



DANE COUNTY
PLANNING & DEVELOPMENT

2022 Dane County Farmland Preservation Plan



Volume I: Background, Policies & Plan Development

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CHAPTER 1: BACKGROUND AND INTRODUCTION

I. Dane County Farmland Preservation Plan

Dane County has participated in the Wisconsin Farmland Preservation Program under Chapter 91, Wisconsin Statutes, since the program's inception in 1978. Twenty-four towns have adopted Dane County's certified farmland preservation zoning ordinance, while five towns, four villages and two cities have adopted their own farmland preservation zoning. As of 2019, Dane County farmers received \$1.468 million in state income tax relief annually, the largest amount for any county in the Wisconsin.

The Dane County Farmland Preservation Plan is intended to meet the following purposes:

1. Meet all requirements for a Farmland Preservation Plan under s.91.38, Wisconsin Statutes;
2. Maintain eligibility for benefits available to farmers under the Wisconsin Working Lands program, such as farmland preservation tax credits;
3. Serve as the basis for farmland preservation zoning, conservation easement, grant and special designation application support and other policy decisions related to farmland preservation in Dane County.

II. Dane County Comprehensive Plan

The Dane County Board of Supervisors adopted the [Dane County Comprehensive Plan](#) in 2007 under s.66.1001 of Wisconsin statutes to guide land use and other decisions over the next 20 years. The plan was amended in 2015. The plan includes the county's overarching policies related to land use, economic development, agricultural, natural and cultural resources, housing, community facilities, transportation and intergovernmental relations. Chapter 82, Dane County Code, adopts the Dane County Comprehensive Plan, and also incorporates the following plans as integral components:

- town comprehensive plans;
- city and village comprehensive plans, and;
- the Dane County Farmland Preservation Plan.

III. Other Relevant Plans

The following plans, each adopted by different entities, also relate to farmland preservation, open space preservation and agricultural activities:

1. Land and Water Resource Management Plan (Dane County Land Conservation Committee)

The [Dane County Land and Water Resource Management Plan](#) is a state-mandated long range planning document intended to guide the activities of the Dane County Land and Water Resources Department in its efforts to protect and improve the natural resources in Dane County. Chapter 92.10 of the Wisconsin Statutes includes provisions for county Land and Water Conservation Committees to develop county Land and Water Resource Management Plans.

2. Dane County Parks and Open Space Plan (Dane County Board of Supervisors)

The [Dane County Parks and Open Space Plan](#) is a countywide comprehensive outdoor recreation and natural resource plan that is updated every five years to maintain eligibility for State Stewardship grant funds. Updates to the plan include identifying recreational needs and significant natural, cultural, and historical resources in the county to be considered for protection.

3. Dane County Climate Action Plan (Dane County Office of Energy and Climate Change)

The [Dane County Climate Action Plan](#) (CAP) provides a science-based strategy to reduce greenhouse gas emissions and address ways the climate is already changing. The CAP sets forth an ambitious set of climate goals for Dane County and lays out programs, policies, and projects that will enable the County to meet those goals. Using established best practices for carbon accounting, our CAP quantifies the county's baseline emissions and from there sets future emission goals. Most important, the CAP focuses on programs, policies and projects that will be most effective in meeting those goals.

4. 2050 Regional Development Framework (Capital Area Regional Planning Commission)

CARPC's [2050 Regional Development Framework](#) is designed to be a guide for incorporating regional land use goals into local decisions. Integrating public priorities,

local input, and regional data, the Framework provides a foundation to support continuing growth, tackle common challenges, and protect key resources. The Regional Development Framework advocates for development that promotes climate resilience, connects all residents to housing, jobs, and services, and conserves resources and farmland.

5. Dane County Water Quality Plan (Capital Area Regional Planning Commission)

The [Dane County Water Quality Plan](#) seeks to protect, improve and enhance water quality in Dane County. The plan consists of a Summary Plan and technical appendices. It provides a policy framework and guidance for state and local water quality protection programs. The Wisconsin Department of Natural Resources adopts the plan as part of areawide water quality management planning under state administrative code NR 121 and the federal Clean Water Act. A key component of the plan is to identify urban service area and environmental corridor boundaries, which may be amended to reflect changes in land use plans.

6. Connect Greater Madison Regional Transportation Plan for 2050 (Madison Area Metropolitan Planning Organization)

The purpose of the [Connect Greater Madison Regional Transportation Plan \(RTP\) for 2050](#) is to identify how the region intends to invest in the transportation system to accommodate current travel demands and future growth, while setting investment priorities balancing limited funds. Federal law requires RTPs for urban areas over 50,000 in population as a condition for spending federal highway and transit funding.

CHAPTER 2: POLICIES AND PROGRAMS

I. General Strategies

1. General Goals and Policies for Farmland Preservation

Identify areas of Dane County suitable for long term preservation and viability of diverse agricultural enterprises and resources. Protect or encourage protection of those areas for the benefit and use of current and future generations.

Supporting Objectives

1. Maintain a sufficient acreage of land in agricultural production in Dane County to economically sustain crucial agricultural support industries.
2. Minimize the amount of land converted from agricultural use to accommodate permitted non-farm development.
3. Reduce scattered rural nonfarm development by encouraging clustering of rural development as part of a town farmland preservation strategy.
4. Encourage future urban development to be compact, adjacent to existing development and consistent with town planning policies.
5. Help farmers adapt to changing climactic conditions and extreme weather events, while protecting soil and water resources.
6. Provide tools, standards, best practices and incentives to help agriculture reduce greenhouse gas emissions and mitigate future climate change.
7. Continue to apply those comprehensive plans of towns, cities, villages and extraterritorial cooperative plans which have been incorporated into the Dane County Comprehensive Plan for detailed land use policies in Farmland Preservation, Non-Farm Development and Resource Protection Corridor Overlay Areas.
8. Continue to review all comprehensive plans and amendments to plans for consistency with county policies, in accordance with the Intergovernmental Cooperation policies of the Dane County Comprehensive Plan and Chapter 82, Dane County Code.

A. County Actions and Programs

Consistent with county, town, city, village and extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan, the county will seek to:

1. Develop and implement new tools, such as Purchase of Agricultural Conservation Easements (PACE), Transfer of Development Rights (TDR) and conservation subdivisions to meet agricultural resource goals.

