

# Farmland Preservation Plan Defined

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



## Town Leader Quote:

“We want it to stay Agriculture but only until something better comes along”.



# Fond du Lac County Agriculture by the Numbers

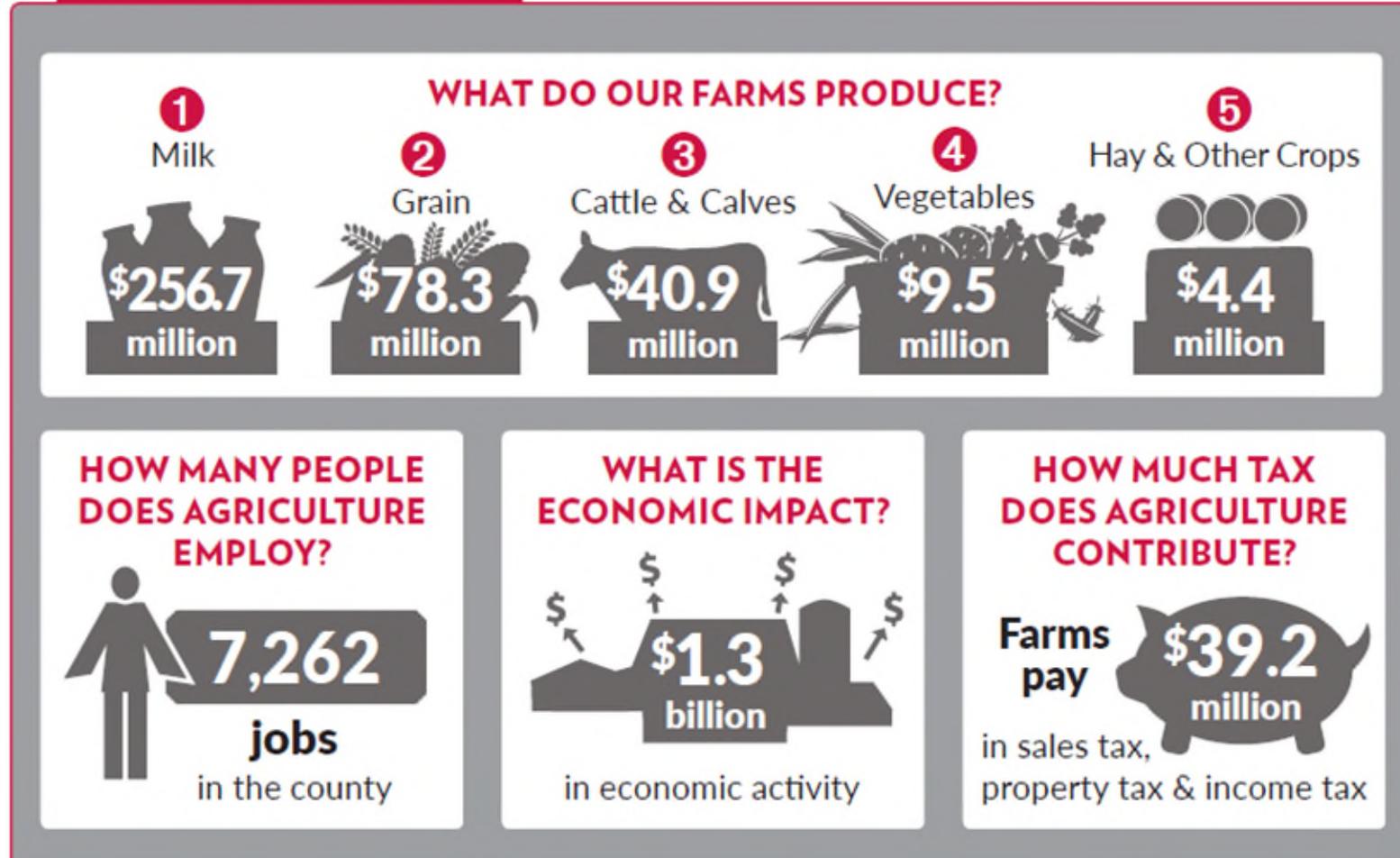
Did you know?

