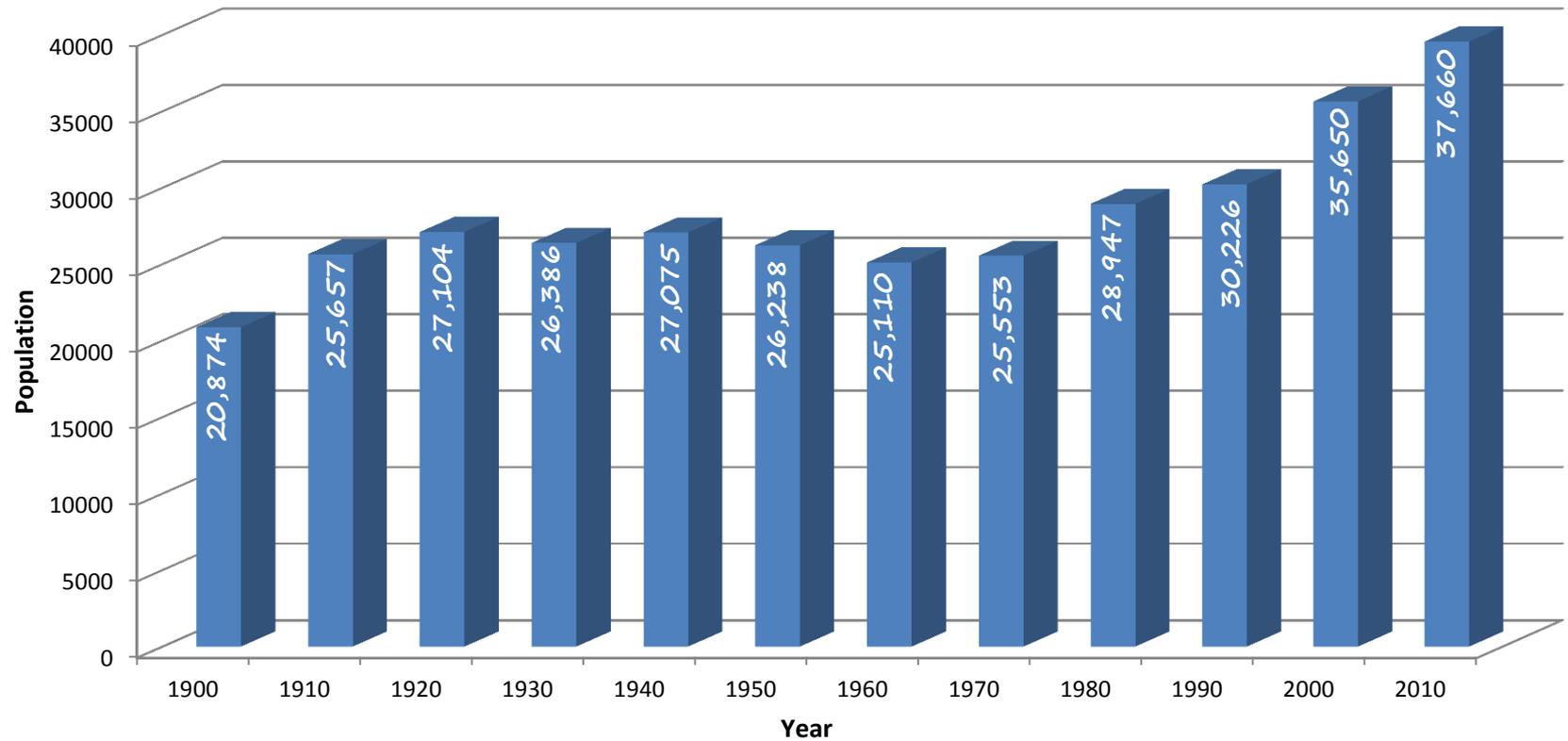


Oconto County Farmland Preservation Planning



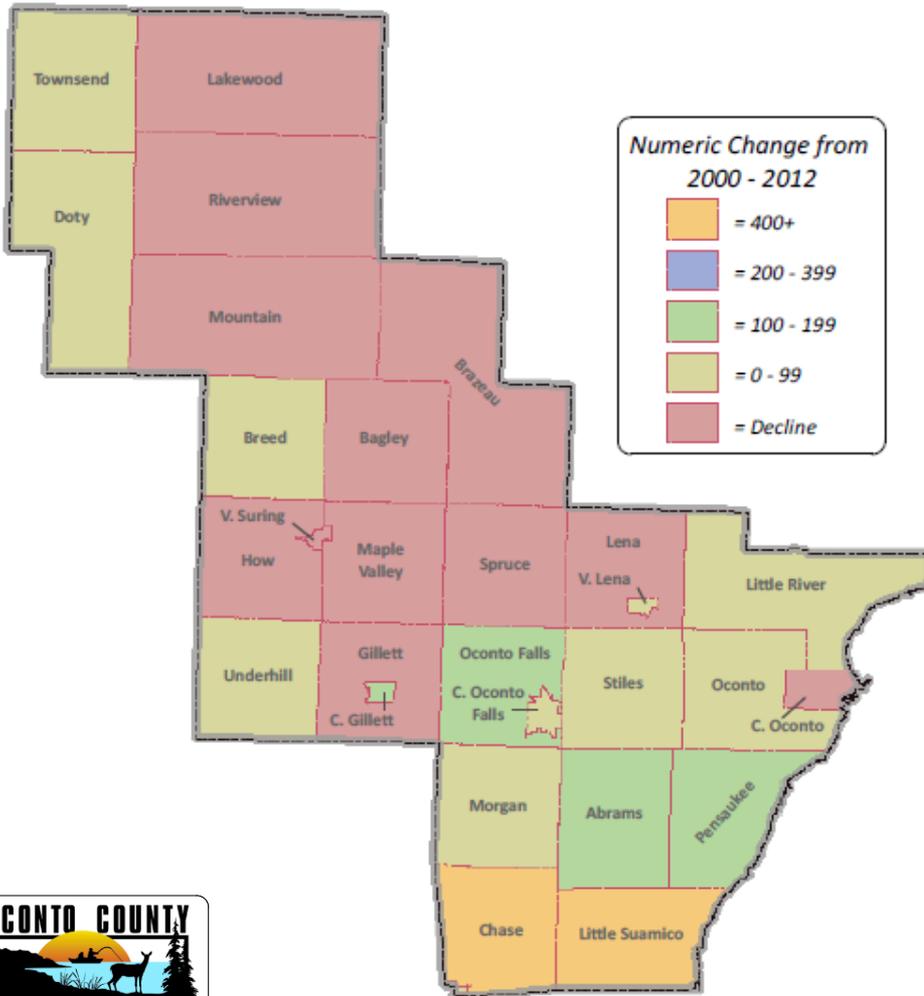
Inventory, Trends, and Agricultural Statistics

Oconto County Historical Population Levels 1900 - 2010



Source: US Census; Oconto County Planning, 2013.

Population Change 2000 - 2012



	2000 Census	2010 Census	Numeric Change 2000-2010	Percentage Change 2000-2010	2012 Final Estimate	Numeric Change 2000-2012	Percentage Change 2000-2012
ABRAMS	1,757	1,856	99	5.6%	1,862	105	6.0%
BAGLEY	333	291	(42)	-12.6%	293	(40)	-12.0%
BRAZEAU	1,408	1,284	(124)	-8.8%	1,292	(116)	-8.2%
BREED	657	712	55	8.4%	717	60	9.1%
CHASE	2,082	3,005	923	44.3%	3,027	945	45.4%
DOTY	249	260	11	4.4%	263	14	5.6%
GILLETT	1,090	1,043	(47)	-4.3%	1,038	(52)	-4.8%
HOW	563	516	(47)	-8.3%	519	(44)	-7.8%
LAKEWOOD	875	816	(59)	-6.7%	823	(52)	-5.9%
LENA	757	727	(30)	-4.0%	724	(33)	-4.4%