2. Implement fees and other financial mechanisms to support agricultural preservation efforts and create a disincentive for unnecessary conversion of agricultural land.
3. Establish design guidelines that minimize conversion of agricultural land, redirect nonfarm uses away from productive farm soils, support farm operations and allow for agriculture-related businesses.
4. Establish maximum lot sizes, with exceptions where necessary due to local land conditions, for all land rezoned out of exclusive agriculture.
5. Develop and share model renewable energy lease agreements for farmers and other landowners that address:
 - Decommissioning of facilities and restoration to agricultural use.
 - Design criteria that maximize opportunities for dual agriculture-renewable energy uses and agrivoltaics.
6. Explore the potential for renewable energy credits
7. Review, and revise as necessary, Dane County soil and water conservation standards to:
 - Increase continuous living cover on agricultural lands;
 - Avoid conversion of natural grasslands
 - Improve manure management to reduce liquid manure storage
 - Increase nitrogen usage efficiency.

B. Recommendations for State Actions and Programs

The county will encourage the State of Wisconsin to adopt policies and provide financial resources to improve farmland preservation efforts. The county supports current efforts to achieve the following state budget priorities:

1. Fully fund state Purchase of Agricultural Conservation Easement program: Provide full funding for the Department of Agricultural Trade and Consumer Protection's PACE grant program.
2. Increase state support for county conservation staff: Increase professional staff capacity to support private landowner management goals, implement conservation standards and improve water quality.
3. Farmland preservation: Support and increase Farmland Preservation Program tax credits. Credits should be sufficient to, at a minimum, fully offset the cost of compliance with county soil and water conservation standards and nutrient management plans. Credits should also be tied to inflation indexes.
4. Nitrate pollution prevention: Expand on the concept of an already proposed on-farm nitrogen optimization pilot program to address nitrate contamination with increased funding and the addition of a pay-for-performance program.
5. Investing in conservation science: Create a hydrogeologist position at the University of Wisconsin-Madison Extension focused on developing

groundwater mapping resources, and have the state continue depth-to-bedrock mapping in southwestern Wisconsin similar to that conducted in the northeastern part of the state.

6. Increasing cover crops: Create a crop insurance premium rebate program to incentivize planting cover crops. Similar programs in other states have fully subscribed within days of their launch.
7. Protect and enhance natural ecosystems: Review Agricultural Use Value Assessment, Managed Forest Crop and state conservation assistance funding to de-incentivize conversion of native ecosystems (such as wetlands and grasslands) and high-quality woodlands to agricultural use. Secure additional state and federal funding for conservation, restoration and climate resiliency for natural systems.
8. Addressing climate change: Take advantage of a variety of opportunities to address climate change in agriculture.
 - Create a pilot program to study the feasibility of a carbon market covering the state, including providing grants to farmers and farmer-led groups that participate.
 - Continue to support farmer-led watershed conservation groups and expand the focus to carbon sequestration in farm practices, and greenhouse gas mitigation.
 - Avoid conversion of natural working lands by expanding the Farmland Preservation Program and creating a state/federal working group to investigate addition of grasslands to use value assessment.
 - Prioritize managed grazing livestock production systems by creating a statewide grazing education grant program and assist farmers who incorporate regenerative agricultural practices.

2. General Goals and Policies for Agricultural Enterprise and Development

Consistent with county, town, city, village or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan, the county will seek to:

- Maintain Dane County's status as one of the nation's most productive and economically viable agricultural areas. Keep farming economically viable in Dane County through the 21st century.
- Support and promote the development of community, regional, national and international markets for agricultural products to promote and preserve the county's agricultural industry.
- Support the creation of conventional, organic and sustainable agricultural enterprises in Dane County.

Supporting Objectives

A. Economic Development Program

1. Continue to develop and implement a comprehensive economic development program to support, expand and enhance agriculture as a viable economic activity in Dane County.
2. Support and encourage the development of regional agricultural enterprise including: agricultural cooperatives; manufacturing to process soy beans, produce and other farm products, and; new agricultural technologies.
3. Support farm marketing programs that promote Dane County agriculture and help farmers improve their profitability. Examples of such programs include, promotion of "farm-to-table" markets, local purchasing programs such as "Buy Dane," and institutional local purchasing assistance.
4. Identify and help develop new markets for production agriculture, biotechnology, value-added processing and Community Supported Agriculture (CSA).

B. University of Wisconsin-Madison Extension Services.

1. Continue and expand direct services, marketing assistance and on-demand technical assistance provided to farmers through Dane County University of Wisconsin-Madison Extension programs.
2. Design and implement education workshops and distribute materials for farmers, developers, landowners and the general public.
3. Help entrepreneurs plan, start and grow new enterprises that capture value from agriculture.
4. Provide information about agricultural production to foster understanding and tolerance between farmers and their residential neighbors

C. Infrastructure and Capital Improvements to Support Agriculture

1. Strengthen transportation infrastructure such as rail transit and roads to support agricultural commerce.
2. Support and promote, using targeted investments of public funds where necessary, infrastructure and organizational capacity that serves agriculture and related enterprises.
3. Include transportation of agricultural goods to market in all long-term planning related to truck, rail and air freight transport.
4. Highway shoulders and crossings should be designed to accommodate farm equipment, bicycles and other uses and minimize safety conflicts with automobile traffic.

D. Agricultural Processing, Supply, Distribution and Waste Management Infrastructure

1. Support and encourage the development of regional agricultural enterprise including:
 - agricultural cooperatives;
 - manufacturing to process agricultural commodities;
 - produce and other farm products, and;
 - new agricultural technologies.
2. Pursue institutional food purchasing policies to provide new markets for area farmers.
3. Assist and support the development of organic processing facilities to process organic farm products.
4. Use targeted public and private funds to stimulate needed physical and intellectual infrastructure serving the agricultural sector.
5. Develop facilities and institutions that support and incubate the development of local food products and businesses and develop new markets for Dane County products.

II. Designated Planning Areas

1. Farmland Preservation Areas

A. Rationale for Designation

Farmland Preservation Areas, as shown on the Dane County Farmland Preservation Plan Map (Map FPP-11), include lands that meet all of the following criteria:

1. Are predominately in active agricultural, agriculture accessory, agriculture-related or natural resource use;
2. Are planned to support a predominance of agriculture, agricultural accessory, agriculture-related and natural resource uses for twenty years or more;
3. Are clearly shown as “Agricultural Preservation,” “Farmland Preservation” or “Rural Preservation” on Planned Land Use Maps in town, city, village and extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan;
4. Include policies in town, county, city, village or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan, to generally limit new nonfarm development to a density of one or fewer units per 35 acres;
5. Are in areas with sufficient regulatory or other policy mechanisms in place to implement farmland preservation plan policies and to effectively limit nonfarm development, and;
6. Except for parcels with an existing, permanent agricultural conservation easement recorded as of July 23, 2012, are completely outside designated Urban Service Areas, as shown in the most current version of the Dane County Water Quality Plan, as amended and approved by the Capital Area Regional Planning Commission and the Wisconsin Department of Natural Resources.