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



# Fond du Lac County Agriculture by the Numbers

## Agriculture's annual impact:



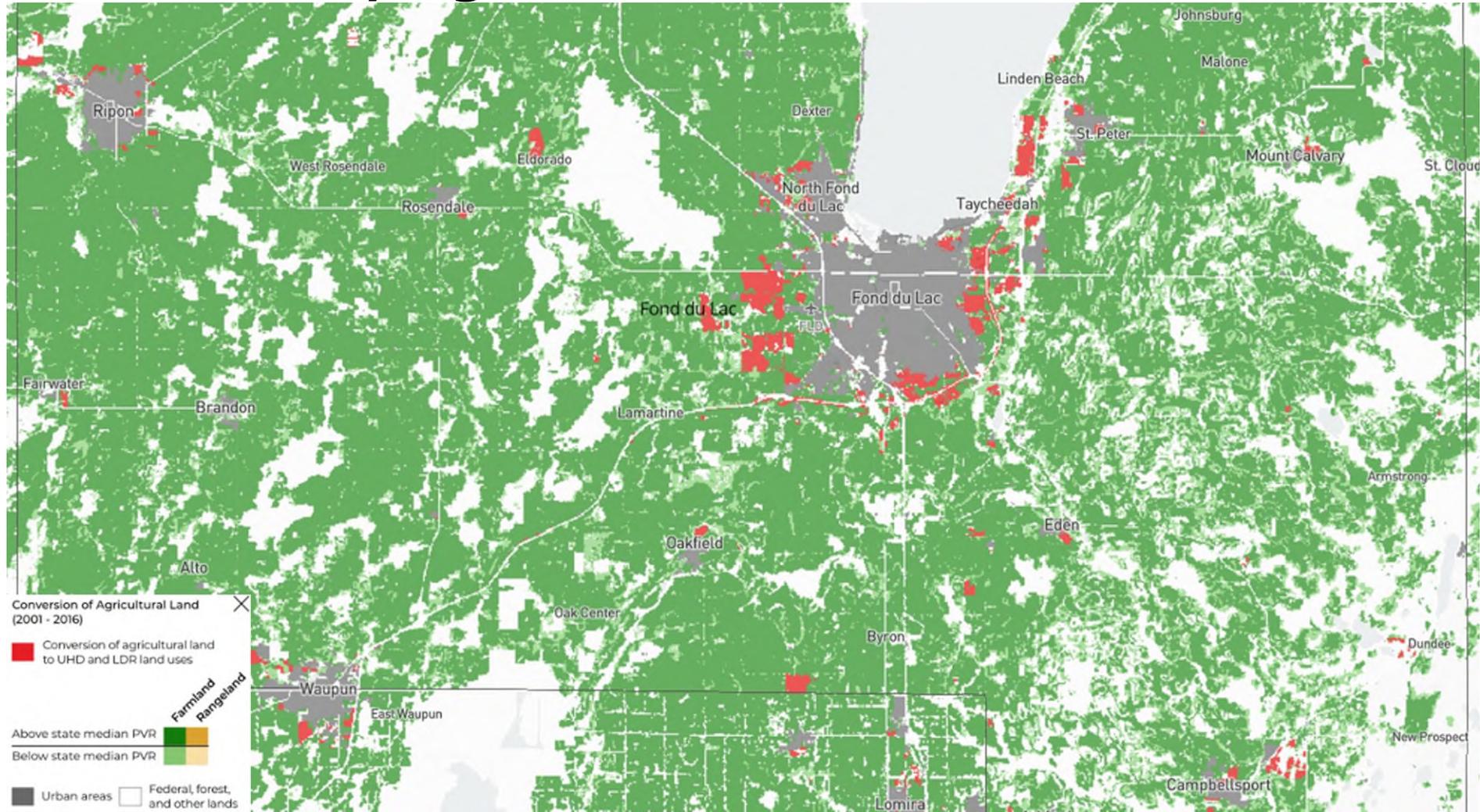
# Fond du Lac County Agriculture by the Numbers