LITTLE RIVER	1,065	1,094	29	2.7%	1,097	32	3.0%
LITTLE SUAMICO	3,877	4,799	922	23.8%	4,894	1,017	26.2%
MAPLE VALLEY	670	662	(8)	-1.2%	665	(5)	-0.7%
MORGAN	882	984	102	11.6%	986	104	11.8%
MOUNTAIN	860	822	(38)	-4.4%	823	(37)	-4.3%
OCONTO	1,251	1,335	84	6.7%	1,337	86	6.9%
OCONTO FALLS	1,139	1,265	126	11.1%	1,263	124	10.9%
PENSAUKEE	1,214	1,381	167	13.8%	1,380	166	13.7%
RIVERVIEW	829	725	(104)	-12.5%	725	(104)	-12.5%
SPRUCE	871	835	(36)	-4.1%	835	(36)	-4.1%
STILES	1,465	1,489	24	1.6%	1,491	26	1.8%
TOWNSEND	963	979	16	1.7%	986	23	2.4%
UNDERHILL	846	882	36	4.3%	884	38	4.5%
V LENA	529	564	35	6.6%	562	33	6.2%
V SURING	605	544	(61)	-10.1%	543	(62)	-10.2%
C GILLETT	1,262	1,386	124	9.8%	1,382	120	9.5%
C OCONTO	4,708	4,513	(195)	-4.1%	4,535	(173)	-3.7%
C OCONTO FALLS	2,843	2,891	48	1.7%	2,883	40	1.4%
Oconto County	35,650	37,660	2,010	5.6%	37,829	2,179	6.1%

