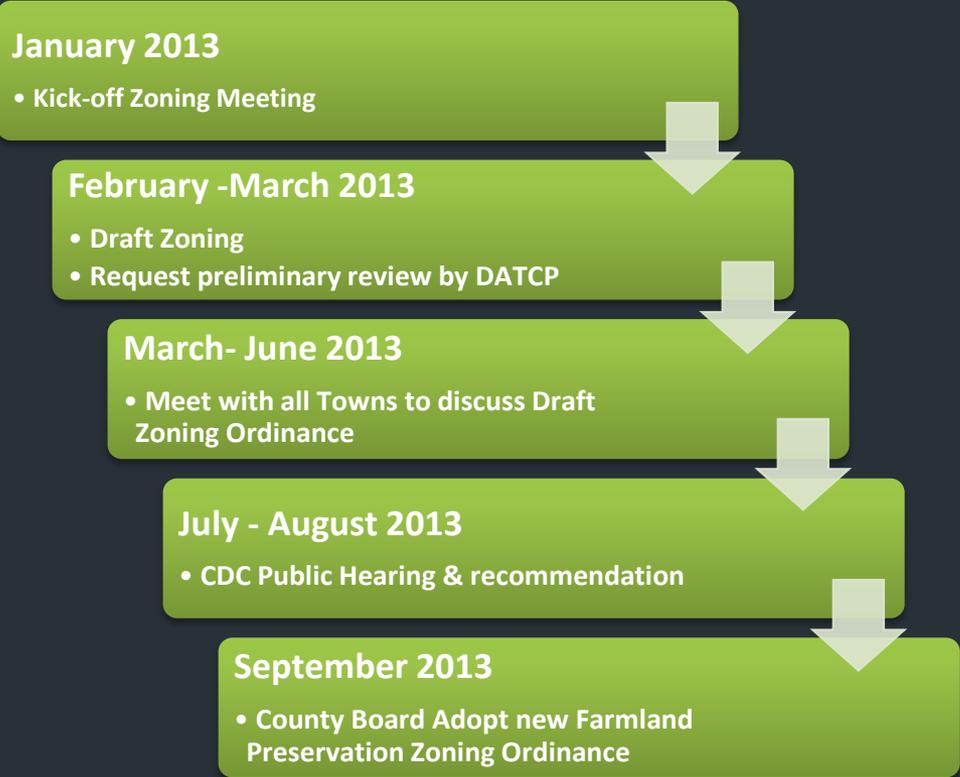




Farmland Preservation Zoning Process 2013 - 2014



One Year Countdown Begins at County Board Adoption Date:

September 2013 - August 2014

- Meet and work with all Towns to opt in or out of new County Zoning and rework their town zoning maps (according to new zoning ordinance)

September 2014

- Apply for certification with all participating Town Zoning Maps
- 90 Day for review for DATCP certification

December 2014

- County Board Adopts Towns' Zoning
- No later than December 31, 2014



Farmland Preservation Zoning

Goals:

- Preserve farmland to maintain and grow St. Croix County's agricultural industry while enhancing the rural landscape
- Create districts with more flexible land uses which encourage Town and Landowner Participation
- Minimize conflicts between land uses
- Maintain State Certification

Chapter 91 Key Changes

- **“Farm” lot size is no longer required to be 35 acres or more**
- **More latitude for permitted Agricultural Accessory Uses**
- **Additional flexibility for Agricultural related uses**
- **FP Zoning Districts based on Density vs. Minimum Lot size***
- **Stricter Rezoning Standards**