# Fond du Lac County Agriculture by the Numbers

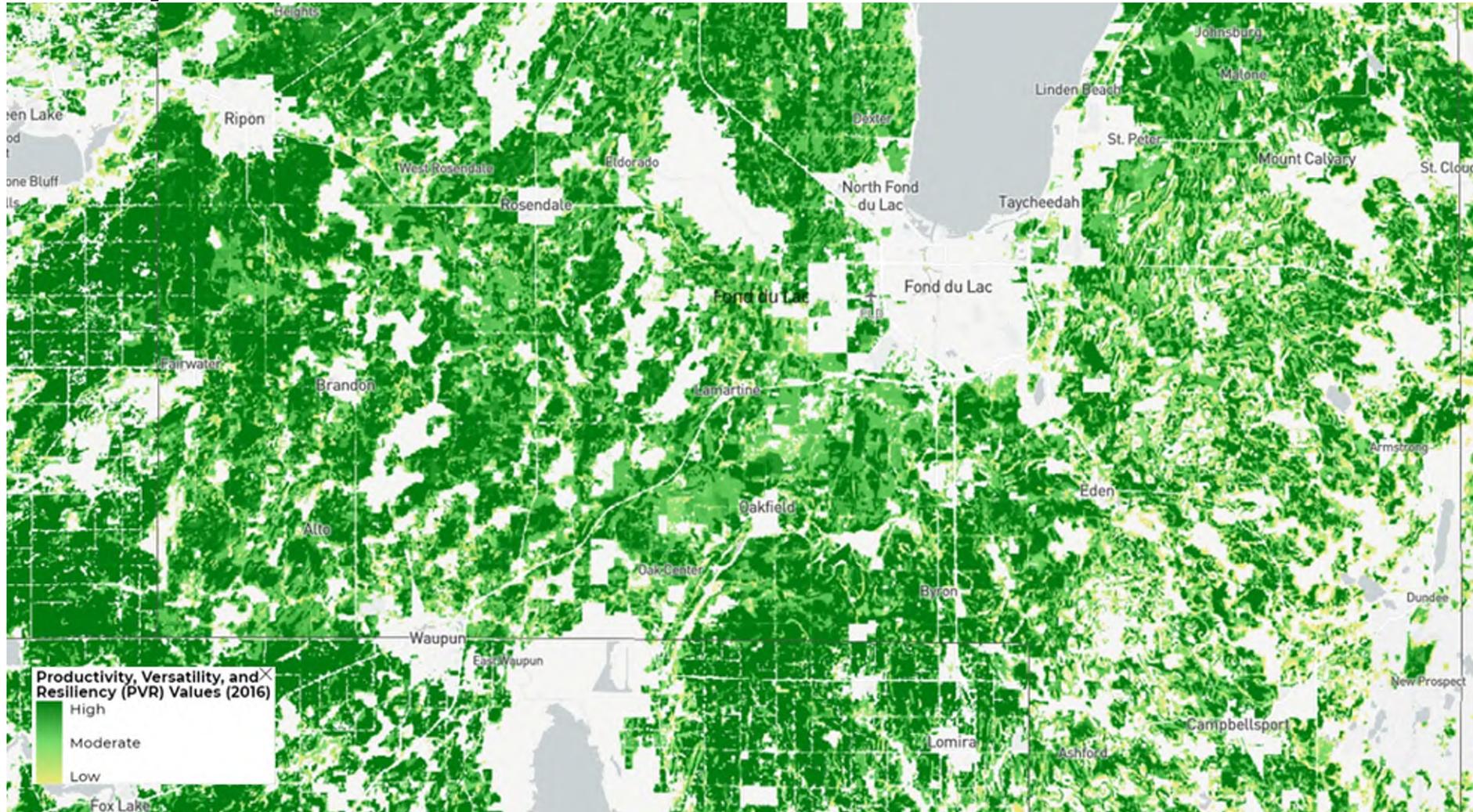
- Fond du Lac County agriculture encompasses a mix of family farms, food processors, equipment manufacturers, retail, and service providers.
- Dairy farms of all sizes dominate the rural landscape, ranging from fewer than 100 cows to more than 8,000.
- With 55,000 dairy cows on over 200 farms, Fond du 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.
- An increasing number of FDL farmers are complying with Wisconsin's Runoff Rules - Nutrient Management Planning requirements.

# 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)

# 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 (Completed)**
  - 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 Organize town review process for farmland preservation (FP) maps reviews (Completed)**
- **1.3 Hold County Public Informational Meeting #1 on the planning process (Tonight)**
  - 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.
  - 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.



# Work Plan – Farmland Preservation Plan (FPP) Update

## Phase 2: Data Gathering and Agriculture Trend Analysis

- **2.1 Assess agriculture trends (Completed)**
  - This task will summarize local, regional and national agricultural trends.
  - The most recent Agricultural Census was completed in 2017 and the results were released in 2019.
- **2.2 Assess agriculture markets (Completed)**
- **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) (Two Meetings Completed)**
  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. Discuss the county's agriculture infrastructure.
  3. Set 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**

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.

