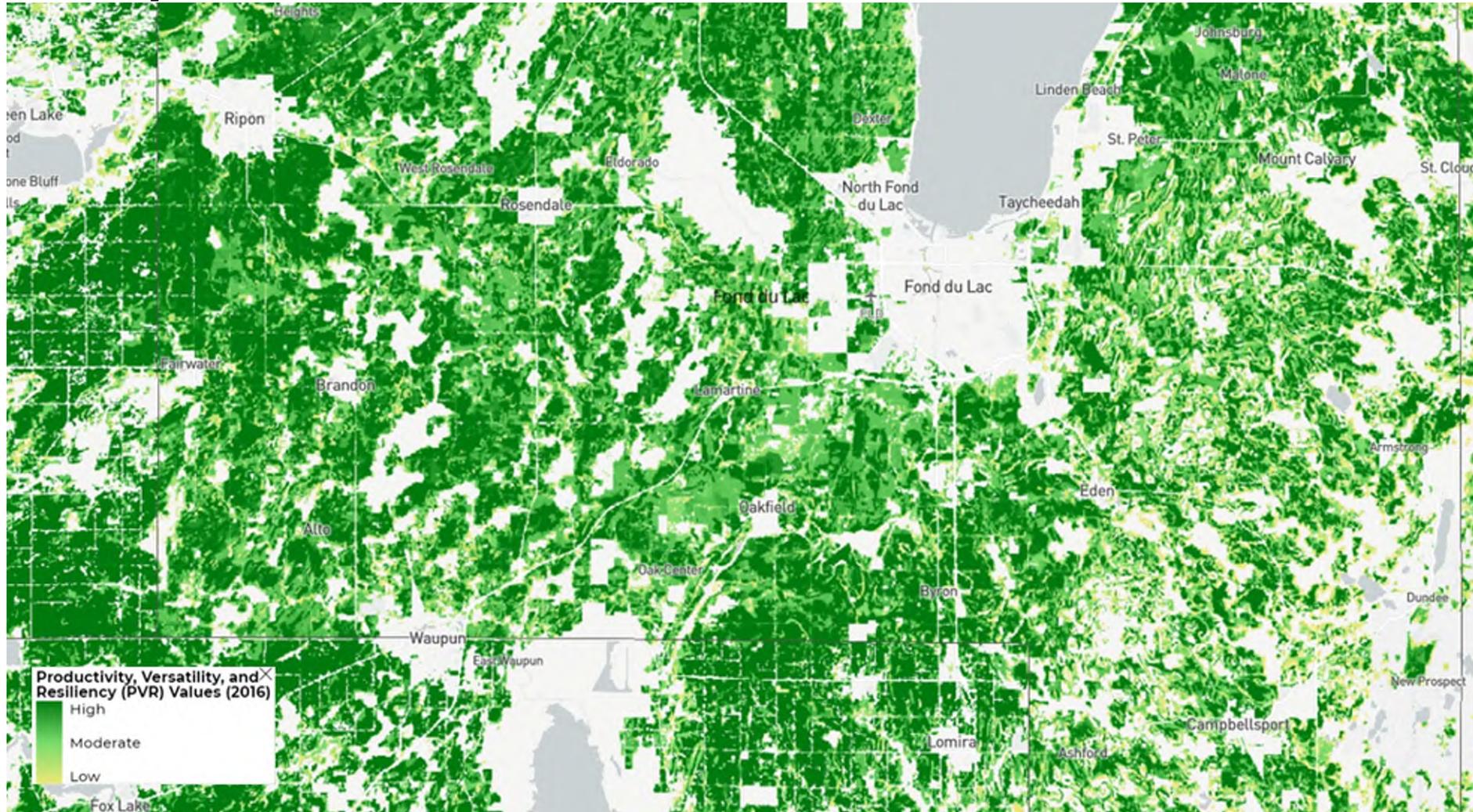
- Fond du Lac County agriculture encompasses a mix of family farms, food processors, equipment manufacturers, retail, and service providers.
- Dairy farms of all sizes dominate the rural landscape, ranging from fewer than 100 cows to more than 8,000.
- With 55,000 dairy cows on over 200 farms, Fond du Lac ranks in the top three Wisconsin counties in milk production and falls in the top 20 U.S. dairy-producing counties.
- Fond du Lac County's productive soils make it a leading producer of corn for grain and silage, soybeans, winter wheat, commercial vegetables and alfalfa.
- An increasing number of farms are selling products directly to consumers through farmers' markets, farm-based retail stores, and community supported agriculture arrangements.