B. Goals and Objectives for Farmland Preservation Areas

Consistent with county, town, city, village or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan, the county will seek to:

1. Maintain and support production agriculture, agricultural-related businesses, forestry, open space, and compatible uses.
2. Maintain eligibility for farmland preservation tax credits under Chapter 91, Wisconsin Statutes.

3. Limit new nonfarm development in designated Farmland Preservation Areas to a density of one or fewer units per 35 acres.
4. Direct permitted nonfarm development away from productive agricultural lands.
5. Commercial and industrial uses that are not agriculturally related will be located in areas identified for such use and where the full range of public services (sewer, water, fire protection and police protection) can be economically provided.

C. Policies and Programs for Farmland Preservation Areas

(1) Farmland Preservation Zoning

(a) Total Land Area of Farmland Preservation Zoning

As required by ATCP 49.25(2), Wisconsin Administrative Code, local zoning authorities must keep at least 80% of the land area of each town, village, city or extraterritorial planned Farmland Preservation Area in a state-certified Farmland Preservation zoning district.

(b) County Zoning

(i) Certified Zoning Districts

The Wisconsin Department of Agriculture, Trade & Consumer Protection has certified the following Dane County zoning districts under s. 91.38, Wisconsin Statutes:

- FP-1 – Small Acreage Farmland Preservation (s. 10.221, Dane County Code);
- FP-35 - General Farmland Preservation (s. 10.222, Dane County Code);
- FP-B – Farmland Preservation Business (s.10.223, Dane County Code).

(ii) Zoning Ordinance Review and Administration

Continue to examine zoning processes, existing and proposed local codes, administration and procedural requirements to:

1. Minimize negative impacts on agriculture, and promote a diversity of agricultural, agriculture accessory and agriculture related uses that are both economically productive and compatible with rural areas.
2. Ordinances and regulations restricting noise, odors, keeping of animals or other activities that could inhibit typical farm operations, will not apply in Farmland Preservation Areas.
3. Consider whether any new county regulations would put Dane County farmers at a competitive disadvantage to farmers elsewhere in the state.

4. Amend farmland preservation and other county zoning districts to establish siting, operational and decommissioning/reclamation criteria for renewable energy facilities. Criteria should:
 - Seek to minimize conflicts with neighboring farming and other rural uses;
 - Promote multiple use installations that allow for renewable energy, agricultural, soil and water conservation and/or wildlife habitat uses to coexist;
 - Provide for financial instruments for reclamation of decommissioned sites, and;
 - Allow for both distributed and utility-scale installations.

(c) Town, City, Village or Extraterritorial Zoning

Farmland Preservation Zoning districts also include any city, village, town or extraterritorial zoning ordinances or districts certified by the state Department of Agriculture, Trade & Consumer Protection under s. 91.38, Wis. Stats.

(2) Other Zoning

(a) Total Land Area of Non-Farmland Preservation Zoning

As required by ATCP 49.25(2), Wisconsin Administrative Code, local zoning authorities cannot have more than 20% of planned Farmland Preservation Areas in zoning other than state-certified Farmland Preservation Zoning Districts.

(b) Findings of Fact for Rezones out of Farmland Preservation Zoning Districts

As required under s. 91.48, Wisconsin Statutes, prior to approving any petitions to rezone land from a certified farmland preservation zoning district to any other zoning district, the local zoning authority must make the following findings:

1. The land is better suited for a use not allowed in the farmland preservation zoning district.
2. The rezoning is consistent with applicable town, city, village or extraterritorial cooperative plans and the *Dane County Comprehensive Plan*.
3. The rezoning is substantially consistent with the state-certified *Dane County Farmland Preservation Plan*.
4. The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

(c) Conditions on Rezones

To the extent permitted by applicable zoning ordinances, the local zoning authority may impose additional restrictions on rezone petitions to make sure the findings of fact above are satisfied.

(d) County Zoning

Within Farmland Preservation Areas, the county board will consider petitions from landowners to rezone to the following zoning districts:

1. Any certified Farmland Preservation Zoning District, including the FP-35, FP-1 and FP-B districts;
2. Rural Mixed-Use, including the RM-8 or RM-16 districts;
3. Residential, including the SFR-o8 or TFR-o8 districts;
4. Rural Residential, including the RR-1, RR-2, RR-4, RR-8 and RR-16 districts;
5. The Limited Commercial (LC) district;
6. Natural Resource and Recreational, including the NR-C and RE districts;
7. The Utility, Transportation and Right-of-Way (UTR) district;
8. The Historic (HD) overlay district;
9. The Transfer of Development Rights Sending Area (TDR-S) overlay district;
10. The Transfer of Development Rights Receiving Area (TDR-R) overlay district (see limitations in discussion of TDR below).
11. Other county zoning districts that, through the use of, as necessary, conditional zoning, deed restrictions or other limitations, meet all of the findings of fact above and s .91.48, Wisconsin Statutes.

Policies in town plans adopted as part of the Dane County Comprehensive Plan may further restrict the list of appropriate zoning districts in Farmland Preservation Areas.

(e) Town, City, Village or Extraterritorial Zoning

Appropriate zoning districts for nonfarm development within Farmland Preservation Areas under town, city, village or extraterritorial zoning authority are as determined by the town, city or village comprehensive plan or by the extraterritorial cooperative plan.

(3) **Density Caps**

New nonfarm development is generally limited to a density of one unit per 35 acres, or fewer, according to detailed policies established in town, city, village or extraterritorial cooperative plans adopted as part of the *Dane County Comprehensive Plan*. Under Chapter 82, Subchapter II, Dane County Code, the Dane County Board of Supervisors reviews each town plan for consistency with countywide planning policies, and adopts, rejects or

amends those plans, as necessary, for incorporation into the *Dane County Comprehensive Plan*.

(4) Siting Criteria for Development

All new development, or expansion of existing development, within a Farmland Preservation Area should comply with, at a minimum, the following criteria. Town, city, village or extraterritorial cooperative plans adopted as part of the *Dane County Comprehensive Plan* may include additional, or more restrictive, siting standards.