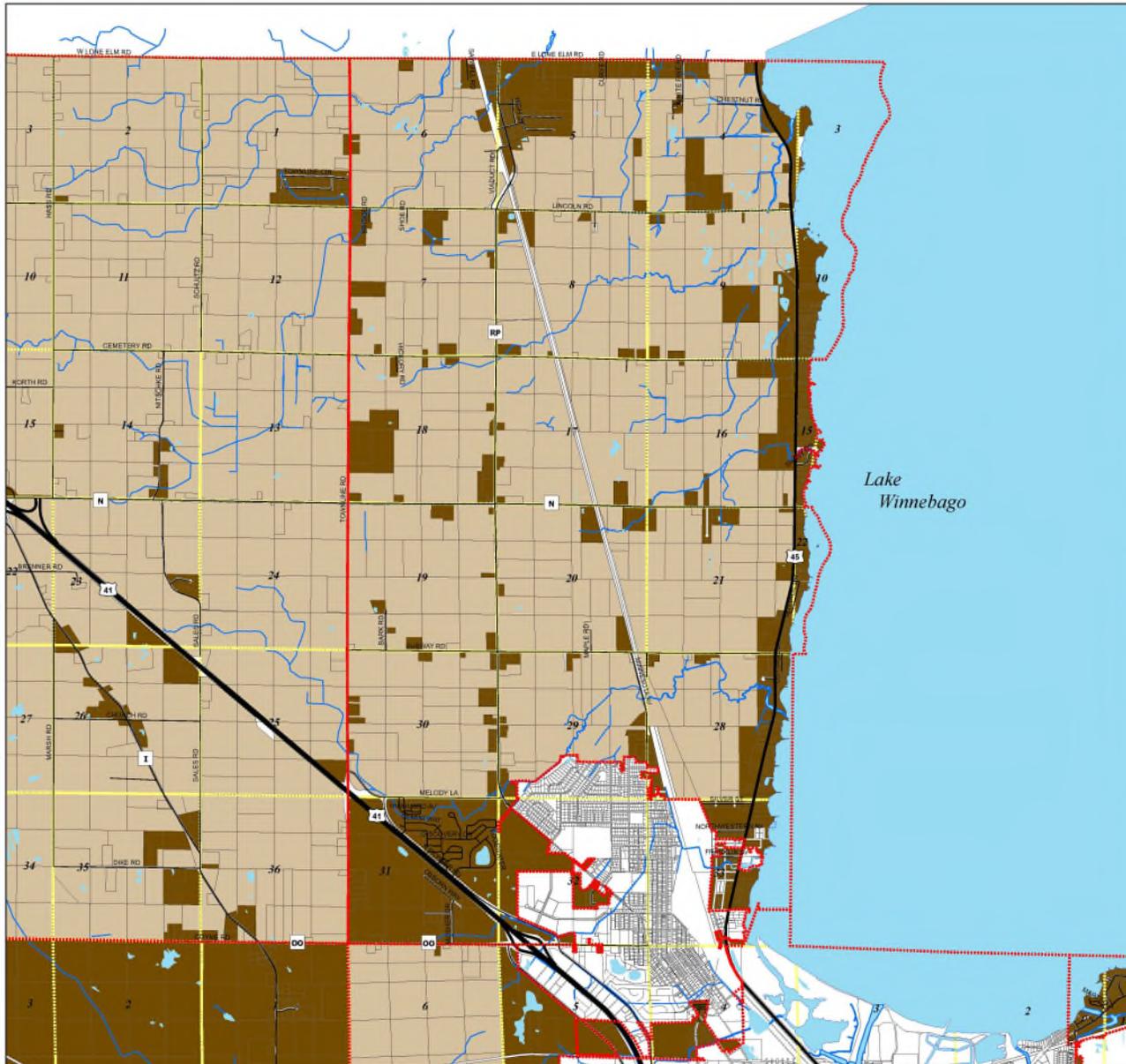


# Work Plan – Farmland Preservation Plan (FPP) Update

## Phase 3: Draft Document Preparation

- **3.1 Review current town Farmland Preservation Plan Maps (Completed)**
  - Reviewed all 21 town FPP maps developed for the 2012 farmland preservation plan.
- **3.2 Map farmland preservation areas per DATCP standards (Completed)**
  - 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
    3. 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 required Ch. 91, Wis. Stats.



## Town of Friendship

Fond du Lac County, Wisconsin

Farmland Preservation Plan  
2020 - 2021 Draft Map

### 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

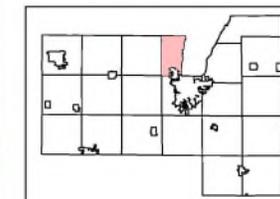
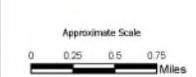
Town Boundary