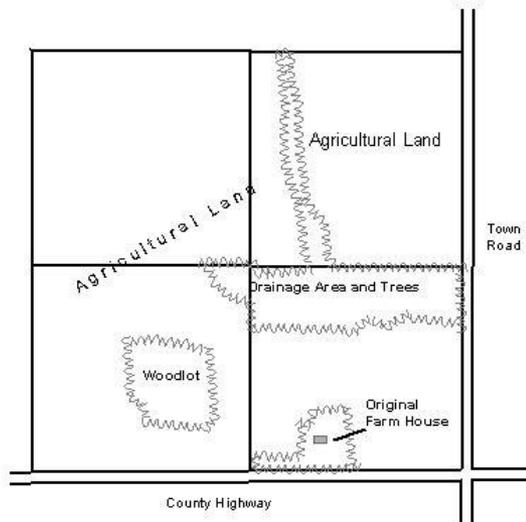
Key Changes



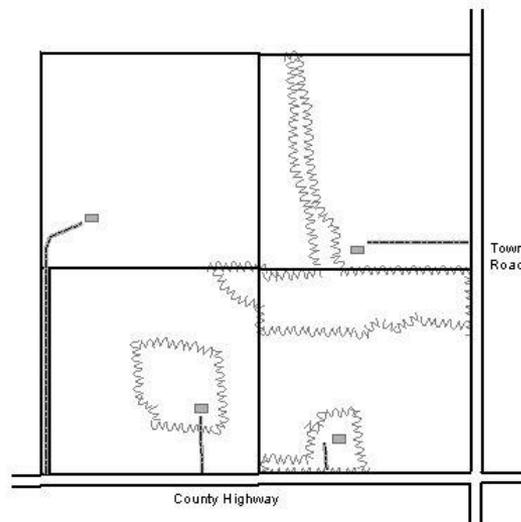
- **Required reporting of rezonings and land use changes to DATCP**
- **State Certification required every 10 years**
- **Conversion Fee has been removed for rezonings**
- **“Livestock” definition now includes horses**
- **80% of lands identified as FP within the plan need to participate in FP zoning for town to qualify for tax credits**
- **Soil & Water Conservation compliance required for tax credits**

Examples of Development Based on Lot Size or Density

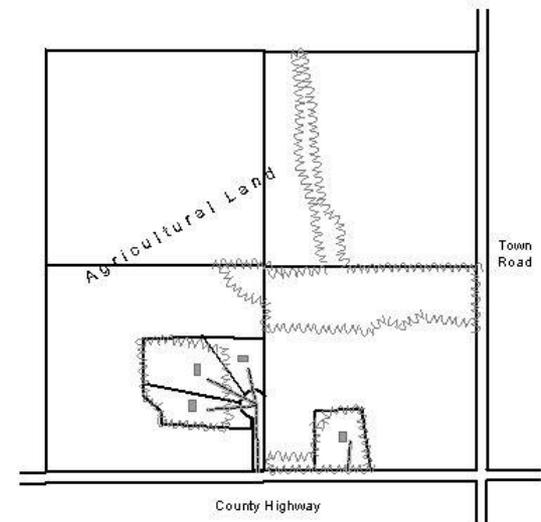
40 Acre Lot Size or 1 per 40 Acre Density



Predevelopment Site Conditions
160 Acres



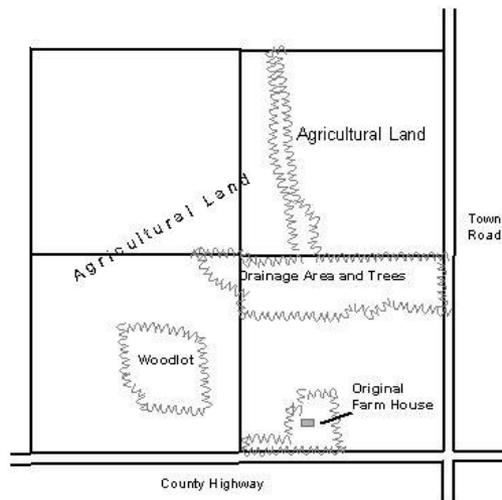
Lot Size Development Option
40 Acre Minimum Lot Size
4 Houses