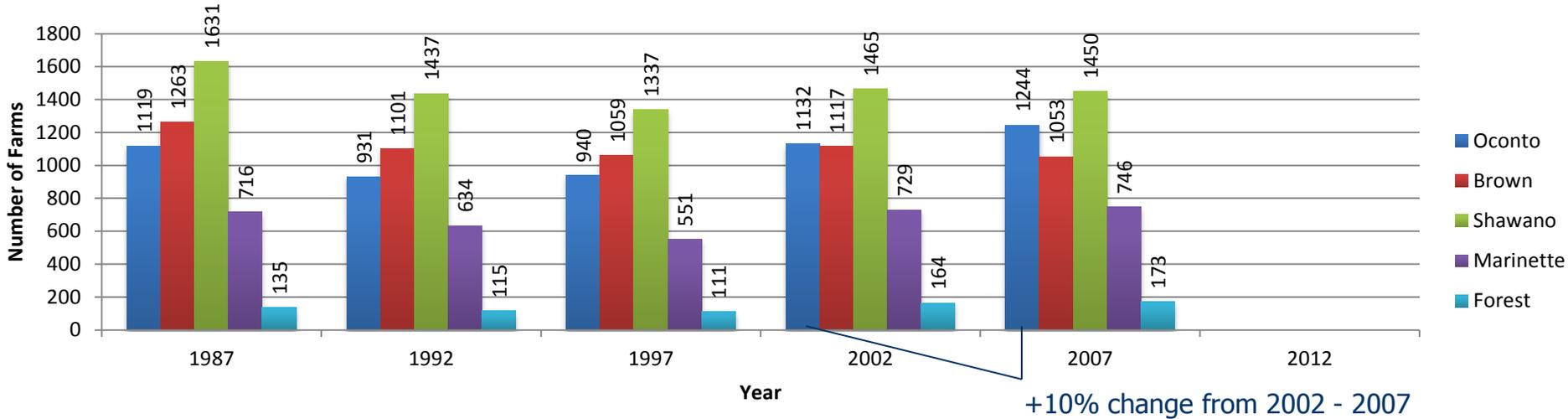


OCONTO COUNTY
a place for you
 Oconto County Planning & Zoning
 This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. Oconto County is not responsible for any inaccuracies herein contained.

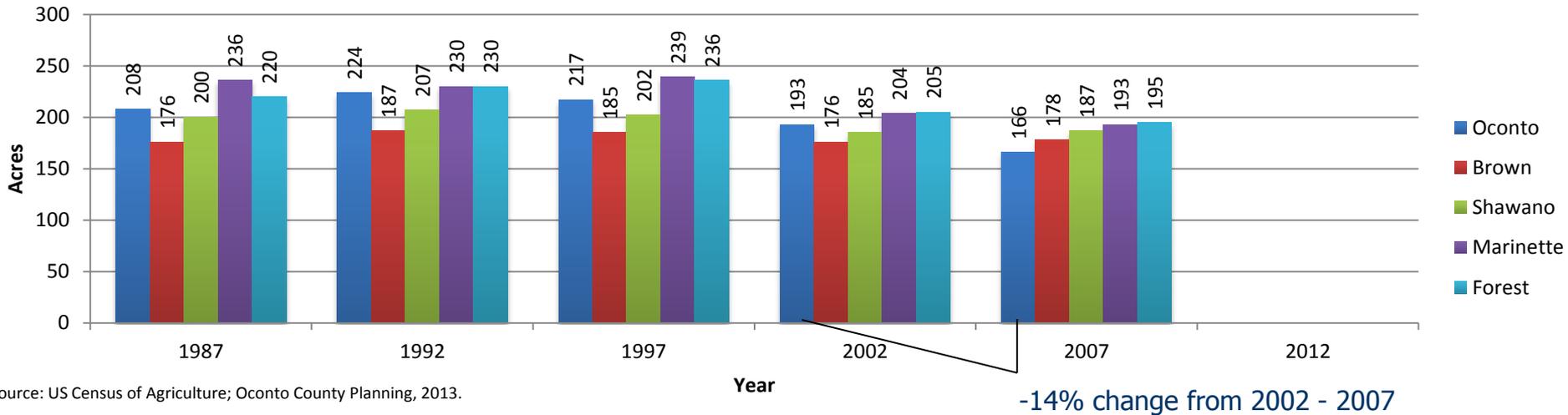
Values based on 2000 and 2010 final census numbers and 2012 final population estimates. Additional census information can be found at the Wisconsin Department of Administration (DOA) website at <http://www.doa.state.wi.us>.