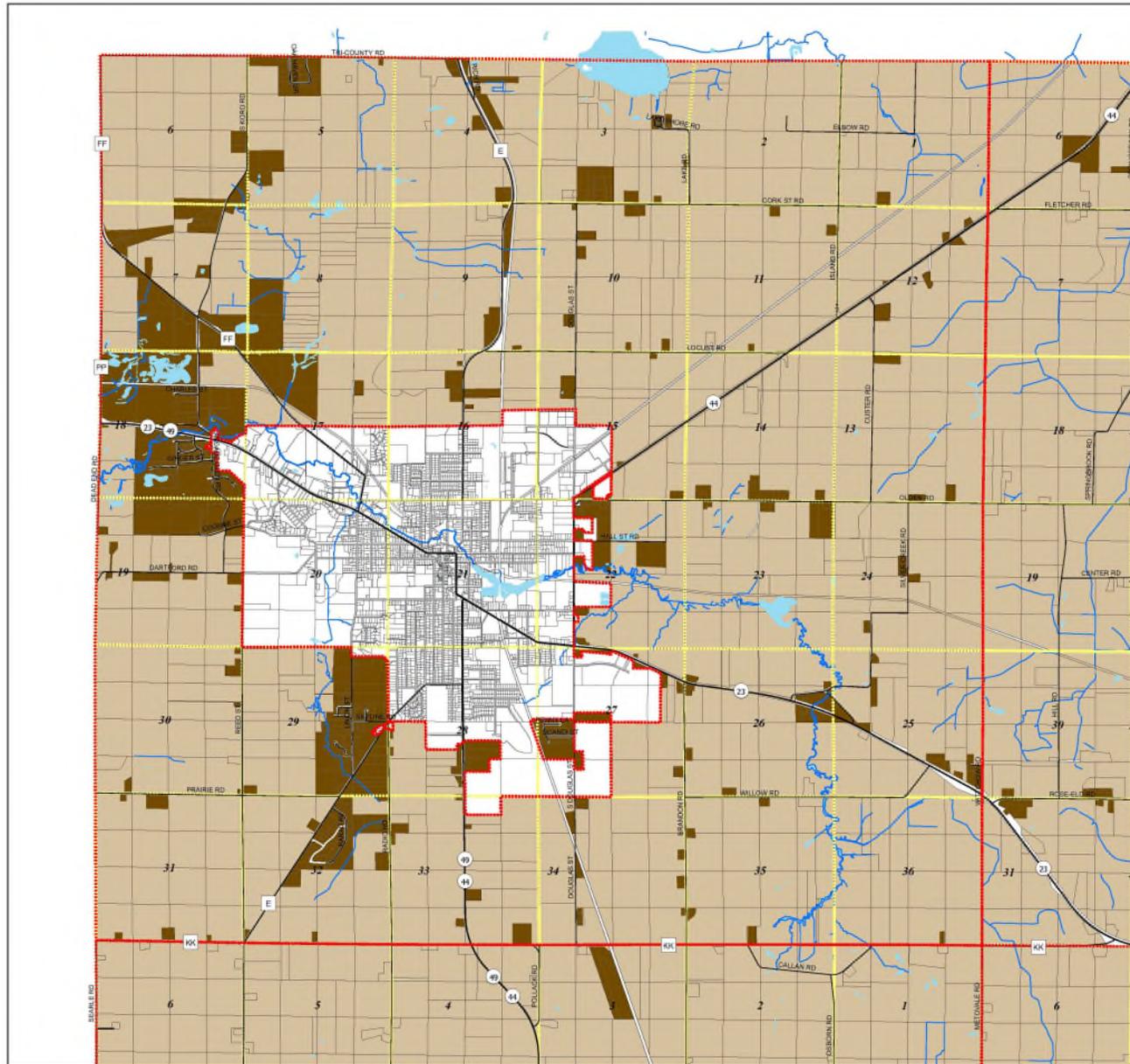
Section Line

2019 Parcel Boundaries

Rivers and Streams

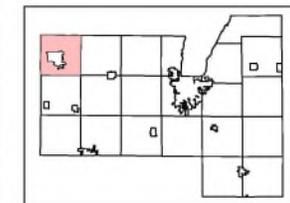
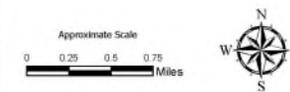
Waterbodies





**Town of Ripon**  
Fond du Lac County, Wisconsin  
Farmland Preservation Plan  
2020 - 2021 Draft Map

- 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  
 2019 Parcel Boundaries  
 Rivers and Streams  
 Waterbodies



# 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 needed 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.



# 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
- 4.2 Present “Draft” Plan to the Agriculture Ad-Hoc Committee
- 4.3 Present “Draft” Plan to the Education, Agriculture and Recreation Committee
- 4.4 Present “Draft” Plan at Public Informational Meeting #2  
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
- 4.7 Address changes recommended by DATCP and resubmit to DATCP



# 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**  
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.

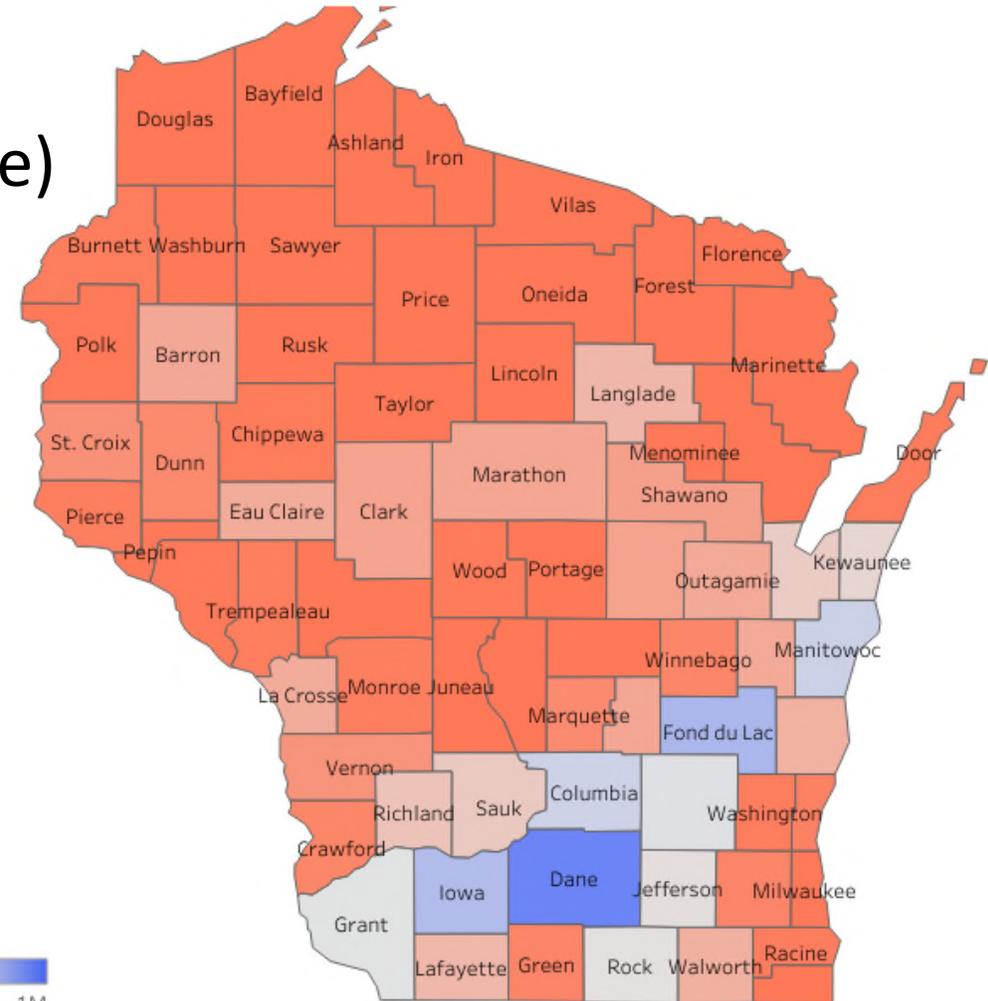
**Key Meetings**  
**Public Informational Meetings (2)**  
**Public Hearing/County Board (1)**