1. Do not place new development or expansions of existing uses in wetlands, floodplains (see Resource Protection Corridor Overlay District, below).
2. Size nonfarm zoning parcels to the minimum necessary to accommodate the proposed use. Parcels must meet minimum lot sizes, local driveway or county or state highway access standards, and minimum road frontage standards under applicable comprehensive plans, zoning ordinances or land division ordinances.
3. Locate nonfarm building sites to minimize disturbance of productive agricultural soils, promote clustering and minimize conflicts with existing agricultural use. Productive agricultural soils are soils classified as Group I or Group II under the Dane County Land Evaluation and Site Assessment system, or as specified in a town, city, village or extraterritorial cooperative plan adopted as part of the *Dane County Comprehensive Plan*.
4. As required under Chapter 14, Dane County Code, driveways longer than 125 feet must comply with county erosion control and stormwater standards. Contractors are required to use erosion control measures and return lands to a near normal setting after completion of construction. The Town, County, City, or Village may require an erosion control and/or stormwater management plan or a preliminary review letter meeting county ordinance standards as a condition of approval.
5. Compliance with a county, city or village-approved site plan may be required as a condition on a conditional use permit or rezone petition for new development in a Farmland Preservation Area.

(5) Soil and Water Conservation

(a) Countywide Soil and Water Conservation Standards

All farmers in Farmland Preservation Areas seeking farmland preservation tax credits must comply with soil and water conservation standards established by the Dane County Land Conservation Commission under ATCP 50, Wisconsin Administrative Code.

(b) Producer-Led Watershed Protection Grants

The Department of Agriculture, Trade & Consumer Protection (DATCP) provides funding to producer-led groups that focus on nonpoint source pollution abatement activities. Grants provide support to groups to deliver cost share programs, on-farm demonstration and research projects, and education and outreach efforts on conservation systems and innovative practices that improve water quality to farmers and other community members within their local watersheds.

Producer-led watershed groups currently operating in Dane County include:

- Lake Wisconsin Farmer Watershed Council
- Sauk Soil and Water Improvement Group
- Yahara Pride Farms
- Farmers of the Upper Sugar River
- Farmers of the Sugar River and
- Biological Farming Friends.

(6) Intergovernmental Cooperation and Coordination

Work with the Capital Area Regional Planning Commission and local governmental units to establish comprehensive plans that take into account potential agricultural impacts.

(7) Agricultural Enterprise Areas

(a) Conservation Compliance Certification.

Farmers in an Agricultural Enterprise Area (AEA) entering into a voluntary farmland preservation agreement must meet soil and water conservation standards under ATCP 50, Wis. Adm. Code to claim the additional AEA tax credit. Wisconsin AEA application materials require information about approximate percentage of farmers in the AEA in compliance with conservation standards. Apply directly to the Dane County Land & Water Resources Department for conservation compliance certification, no later than 60 days before the nomination application deadline. Further details are available from the Land Conservation Division.

(b) County Board Resolutions of Support.

The Dane County Board of Supervisors will consider resolutions supporting AEA petitions, provided target lands are shown in a Farmland Preservation Area in the Farmland Preservation Plan Map (Map FPP-11) of the *Dane County Farmland Preservation Plan*. Send requests for consideration to the Dane County Department of Planning and Development no later than 60

days from the nomination application deadline, to allow time for county review and approval.

(c) Targeted Agricultural Enterprise Areas.

As resources permit, Dane County Planning and Development staff may work directly with landowners and local governments to solicit petitions and assist in the AEA application process. Assistance may include attending public information sessions, mapping and assistance with application narrative drafting. County-assisted AEA projects should include properties with existing, substantial county, local, state or federal public investment in sustainable agricultural practices. Examples of public investment in sustainable agricultural practices include, but are not limited to, agricultural infrastructure, cost-share assistance, agricultural development grant or revolving loan fund financing projects wholly or partially funded with public money.

(d) County/ Regional Benefits to Farmers in an AEA.

(i) Comprehensive planning.

Dane County will work with the Capital Area Regional Planning Commission and local governmental units to establish comprehensive plans that explore objectives, policies, goals, and programs for the conservation of and promotion of the effective management of Agricultural Enterprise Areas.

(ii) Targeted economic and technical assistance.

The following programs are available to landowners in designated Agricultural Enterprise Areas.

1. Revolving Loan Funds for agricultural and related business creation or expansion in certified Agricultural Enterprise Areas (AEAs).
2. Dane County will continue to work with the WI Department of Commerce and the Workforce Development Board of South Central WI through their business programs for manufacturing and food processing, as well as job training. These resources will be made available to farmers in Agricultural Enterprise Areas.

(8) Agricultural Conservation Easements

(a) Goals and Objectives for Agricultural Conservation Easement Programs

Where consistent with county, town, city, village or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan, the county will:

1. Support and complement any existing or future PDR, Purchase of Agricultural Conservation Easements (PACE), or transfer of development (TDR) programs developed by the county, local, state or federal governments.
2. Encourage inclusion of natural resource lands, farmlands, and woodlands under conservation easement.
3. Encourage voluntary participation in easement programs, allowing private landowners to continue to manage their property and with no requirement for public access.
4. Focus easement purchases to areas planned for long-term or permanent agricultural or natural resource use.
5. Make sure that all land protection is in permanent agreements and conservation easements have secondary easement holders to provide lasting public benefit.
6. Allow communities to grow in accordance with town, city, village or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plans.

(b) Purchase of Agricultural Conservation Easements (PACE) Programs

(i) Mapping and Technical Assistance.

For town, city or village governments, or qualified non-profit conservation organizations under state and federal PACE programs seeking to purchase conservation easements on agricultural lands in Dane County, the Dane County Department of Planning and Development will provide, free of charge:

- Density Study Reports to determine development potential under the Dane County Comprehensive Plan, and;
- A map of the target property showing soils (including percentage of prime and state-significant soils), any specialty crops and any state-qualified unique farmland to meet grant application requirements of the State of Wisconsin or the U.S. Department of Agriculture.

(ii) Conservation Compliance Certification.

Wisconsin PACE grant eligibility standards require that target properties have a qualified farm conservation plan in effect, and that all county,

state and federal soil and water conservation standards are met.

Conservation certification applications, including appropriate inspection and review fees should be received by the Land Conservation Division of the Dane County Land & Water Resources Department no later than 60 days in advance of the grant application deadline. Further details are available from the Land Conservation Division.

(iii) County Board Resolutions of Support.

The Dane County Board of Supervisors will consider resolutions in support of PACE grant applications by town, city or village governments or by qualified non-profit conservation organizations under state or federal PACE programs, provided target lands are shown in a Farmland Preservation Area in the Farmland Preservation Plan Map (Map FPP-11) of the Dane County Farmland Preservation Plan. Send requests for consideration to the Dane County Department of Planning and Development no later than 60 days from the grant application deadline, to allow time for county review and approval.

(iv) County Acquisition Programs.