Regional Farm Numbers and Sizes

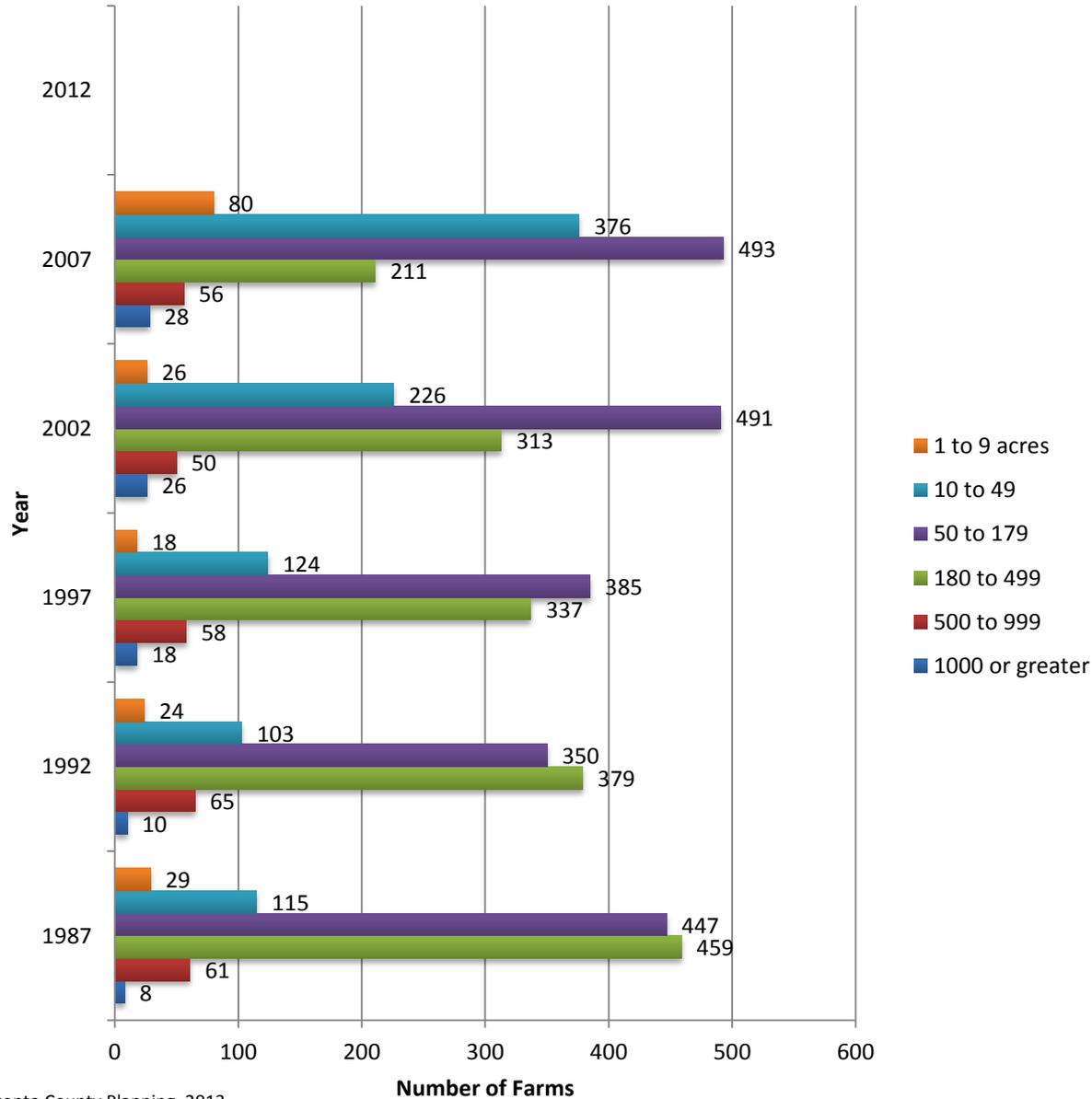
Total Farms



Farms by Average Size

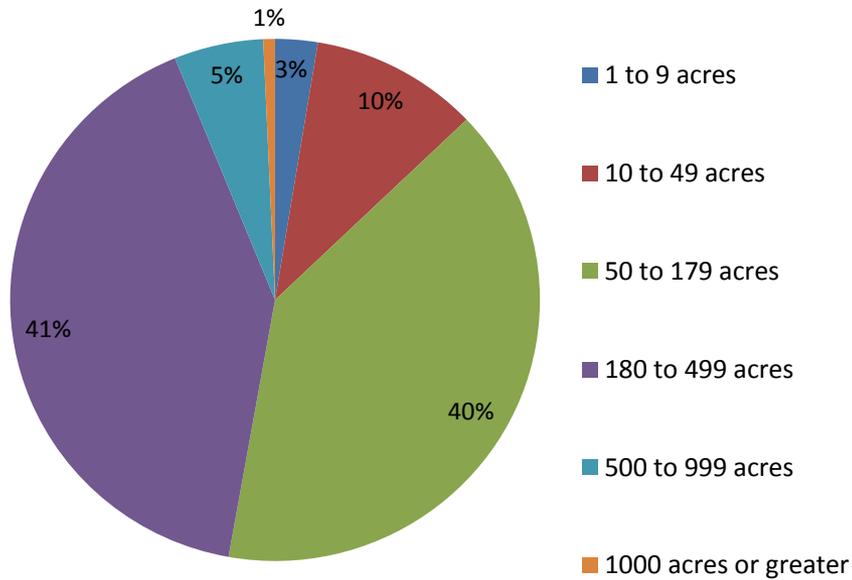


Oconto County Farm Sizes