# The Financial Impacts 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

# Niagara Escarpment Greenway Study

Fond du Lac County, Wisconsin

**DRAFT** June 2020

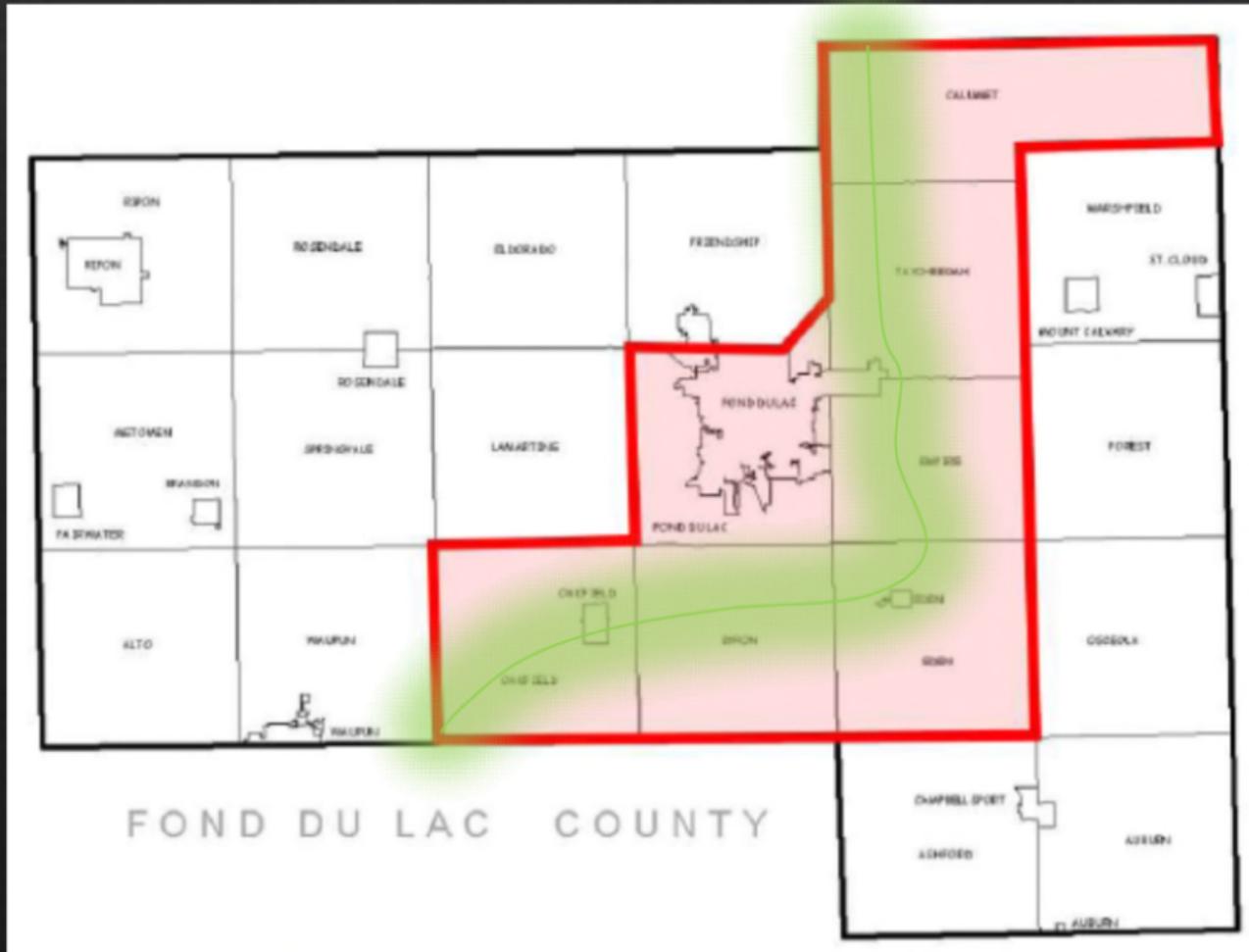


Prepared by the Niagara Escarpment  
Resource Network with the assistance of  
the East Central Wisconsin Regional  
Planning Commission