# Fond du Lac County Agricultural Land Conversion (2001-2016)



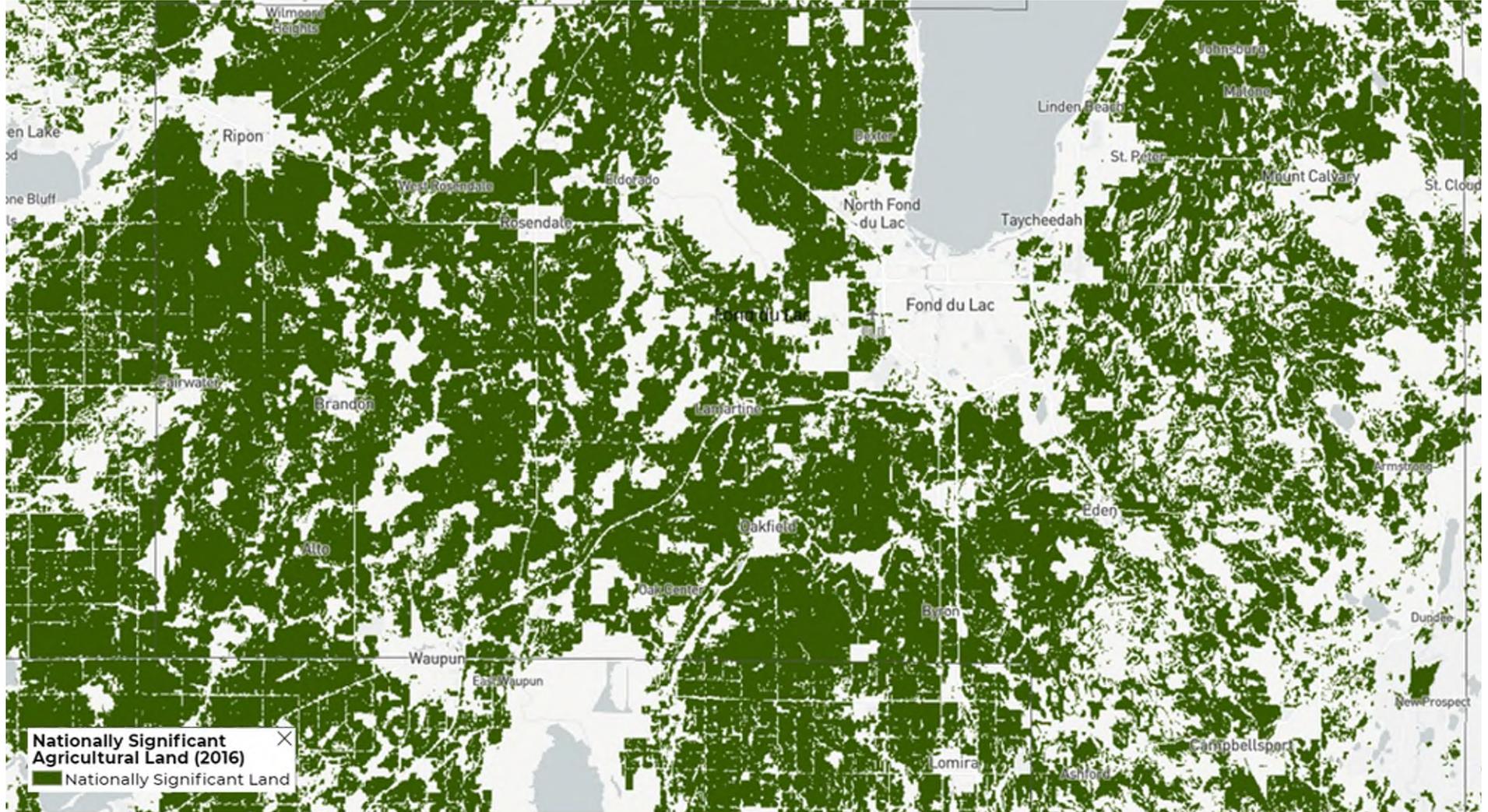
(Source: American Farmland Trust)

# Fond du Lac County Agricultural Land Productivity, Versatility, & Resiliency



(Source: American Farmland Trust)