As funding permits, Dane County may work directly with willing sellers to purchase agricultural conservation easements on agricultural lands within Farmland Preservation Areas. In areas not already mapped and identified as project areas in the Dane County Parks and Open Space Plan, or in other county, town, or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan, Dane County will provide for timely, general notification to local governments regarding easement purchases that would affect nonfarm development potential within that jurisdiction. Dane County will work on its own or with project partners, and will seek to match its own acquisition funds with local, state and federal grant programs as much as possible. County-funded Purchase of Agricultural Conservation Easement projects should include lands that meet at least one of the criteria below.

1. Target lands fall within the boundaries or buffer areas for projects identified in the Dane County Parks and Open Space Plan.
2. Projects include lands targeted for wetland restoration or streambank easements identified as critical to the protection and enhancement of water quality as part of the Land and Water Legacy Fund.
3. Projects include lands within designated Agricultural Enterprise Areas.
4. Projects are in areas where landowners have demonstrated a commitment to long-term or permanent agricultural use.

5. Maintenance of project lands in permanent agricultural or open space use would:
 - minimize boundary conflicts between agriculture and incompatible uses;
 - result in substantial benefits to ground or surface water quality;
 - protect significant natural hydrologic functions
 - prevent productive agricultural lands from irreversible conversion out of agriculture or agriculture-related uses, or;
 - protect agricultural infrastructure, soil and water conservation practices or other significant public or private investments in agriculture or agriculture-related uses.

(v) Transaction Assistance Grants.

Dane County should develop a supplemental grant program to assist successful PACE grant applicants with transaction costs (such as surveys, appraisals or legal work) not covered by state, federal or other PACE grant funds.

(vi) County Matching Grant Program

Dane County should consider developing a matching grant program to support town, village, city or extraterritorial PACE programs. Such a program should meet the following objectives:

- Assist town, city and village governments and nonprofit land trust programs that permanently preserve agricultural lands in designated Farmland Preservation Areas.
- The county matching grant program should work to supplement other funding streams, such as the Natural Resource Conservation Service ACEP program or State of Wisconsin PACE grants. Such state and federal programs typically fund 50% of the easement acquisition cost.
- The county should provide county capital funding to meet a 25% match of the appraised cost of proposed easement acquisition, with the expectation that local governments, nonprofits and/or landowner donations would raise money to cover the remaining 25%.
- The program should include sufficient operating resources to make sure easements are appropriately monitored for their lifespan. Consider developing an endowment for each easement to cover ongoing monitoring costs, or developing a contract with an outside

land trust or other entity to cover ongoing monitoring responsibilities.

- Properties must be within a Farmland Preservation Area
- Property must comply with county conservation standards

(c) Transfer of Development Rights

(i) Dane County TDR Zoning Ordinance.

Sections 10.304 and 10.305, Dane County Code provide a legal and administrative framework to support town-initiated Transfer of Development Rights (TDR) programs. The ordinance includes two overlay zoning districts.

(a) TDR-S (s.10.304, Dane County Code).

The TDR-S district is used to designate TDR sending areas. The TDR-S overlay can be applied to the FP-35 (General Farmland Preservation) or NR-C (Natural Resource - Conservancy) zoning districts. The TDR-S district does not limit any permitted or conditional uses allowed in the underlying zoning. Instead, the TDR-S district adds a new permitted use allowing landowners to transfer development rights away from their property by recording a conservation easement with the county Register of Deeds.

- a. Transferred development rights must be consistent with town, city, village or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan. Depending on adopted town, city, village or extraterritorial cooperative and county plan policies, development rights may be transferred to a receiving area in the same town, city or village or to another town, city or village. Development rights may also be sold to a public conservation agency or nonprofit land trust and extinguished. Landowners in the TDR-S district may choose to sell some, all or none of the development rights allocated to them under the applicable density policy, and may negotiate whatever price they feel is fair.
- b. FP-35 (TDR-S) zoned parcels remain eligible for state farmland preservation tax credits. As long as they have not already transferred all their development rights, landowners with land zoned FP-35 (TDR-S) may still rezone and divide their land to create new residential lots, consistent with density caps and other policies in the town, city, village or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan.
- c. Sending areas should be within a Farmland Preservation Area as shown on the Farmland Preservation Plan Map (Map FPP-11).

(b) TDR-R (s.10.305, Dane County Code).

The TDR-R district is used to designate TDR receiving areas. The TDR-R overlay can be applied to the Rural Mixed-Use, Rural Residential, Residential and Hamlet zoning districts. The TDR-R overlay requires that any change of use (such as a zoning permit or conditional use permit) that would increase residential density must be accompanied by a transferred development right from a parcel in the TDR-S district.

- a. Before obtaining zoning permits for property in the TDR-R district, developers must present recorded deed notice documents on both the sending and receiving parcels that:
 - track the number of rights transferred;
 - identify the location of the sending parcel, and;
 - reference a recorded conservation easement on an appropriate TDR-S-zoned parcel.
- b. Transferred development rights must be consistent with town, city, village or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan. Development in TDR-R districts must comply with any adopted siting criteria, development standards, environmental protection requirements, zoning setbacks or other land development regulations.
- c. Within the Extra Territorial Jurisdiction (ETJ) of a city or village, the town and municipality must comply with adopted intergovernmental cooperation (and if necessary, dispute resolution) procedures in all applicable comprehensive plans before rezoning lands to the TDR-R district.
- d. Except for farm-to-farm transfers as described below, designated receiving areas must be within areas shown as Non-Farm Planning Areas in the Farmland Preservation Plan Map (Map FPP-11) of the Dane County Farmland Preservation Plan.

(c) Farm to Farm Transfers.

From time to time, farmers may wish to trade development rights to facilitate more compact development, promote clustering, or protect large areas of productive farm soils. In such cases, TDR receiving areas are not formally mapped in town, city, village or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan or the *Dane County Farmland Preservation Plan*, but are applied as TDR transactions occur. The local zoning authority may consider limited TDR-R overlay zoning within Farmland Preservation Areas as shown on the Farmland Preservation Plan Map (Map FPP-11), provided all of the following criteria

are met. Town, city, village or extraterritorial cooperative plans adopted as part of the *Dane County Comprehensive Plan* may impose additional criteria or conditions.

1. Rezones to accommodate new nonfarm development must meet all findings of fact under Chapter 4, Section I.C., Policy 2, *Farmland Preservation Areas, Other Zoning Districts*.
2. The transfer facilitates compliance with the *Siting Criteria for Development* in a Farmland Preservation Area described in Chapter 4, Section I, Policy C.3.
3. Resulting development does not cause the proportion of land area under a certified Farmland Preservation Zoning district to fall below 80% of the countywide area of the Farmland Preservation Area, as required by DATCP certification requirements.