## Study Overview

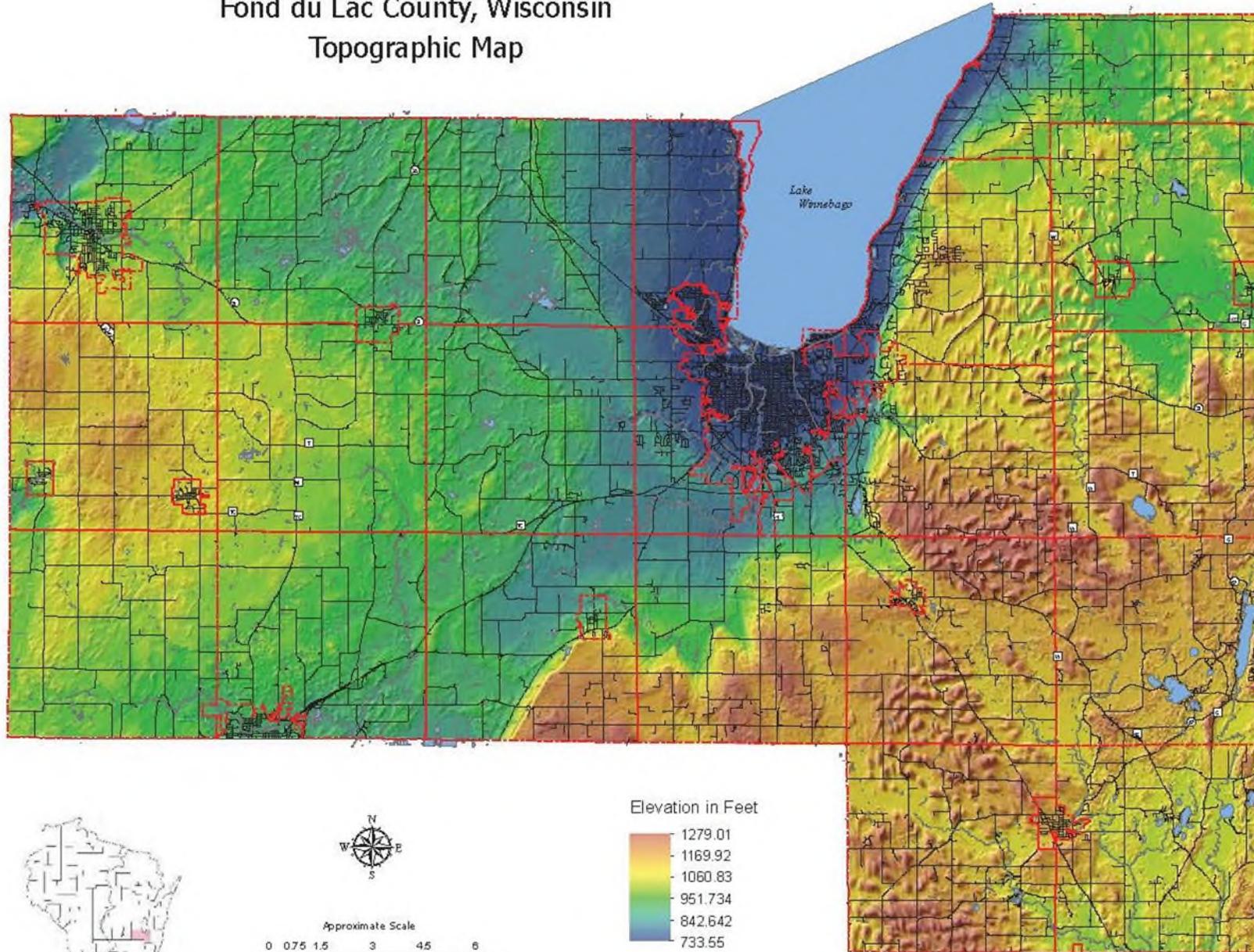
**Eric W. Fowle, AICP**  
*Niagara Escarpment  
Resource Network*