# Nationally Significant Agricultural Land in Fond du Lac County

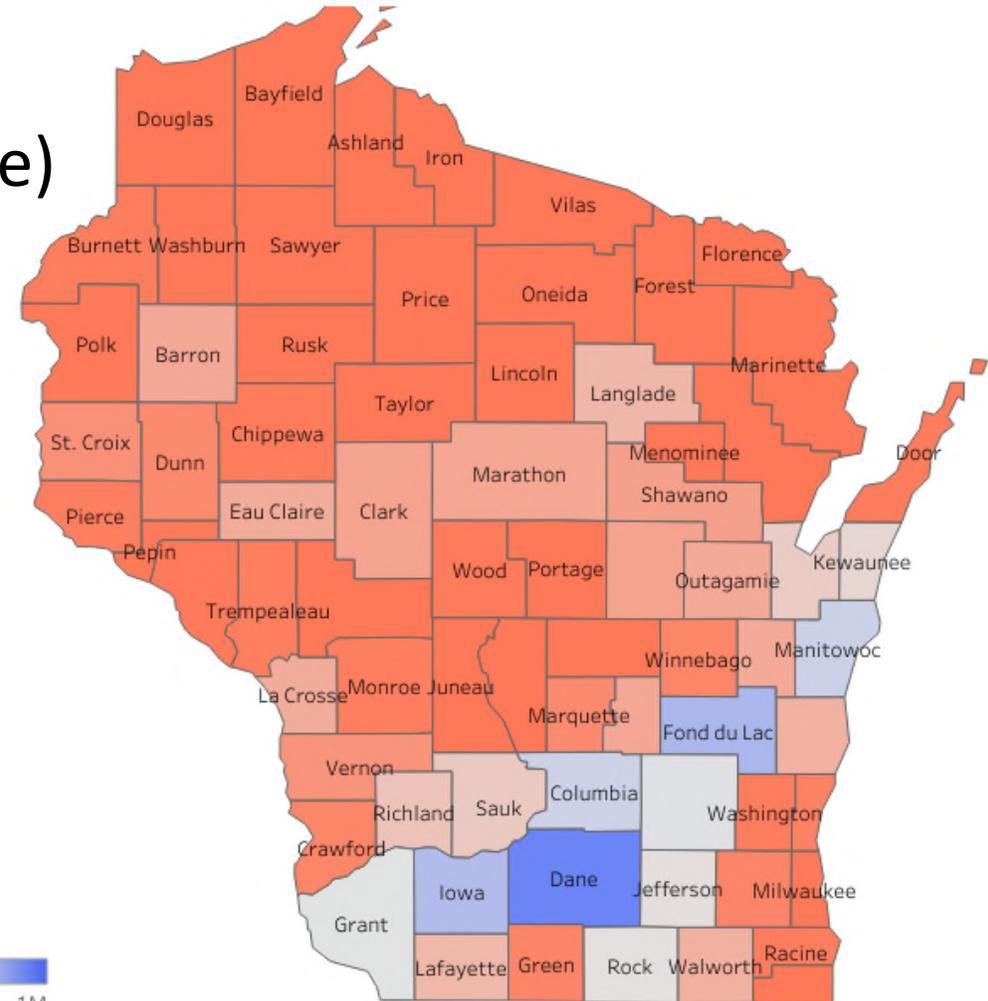


(Source: American Farmland Trust)

# Farmland Credits Received in FY 2019

- Fond du Lac County = \$1,075,605 (#2 in State)
- Dodge County = \$749,697
- Sheboygan County = \$361,900
- Calumet County = \$307,431
- Green Lake County = \$289,058
- Winnebago County = \$87,613
- Washington County = \$36,407

(Source: WI Dept. of Revenue)



4,832 1M  
© 2020 Mapbox © OpenStreetMap



**Cedar**  
corporation

# THANK YOU



[KEN.JAWORSKI@CEDARCORP.COM](mailto:KEN.JAWORSKI@CEDARCORP.COM)



[HTTP://WWW.CEDARCORP.COM/](http://WWW.CEDARCORP.COM/)

# Tonight's Agenda

- Recommend any revisions to the current criteria for mapping farmland preservation areas. (See Handout)
- Discuss agriculture land use trends that could impact the agricultural economy
- Discuss Strengths, Issues, Opportunities and Threats that could impact the ag growth, transportation and processing of commodities in the Fond du Lac County region.
- Discuss the current conditions and needs of the county's agriculture infrastructure.