(d) Town Implementation

To implement TDR-S or TDR-R overlay districts, town boards must:

1. Amend, if necessary, the land use section of their comprehensive plan to establish appropriate TDR policies;
2. Have the town comprehensive plan amendment adopted by the county board as part of the *Dane County Comprehensive Plan*, and;
3. Rezone individual parcels (either on a case-by-case basis as TDR proposals are made, or by a town-initiated “blanket rezone”) to the TDR-S district, TDR-R district, or both.

(9) Policies for Particular Land Uses in Farmland Preservation Areas

(a) Renewable Energy Facilities

1. To minimize the need for new electrical transmission lines, locate new renewable energy installations as close as possible to existing transmission facilities.
2. Where practical, manage density and size of utility-scale installations to minimize impacts to adjoining agricultural land uses and rural character.
3. Except where required for aviation or other safety concerns, encourage setbacks, vegetative screening, berms, or other practices to minimize visual impact.
4. Encourage multiple- or dual-use facilities that allow for agricultural, natural resource, habitat and/or soil and water conservation uses to coexist with energy generation.

5. Arrange energy infrastructure, fencing and berms to allow for equipment movement, habitat, wildlife corridors and pervious cover to minimize runoff.
6. Make sure all installations comply with county erosion control and stormwater standards during construction, operational, maintenance and decommissioning phases.
7. Encourage adaptive reuse of operating or closed mineral extraction or other rural industrial sites for renewable energy use.
8. To the extent possible, follow the siting criteria for this plan, to avoid productive farm soils.
9. Make sure landscaping and other vegetation is maintained to continue to serve its intended purpose and does not create sources for invasive species.
10. Require decommissioning plans for all renewable energy facilities, with financial instruments sufficient to cover the cost of equipment removal and reclamation. Lands should be reclaimed to agricultural or natural resource use.

(b) Mineral Extraction

Mineral extraction operations may be permitted in Farmland Preservation Areas, subject to applicable zoning standards. At a minimum, mineral extraction operations must comply with the following standards.

1. The operation and location are consistent with the purposes of the applicable zoning district.
2. The operation and its location are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.
3. The operation is reasonably designed to minimize the conversion of land around the extraction site from agricultural use or open space use.
4. The operation does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
5. The operation fully complies with the Dane County Non-Metallic Mining Ordinance (Chapter 74, Dane County Code). Any reclamation plans approved under that ordinance must reclaim the site to agricultural use, when extraction is completed.

2. Non-Farm Planning Areas

A. Rationale for Designation

Non-Farm Planning Areas, as shown on the *Dane County Farmland Preservation Plan Map* (Map FPP-11), include areas in town, city, village or extraterritorial cooperative plans adopted as part of the *Dane County Comprehensive Plan* that are not planned for long-term agricultural use. Such areas do not meet the criteria for Farmland Preservation Areas described above, and are not eligible for Farmland Preservation tax credits or other benefits provided under Chapter 91, Wisconsin Statutes. Non-Farm Planning Areas include:

- Rural Development / Transitional or Mixed Agricultural / Residential Areas identified in town, city, village or extraterritorial cooperative plans adopted as part of the *Dane County Comprehensive Plan*;
- Areas with insufficient regulatory or other policy mechanisms in place to effectively limit nonfarm development over the next twenty years, and;
- Urban Service Areas identified in the *Dane County Water Quality Plan*.

B. Goals and Objectives for Non-Farm Planning Areas

Consistent with county, town, city, village or extraterritorial cooperative plans adopted as part of the *Dane County Comprehensive Plan*, the county will:

1. Create or encourage compact, mixed-use development to avoid the conversion of agricultural or open space areas.
2. Maintain Dane County's rural character and preserve the distinct character and physical separation of Dane County communities.
3. Encourage separation of incompatible uses in rural areas.
4. Reduce scattered rural nonfarm development by encouraging clustering of rural development as part of an overall farmland preservation strategy.
5. Promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
6. Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government and utility costs.
7. Encourage future rural development to be compact, adjacent to existing development and consistent with county, town, city, village and extraterritorial cooperative planning policies.

C. Policies and Programs for Non-Farm Planning Areas

Consistent with county, town, city, village or extraterritorial cooperative plans adopted as part of the *Dane County Comprehensive Plan*, the following policies apply in Non-Farm Planning Areas.

1. Limited Services Areas delineated in the Dane County Water Quality Plan may also be approved as “Smart Growth Areas” where appropriate to promote higher density infill development as part of a transfer of development rights program.
2. Reduce zoning lot size requirements for rural housing settings, including conservation and cluster subdivision, to reduce housing costs.
3. Establish design guidelines and site plan review procedures for compact development that minimizes the conversion of agricultural land to residential use and the amount of land consumed per unit of new housing.
4. Amend the County Land Division Ordinance (Chapter 75, Dane County Code) to create a conservation subdivision ordinance to encourage rural density by clustering housing development and reducing lot size, in order to conserve the environment and agricultural land.
5. Seek to maintain or increase housing density, in accordance with town, city, village or extraterritorial cooperative plans adopted as part of the Dane County Comprehensive Plan.
6. Promote development clusters based upon historical patterns such as existing hamlets, cross roads communities, subdivisions, and conservation subdivisions, as well as environmental factors such as soils, slopes, and viewsheds.
7. Continue to direct urban development requiring a full range of public services to designated Urban Service Areas. Encourage communities to direct new dwelling units to the Outlying Urban Service Areas (OUSAs) and to the Central Urban Service Area (CUSA) as appropriate to ensure that development occurs in locations with a range of urban services, and where those services can be provided most efficiently.
8. Continue to work with the Capital Area Regional Planning Commission to establish objective standards for Urban Service Area approvals that take into account potential agricultural impacts.

3. Resource Protection Corridor Overlay

A. Rationale for Designation

Resource Protection Corridor Overlays, as shown on the Dane County Farmland Preservation Plan Map (Map FPP-11), include areas that are not suitable for structural development due to environmental sensitivity or because of the presence of fragile, irreplaceable resources. Where Resource Protection Corridors overlap lands in designated Farmland Preservation Areas, properties remain eligible for farmland preservation tax credits and other benefits under Chapter 91, Wis. Stats. and the *Dane County Farmland Preservation Plan*. Resource Protection Corridors apply to areas outside Urban Service Areas as identified in the *Dane County Water Quality Plan* and the *Dane County Comprehensive Plan*. Resource Protection Corridor Overlays include the following categories of lands:

- wetlands, as defined in state statute and including both the shoreland wetland and inland wetland districts under Chapter 11, Dane County Code;
- shoreland setbacks and wetland buffers required under Chapter 11, Dane County Code;
- 1% regional floodplains, including the general floodplain district, floodway district and flood storage district, as described in Chapter 17, Dane County Code, and;
- other areas specifically planned to protect natural or cultural resources, and where structural development is strictly limited, as identified in the Dane County Comprehensive Plan, or its component town, city, village or extraterritorial cooperative plans.