# Study Area



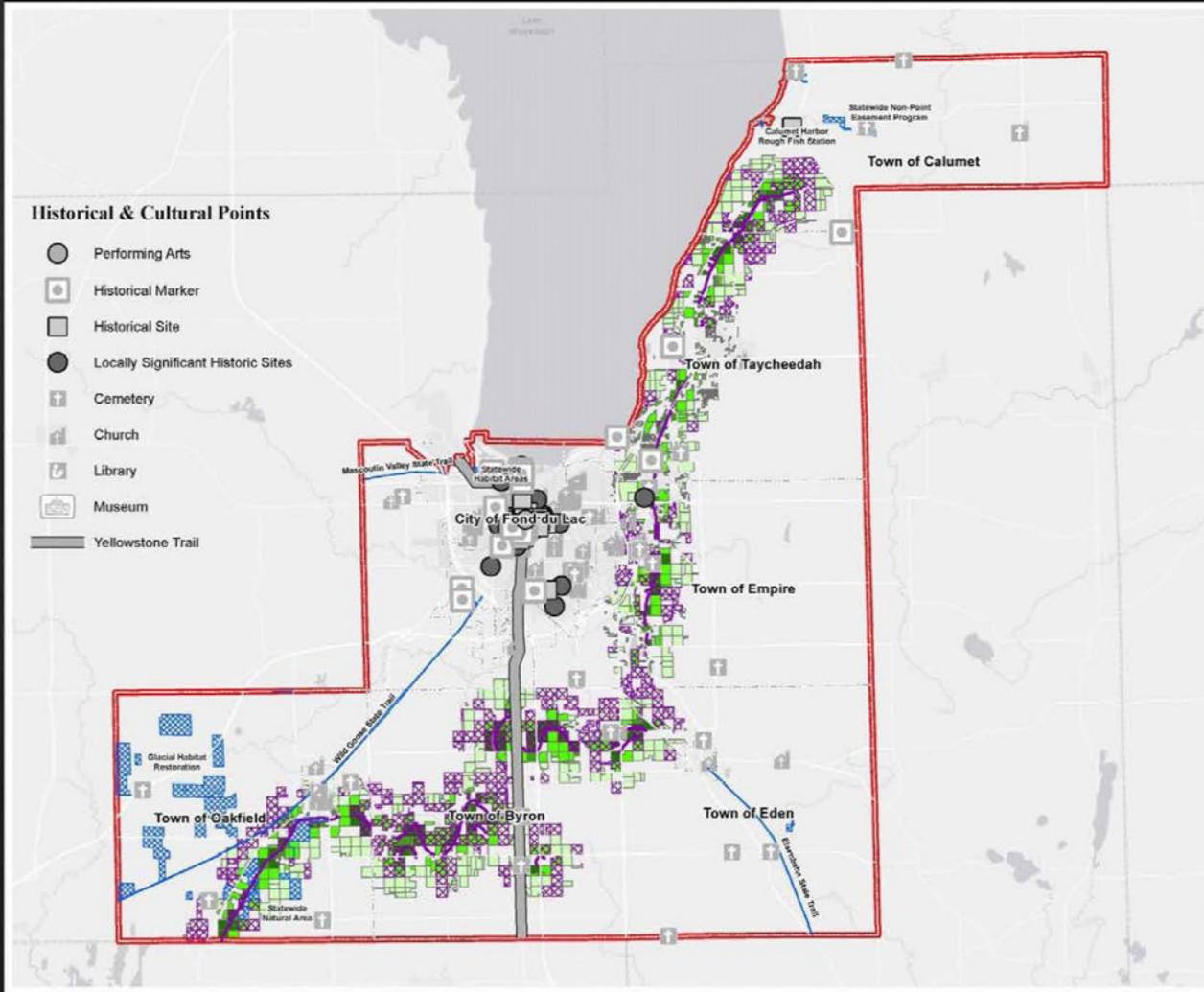
**7 Towns**  
**2 Villages**  
**1 City**

# Fond du Lac County, Wisconsin Topographic Map



## Study Intent

3. How can the escarpment's natural resources, combined with existing development patterns, be best prioritized and targeted for protection?
4. How can Fond du Lac County and its communities use this information to consistently apply development standards along the Niagara Escarpment corridor which foster conservation, and where should they apply?



**Map 4-1  
Proposed Niagara Escarpment  
Greenway Elements**

- Escarpment Outcrops
- WDNR Managed Land
- Vacant Parcel with Aggregate Ranking 32 or Higher
- MCD Boundary
- Niagara Escarpment Corridor
- Vacant Parcels Intersecting Escarpment Outcrops
- Vacant Parcels - 1/4 Mile Buffer
- Vacant Parcels - 1/2 Mile Buffer
- Vacant Parcels - One Mile Buffer

Source: Parcels from State-wide parcel data set (2018).  
Buffers were created by ECWRPC.  
Historical & Cultural elements are approximate in location.



This data was created for use by the East Central Wisconsin Regional Planning Commission Geographic Information System. Any other use/application of this information is the responsibility of the user and such use/application is at their own risk. East Central Wisconsin Regional Planning Commission disclaims all liability regarding fitness of the information for any use other than for East Central Wisconsin Regional Planning Commission business.

PREPARED MAY 2020 BY:  
East Central Wisconsin  
Regional Planning Commission  
**ECWRPC**

## Results of:

### “Planning from the Outside-In”

- Elevates agriculture and natural resource features, such as productive farmland and the Niagara Escarpment, as a valuable future land uses (not just holding areas for future development). Value based planning.
- Uses an established criteria for farmland preservation (agricultural planning).
- Accommodates agricultural related business as an economic opportunity.
- Makes incorporated communities (cities and villages) more accountable for their land use projections around their borders. Pushes back.
- Represents a better reality for attaining the projected future land uses county residents' value for quality of life.
- A more sustainable future.





**Cedar**  
corporation

# THANK YOU



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

# Tonight's Objectives

- Educate. (We hope you learn about planning in your county)
- Answer your questions.
- Seek public input moving forward:
  - Direct comments via email to: [john.scopelliti@fdlco.wi.gov](mailto:john.scopelliti@fdlco.wi.gov)
  - Fill out the Google Forms Survey **by 11:59 PM Sunday, November 8, 2020:** <https://forms.gle/k5yESBaYfjwCr4do9>