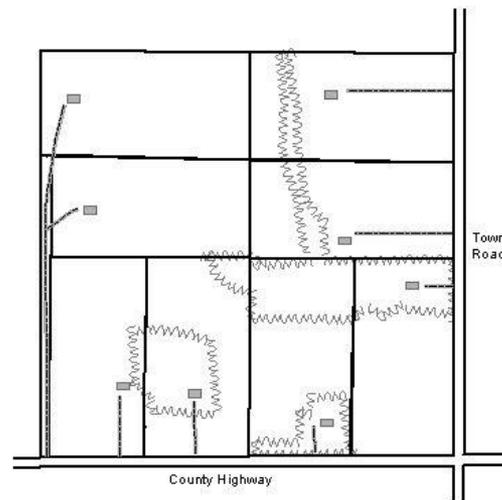
Density Development Option
1 House per 40 Acres (with Smaller Lots)
4 Houses

Examples of Development Based on Lot Size or Density

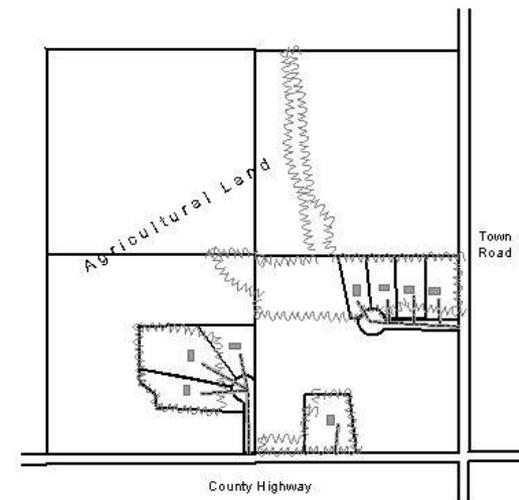
20 Acre Lot Size or 1 per 20 Acre Density



Predevelopment Site Conditions
160 Acres



Lot Size Development Option
20 Acre Minimum Lot Size
8 Houses



Density Development Option
1 House per 20 Acres (with Smaller Lots)
8 Houses

Zoning Kick-off Summary

- Remove large minimum lot size requirements
- Allow for a greater flexibility of land uses vs. flexibility to divide out lots
- Twice as many people thought a farm could be between 1 and 20 acres vs. 20 acres or more.
- Use commonsensical methods to preserve the highest quality soils for traditional farming purposes.

Zoning District(s) will:

- Provide density options vs. large minimum lot sizes
- Provide for greater land uses within Agricultural District(s)
- Accommodate Agritourism/Agricultural Entertainment:
 - **Agricultural entertainment.** A farm based activity, enterprise, or business that combines the elements and characteristics of agriculture and tourism, which is not necessarily located in an existing building and may have more than one (1) full-time equivalent employee. Examples of agricultural entertainment include: corn mazes, hay rides, sleigh rides, petting farms, on-farm tours, agricultural related museums, demonstrations of farming practices, techniques and methods, fee based fishing and hunting, horseback riding, nature trails, haunted barns and similar activities which are related to agriculture.
- Maintain State certification by adapting to new Chapter 91

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New Defined Terms

- Agricultural Use:
- Agricultural Accessory Use:
- Agricultural Related Use:
- Agricultural accessory building:
- Agricultural entertainment:
- Farm:
- Farm Residence:
- Limited Rural Business:
- Prime Farmland:
- Protected Farmland:

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AG-1 Purpose

DRAFT

- Provide for a wide range of traditional agriculture and agricultural accessory uses, at various scales. The AG-1 district accommodates as permitted uses all activities typically associated with the primary production and harvesting of crops, livestock, animal products or plant materials. Such uses may involve noise, dust, odors, heavy equipment, use of chemicals and long hours of operation.
- Allow for incidental processing, packaging, storage, transportation, distribution or other activities intended to add value to agricultural products produced on the premises or to ready such products for market. Such uses are conditional as they may have the potential to pose conflicts with agricultural use due to: volumes or speed of vehicular traffic; residential density; proximity to incompatible uses; environmental impacts; or consumption of agriculturally productive lands.
- Allow for other incidental activities, compatible with agricultural use, to supplement farm family income and support the agricultural community.
- Provide for additional economic opportunities for property owners that are generally compatible with agricultural use, such as the establishment of new small-scale farming operations, including market gardens, road-side produce stand, pick-your-own operations, or Community Support Agriculture Farms.
- Preserve remnant parcels of productive agricultural land following development of adjoining property.
- Preserve productive agricultural land for food and fiber production.
- Preserve productive farms by preventing land use conflicts between incompatible uses.
- Maintain a viable agricultural base to support agricultural processing and service industries.
- Reduce costs for providing services to scattered non-farm uses.
- Pace and shape urban growth.
- Meet the criteria for certification as a Farmland Preservation Zoning District under s. 91.38, Wis. Stats.

AG-2 Purpose

DRAFT

- (a) Provide for a wide range of agriculture, agricultural accessory and agriculture-related uses, at various scales with the minimum lot area necessary to accommodate the use. The AG-2 district accommodates uses which are commercial or industrial in nature; are associated with agricultural production; require a rural location due to extensive land area needs or proximity of agricultural resources; and do not require urban services. In appearance and operation permitted uses in the AG-2 district are often indistinguishable from an active farm. Conditional uses/special exceptions are more clearly commercial or industrial in nature, and may involve facilities or processes that require a remote location distant from incompatible uses, proximity to agricultural products or suppliers and/or access to utility services or major transportation infrastructure. Examples of activities in the AG-2 district may include, but are not limited to, agricultural support services, value-added, or related businesses such as implement dealers; veterinary clinics; farm machinery repair shops; agricultural supply sales, marketing, storage, and distribution centers; plant and tree nurseries; and facilities for the processing of natural agricultural products or by-products, including fruits, vegetables, silage, or animal proteins. Such activities are characterized by: 1. Wholesale or retail sales, and outdoor storage/display of agriculture-related equipment, inputs, and products; 2. Parking areas, outdoor lighting, and signage appropriate to the scale of use; 3. Small, medium, or large utilitarian structures/facilities/workshops, appropriate to the scale of use; 4. Low to moderate traffic volumes; 5. Noises, odors, dust, or other potential nuisances associated with agriculture-related production or processing.
- (b) Meet the requirements for certification as a Farmland Preservation Zoning District under s. 91.38, Wis. Stats.

AG-1

vs.

AG-2

AG-1 Modern Agriculture District

- 1 lot per 40 acres
- Agricultural Accessory Uses
- Ag Entertainment
- Farm Residence
- Agriculture Accessory Uses
 - Rural Businesses
 - Incidental processing of good produced on the farm
 - Horse boarding, training, riding stable

AG-2 Commercial Agriculture District

- 1 lot per 20 acres
- All uses allowed in AG-1
- Additional uses normally existing in a commercial or industrial zoning district
- Ag-related:
 - implement dealers,
 - veterinary clinics,
 - agricultural supply sales,
 - plant & tree nurseries,
 - wholesale and retail activities needing outdoor storage/display of equipment, inputs, or products, parking areas, outdoor lighting, and signage.

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Tax Credits & Conservation Measures

Soil & Water Conservation Measures required for all claiming tax credits

\$5.00/acre for farmers with a farmland preservation agreement signed after July 1, 2009 and located in an agricultural enterprise area

\$7.50/acre for farmers in an area zoned for farmland preservation

\$10.00/acre for farmers in an area zoned and certified for farmland preservation and in an agricultural enterprise area, with a farmland preservation agreement signed after July 1, 2009



Questions & Answers

Contacts & Links of Interest

St. Croix County Farmland Preservation Plan:

www.sccwi.us/farmpresplan

Chapter 91: <http://docs.legis.wisconsin.gov/statutes/statutes/91>

DATCP Working Lands Initiative:

http://datcp.wi.gov/Environment/Working_Lands_Initiative

Tax Credits & Soil & Water Questions

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