B. Goals and Objectives for Resource Protection Corridors

Consistent with county, town, city, village or extraterritorial cooperative plans adopted as part of the *Dane County Comprehensive Plan*, the county will seek to:

1. Develop and promote a countywide system of resource protection corridors based on watersheds as a framework to:
2. protect and where possible, restore, the natural environment and scenic values;
3. provide outdoor recreation opportunities, and;
4. preserve for posterity the nature and diversity of our natural heritage.
5. Permanently protect key sensitive and critical environmental resources, including, but not limited to: infiltration areas; riparian habitat; in-stream habitat; wetland habitat; wetlands; groundwater recharge areas; open space corridors; spawning grounds; shore cover, and; headwater areas.

C. Policies and Programs for Resource Protection Corridors

Consistent with county, town, city, village or extraterritorial cooperative plans adopted as part of the *Dane County Comprehensive Plan*, the following policies apply in Resource Protection Corridors.

1. Generally prohibit new structures, buildings or urban development and limit impervious surfaces. Continue to redirect nonfarm development away from, and limit encroachment into, designated Resource Protection Corridors. This plan provides general policies while continuing to rely on town, city, village or extraterritorial cooperative plans adopted by the county for more detailed land-use policies. Generally development on slopes of 20% or greater is not allowed, except where it is allowed or allowed with conditions under a town, city, village or extraterritorial cooperative plan adopted by the county into the *Dane County Comprehensive Plan*.
2. Minimize encroachment and adverse impacts of utilities and transportation facilities on land and water resources in Dane County.
3. Maintain in agricultural, conservation or open space use.
4. Require erosion control and soil and water conservation practices for all land disturbing activities.
5. Provided all applicable county and state erosion control, stormwater, shoreland, wetland, floodplain and stream crossing regulations are met, the following may be permitted in the Resource Protection Corridor:
 - a. New structures specifically permitted within setback areas or below regional flood elevations under Chapter 11, Dane County Code, and Chapter 17, Dane County Code, provided all conditions, standards or mitigation requirements are met.
 - b. Expansion or improvement of existing accesses or driveways, if necessary to meet current local driveway standards.
 - c. Replacement of existing structures, unless prohibited by Dane County ordinance, or by state or federal law.
6. Continue to enforce county or municipal ordinances that meet minimum standards for water quality established by the Dane County Lakes and Watershed Commission and the Dane County Board of Supervisors under Section 33.45, Wis. Stats.
7. Support programs to restore natural vegetation, remove invasive species and improve habitat.
8. Where there are disputes over mapped wetlands, floodplains, soil or slope conditions, the local zoning authority may refer to detailed studies derived from onsite field conditions to determine actual Resource Protection Corridor boundaries. Any such study must be reviewed and approved by the

appropriate regulatory authority. Developers bear the burden of proof that mapped Resource Protection Corridors are in error.

CHAPTER 3: PLAN DEVELOPMENT AND PROCESS

I. Public Participation

The 2022 Recertification of the Farmland Preservation Plan included a robust three pronged approach to outreach, with each prong reaching a different key audience to provide a holistic opinion from Dane County residents. These surveys, distributed by Dane County Planning and Development Staff, returned over 200+ responses, ranging from direct input from farmers to comments from the broader public. This, in tandem with meetings with various committees, as well as presentations by stakeholder groups to the Farmland Preservation Steering Committee allowed for community voices to be heard. Survey results can be found in the appendix.

1. Opinion Surveys

A. Direct Farmer Survey

The main focus of the initial opinion survey was to gauge and establish barriers to Farmland Preservation Zoning by those who were most likely to either already enrolled in Farmland Preservation, or were eligible and chose not to enroll. In total, 1,200 mailers were sent out to farms that held FPP Certificates of Compliance for conservation standards. These mailers included a QR code, a website, as well as a phone number for farmers without internet access to ensure they were still able to complete the survey. Those who called either received a paper survey in the mail, or completed it over the phone with a staff member.

Of the completed 158 responses, 32 came from called in responses, representing 20% of total respondents.

B. Stakeholder Survey

Given that not all stakeholder groups were able to meet with the planning staff, a secondary survey was sent out, including critical questions identified by the Farmland Preservation Steering Committee alongside staff members. This survey consisted of 6 questions, and was intended to take less than 5 minutes, and contained multiple short answer questions to allow for detailed responses.

This survey yielded 4 responses, and will officially close on 09/15/22.

C. Public Survey

A third survey, identical to the stakeholder survey in opinion content was made accessible on the Farmland Preservation section of the Dane County Planning and

As adopted by Dane County Board of Supervisors 12/15/2022

Development website, and was shared out with local media outlets. This survey alongside the Stakeholder Group Survey will close on 09/15/22. As of 09/08/22, this survey received 72 responses.

2. Communications and Media

A separate mailing list was created directly for media outreach, and included individuals at the following news and media organizations:

Badger Herald	In Business	Wisconsin Media Group
Capital City Hues	Isthmus	Wisconsin Radio News
Capital Times	Madison 365	Wisconsin State Journal
Channel 3000	Madison Times	WKOW-TV
Daily Cardinal	News Publishing Company	WMUU-LPFM
Edgerton Reporter	Sun Prairie Media Center	Woodward Communications
Forward Lookout	WIBA	WORT FM
HNG News	WIDE-LPFM	WVMO
		WWMV-LPFM

3. Stakeholder Outreach

A. Digital Communications

Stakeholder outreach was primarily conducted through emails, surveys, and presentations. An email mailing list was created that included the following organizations:

1000 Friends of Wisconsin	DATCP	REAP
American Farmland Trust	Family Farm Defenders	Rooted

Dane County Beekeepers Association	Farm Services Agency (Dane County)	Upper Sugar River Watershed Association
Dane County Cities and Villages Association	Farmers of the Upper Sugar River	WI Berry Growers Association
Dane County Towns Association	Groundswell	Wisconsin Farmers Union
		Yahara Pride Farms

B. Presentations and Meetings with Stakeholders

Department of Planning and Development presented updates to and met with the following policy bodies and stakeholders over the course of the plan update.