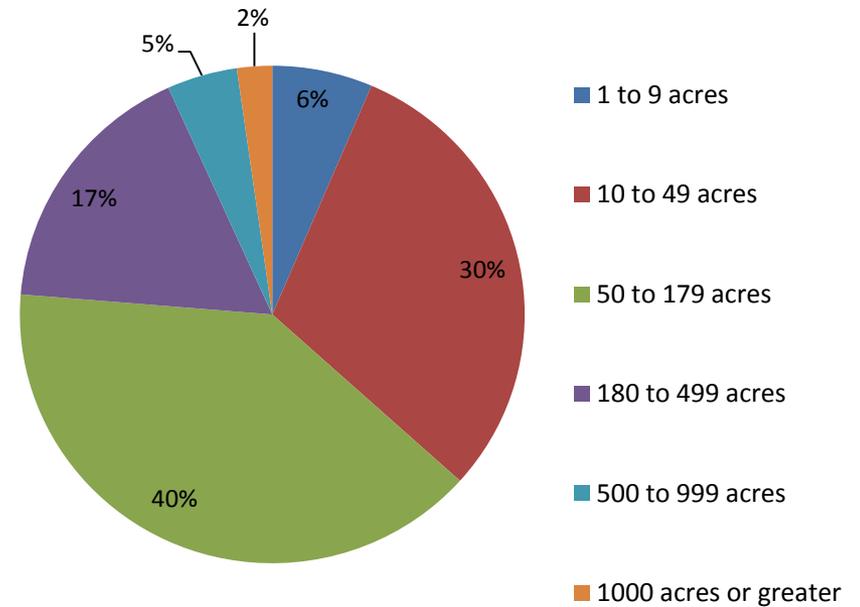


Oconto County Farm Sizes

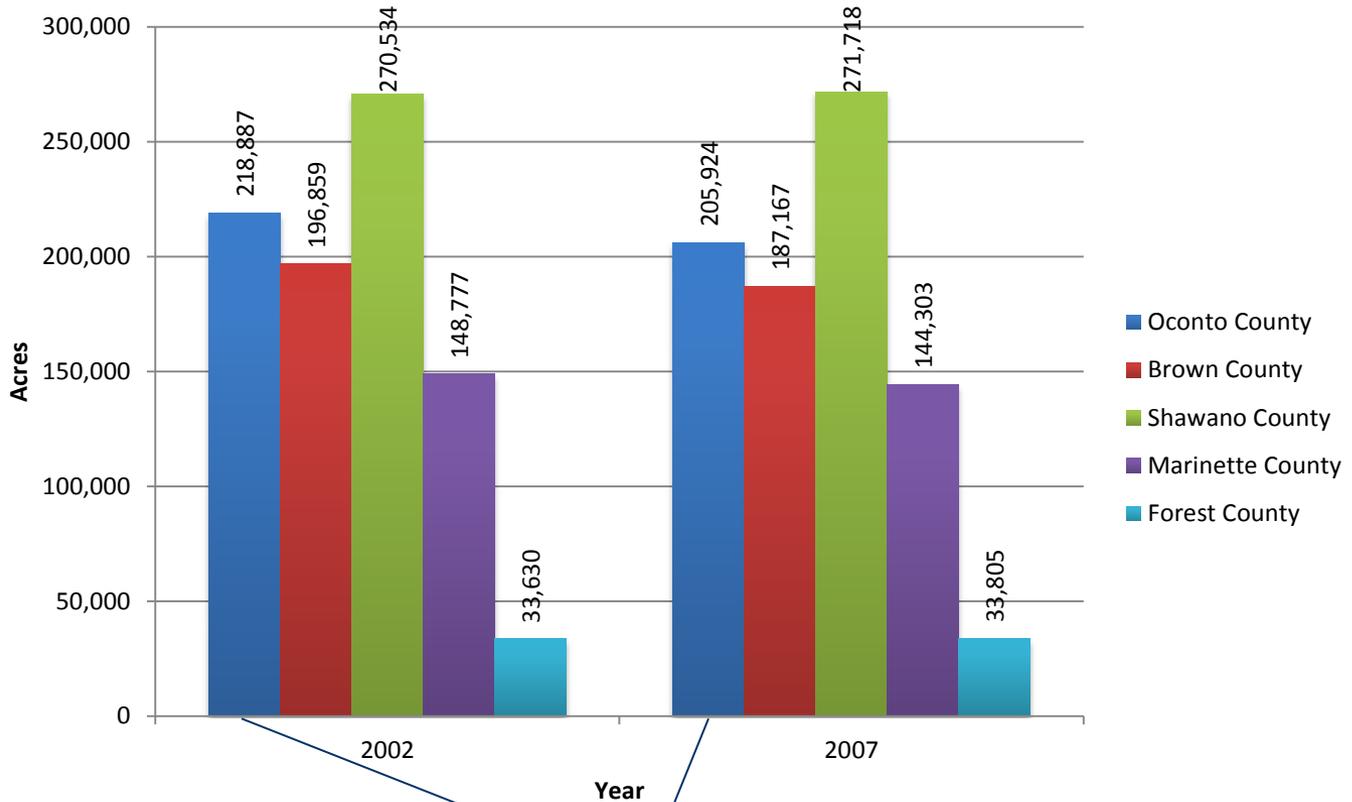
1987



2007



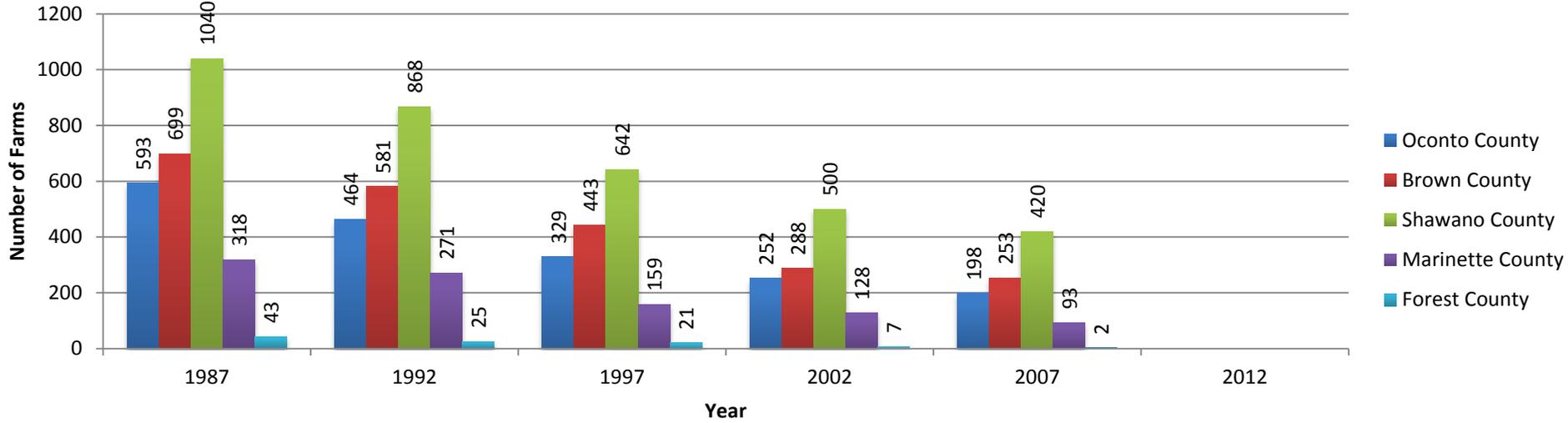