- August 17, 2022: [Dane County Towns Association Executive Committee](#)
- June 22, 2022: [Joint Meeting of Dane County Food Council and Madison Food Policy Council](#)
- June 14, 2022: [Zoning and Land Regulation Committee](#)
- February 10, 2022: Capital Area Regional Planning Commission – [Minutes](#) | [Video](#)
- February 24, 2022: [Land Conservation Committee](#)
- February 8, 2022: [Zoning and Land Regulation Committee](#)

4. Public Meetings and Hearings

All meetings of the Farmland Preservation Steering Committee, and other policy bodies, were open to the public and were publicly noticed in compliance with the Wisconsin Open Meetings Law. In addition, meeting agendas were sent to all stakeholders and media. Meeting minutes and video recordings of all county meetings are available online on the [County Legislative Information System](#).

The Zoning and Land Regulations (ZLR) committee held a public hearing on the draft Farmland Preservation Plan on October 25, 2022.

II. Policy Bodies

1. Department of Agriculture, Trade and Consumer Protection

The Wisconsin Department of Agriculture, Trade and Consumer Protection reviews county farmland preservation plans and certifies compliance with Chapter 91, Wisconsin Statutes and ATCP 49, Wisconsin Administrative Code. Dane County will submit the 2022 Dane County Farmland Preservation Plan for DATCP recertification prior to the ZLR Public Hearing in October of 2022.

2. County Board

The Dane County Board of Supervisors adopts and amends the *Dane County Comprehensive Plan* under sections 59.69(3) & 66.1001 of Wisconsin Statutes and Chapter 82, Dane County Code. Section 91.10(2) of Wisconsin Statutes requires that the county board adopt the *Farmland Preservation Plan* as an inclusion to, and in consistency with, the *Dane County Comprehensive Plan*. The Dane County Board of Supervisors adopted the 2022 *Dane County Farmland Preservation Plan* on [insert date of ordinance amendment adoption].

3. Zoning and Land Regulations Committee

The Dane County Zoning and Land Regulations (ZLR) Committee, established under section 7.12, Dane County Code, serves as Dane County's planning and zoning agency under section 59.69(2), Wisconsin Statutes. The ZLR held a public hearing on the 2022 *Dane County Farmland Preservation Plan* on October 25, 2022, in compliance with section 66.1001(4), Wisconsin Statutes.

4. Farmland Preservation Plan Steering Committee

On February 8, 2022, the ZLR voted to appoint a Farmland Preservation Steering Committee to:

- oversee the drafting of the 2022 *Dane County Farmland Preservation Plan*,
- provide guidance to project staff, and;
- recommend a revised plan for consideration by the ZLR and County Board.

The Steering Committee met eight times over the course of 2022. All meetings were noticed and open to the public. Minutes, agendas and videos of Steering Committee meetings are available on the online [County Legislative Information System](#). On September 16, 2022, the Farmland Preservation Steering Committee recommended

approval of a draft 2022 *Dane County Farmland Preservation Plan* for county board introduction and public hearing.

5. Land Conservation Committee

Under section 92.07, Wisconsin Statutes, the Dane County Land Conservation Committee (LCC) develops and adopts standards for management practices to control erosion, sedimentation and nonpoint source water pollution. Sections 91.80 and 91.82, Wisconsin Statutes, require the county LCC to confirm compliance with county soil and water conservation standards for all individuals claiming farmland preservation tax credits. The County Conservationist served on the Farmland Preservation Plan Steering Committee as a liaison to the Dane County LCC. In addition, the LCC provided input to project staff at an LCC meeting on February 8, 2022.

6. Capital Area Regional Planning Commission

The Capital Area Regional Planning Commission (CARPC) is one of nine commissions in Wisconsin established to coordinate planning and development among area municipalities. CARPC develops and promotes regional plans, provides objective information, and supports local planning efforts. CARPC's planning region includes Dane County and the cities, towns, and villages with incorporated areas in Dane County.

CARPC is legally responsible for two main regional planning endeavors for the greater Madison region: land use planning and areawide water quality management planning. State statutes charge CARPC with the duty of preparing and adopting a master plan for the physical development of the region, which includes the *Dane County Farmland Preservation Plan*. The Wisconsin Department of Natural Resources contracts with the Commission to maintain a continuing areawide water quality management planning process to manage, protect, and enhance the region's water resources.

III. Personnel and Support

The following staff and officials were involved with the 2022 Recertification Plan.

1. County and Regional Staff

A. Dane County Department of Planning and Development

- Brian Standing, Senior Planner
- Aaron Krebs, Deputy Land Records Administrator
- Rishika Tumula, Project Assistant
- Sebastian Waldvogel, Project Assistant
- Irene Katana, GIS Mapping Technician
- Pachia Lee, Clerk I-II
- Barbara Szilagyi, Land Records Review Analyst
- Todd Violante, Director of Planning and Development

B. Capital Area Regional Planning Commission

- Mike Rupiper, Director of Environmental Resources Planning
- Sean Higgins, Senior Community Planner
- Matt Noone, GIS Specialist

C. Greater Madison Metropolitan Planning Organization

- Bill Schaeffer, Transportation Planning Manager
- Bill Holloway, Transportation Planner

2. Committees

A. Zoning and Land Regulations Committee

- Michelle Doolan, Chair
- Jerry Bollig
- Tim Kiefer
- Kate McGinnity
- Melissa Ratcliff
- Aurora Ross, Youth in Government Rep.

B. Farmland Preservation Plan Steering Committee

- Renee Lauber, Chair (Dane County Towns Association)
- Amy Piaget (Dane County Land Conservation Division)
- Jamie Rybarczyk (Village of Windsor)
- Will Fullwider (UW-Madison Extension)

3. Special Thanks

Recognition is also given to the following individuals and their organizations who spoke with the 2022 Recertification Team.

- Kathryn Kuntz, Dane County Office of Energy and Climate Change
- David Merritt, Dane County Office of Administration
- Chris James, Dane County Land & Water Resources
- Roxanne Wienkes, Dane County Waste and Renewables
- Heather Stouder, City of Madison
- Brad Sippel, City of Fitchburg
- Wade Thompson, City of Fitchburg
- Angie Doucette, American Farmland Trust
- Bill Schaeffer, Madison Area Metropolitan Planning Organization
- Andrew Baker, Rock County
- Steve Deller, UW-Madison Extension
- Jess Calkins, UW-Madison Extension
- Christina Anderson, Wisconsin Land and Water
- Alfonso Morales, UW Department of Planning and Landscape Architecture