Land in Farms



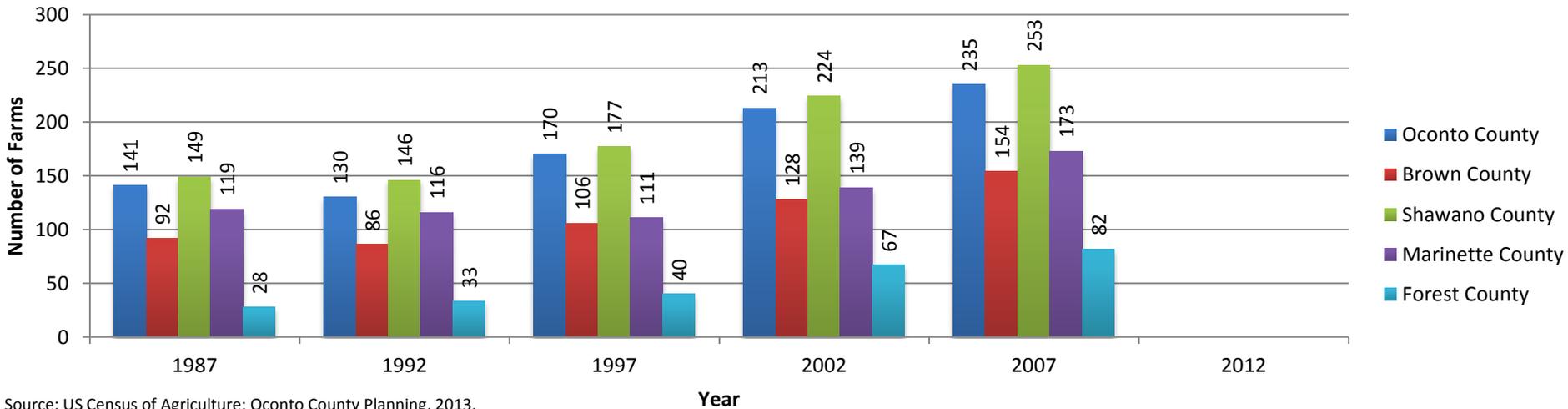
In Oconto County 12,963 acres of agricultural lands were converted to non-agricultural use between 2002 and 2007.

Regional Beef and Dairy Farms

Total Dairy Farms

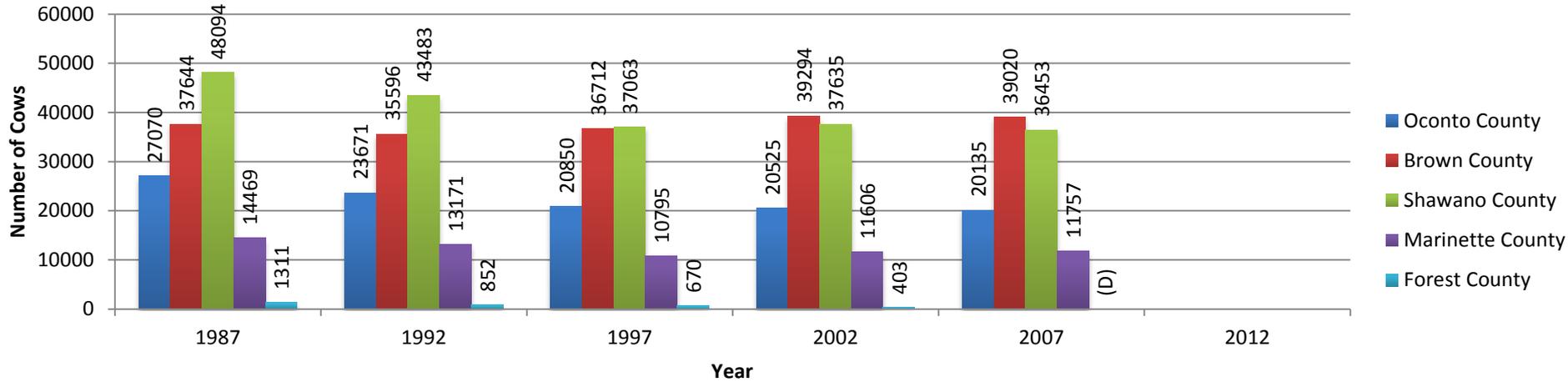


Total Beef Farms

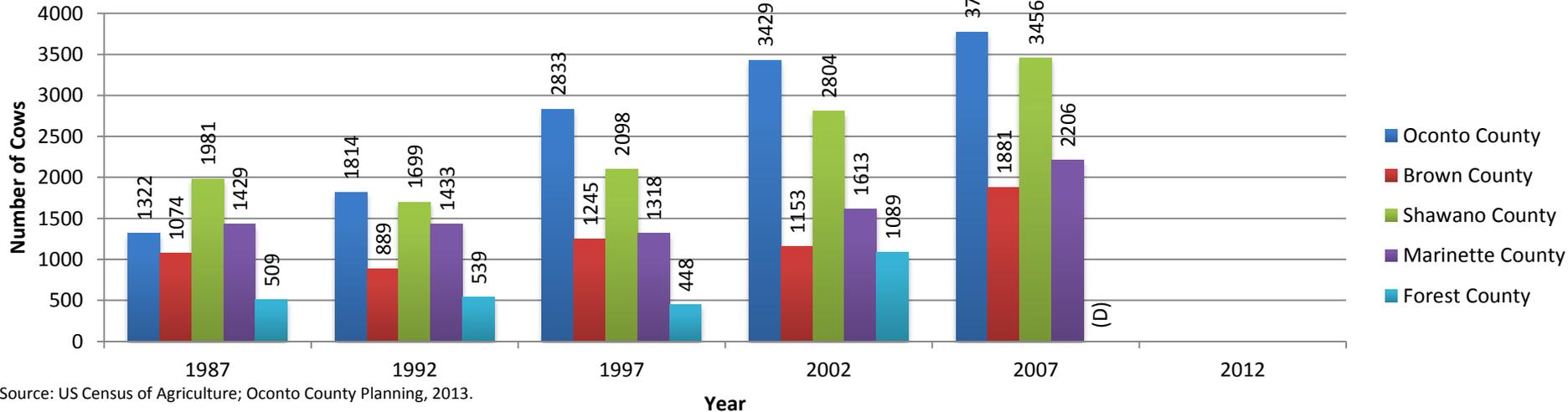


Regional Beef and Dairy Totals

Total Dairy Herd

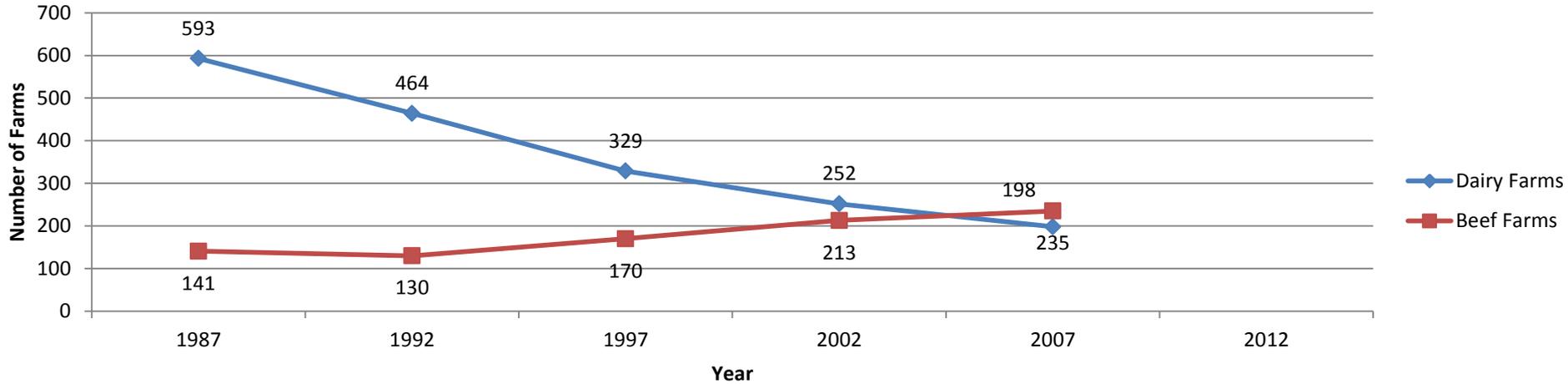


Total Beef Herd

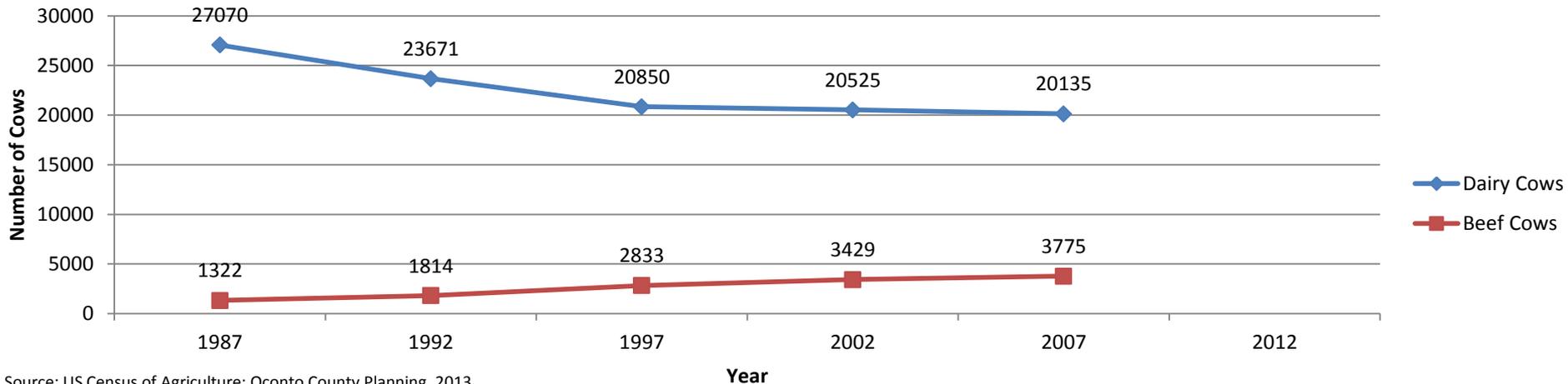


Oconto County Beef and Dairy

Oconto County Dairy/Beef Farms



Oconto County Dairy/Beef Herd



Agricultural Value & Economic Impact

Where does the County Rank

	2007 State Rank	2007 National Rank
Livestock/Poultry (Total)	28 of 72	433 of 3069
Dairy	26 of 70	90 of 2493
Cattle/Calves	26 of 72	857 of 3054
Poultry/Eggs	37 of 72	1177 of 3020
Hogs/Pigs	50 of 71	1359 of 2922
Horses/Ponies/Mules/Burros/Donkeys	4 of 70	503 of 3024
Sheep/Goats/Products	20 of 71	457 of 2998
Crops including Nursery/Greenhouse (Total)	47 of 72	1375 of 3072
Grains	40 of 71	1068 of 2933
Vegetables/Melons/Potatoes	30 of 71	477 of 2796
Fruit/Berries	56 of 70	1091 of 2659
Greenhouse/Nursery	26 of 70	760 of 2703
Hay/Other Crops	30 of 72	923 of 3054
Christmas Trees/Woody Shrubs	18 of 68	236 of 1710
Total	34 of 72	757 of 3076

Source: 2007 US Census of Agriculture; Oconto County Planning, 2013.

Dairy a Key County Industry

- On-Farm milk production generates \$80.8 million in sales
 - Accounts for approximately 800 jobs
- Dairy processing accounts for another \$410.9 million
 - 5 processing plants in Oconto County
 - Accounts for approximately 1,400 jobs
- At the county level each dairy cow generates \$3,290 in on-farm sales to producers.
- At the state level each dairy cow generates \$21,000 in total sales.

How important is Agriculture?

Agriculture:

- Provides 3,997 jobs in Oconto County
 - This equals about 30% of the county's workforce of 13,326.
- Accounts for \$788 million in business sales
 - This accounts for about 45% of county's total business sales.
- Contributes \$181 million to county income
 - This accounts for about 28% of the county's total income.
- Pays about \$16 million in taxes
 - Sales tax \$3.3 million
 - Property tax \$4.3 million
 - Income tax \$1.8 million
 - Other \$6.5 million
 - The total of \$15.9 million does not include all property taxes paid to support local schools. If it did the number would be much higher.

*Farmland Preservation
Program and Working
Lands Initiative*

Farmland Preservation

- 1978 Wisconsin Farmland Preservation Program Created
 - Farmland Preservation Planning and Zoning
 - Tax Credits for Farmers
- June 1985 Oconto County adopted the Oconto County Farmland Preservation Plan. *This plan was developed to serve as a guide to the preservation of farmlands, woodlands, and significant environmental areas within the county and to help maintain and expand the agricultural economy.*
- Oconto County has never adopted farmland preservation zoning.

Farmland Preservation Tax Credits

(Prior to 2009)

- Based on a sliding scale of income/property taxes
- To be eligible, landowner must:
 - Be located in an Exclusive Agricultural Zoning District, or execute a FP Agreement (15-25 yrs)
 - Comply with land conservation requirements
- Average tax credit in 1980's around \$1500, but by 2000's credit down to \$540(\$3.30/acre statewide)

Wisconsin Working Lands Initiative

The Wisconsin Working Lands Initiative was developed to achieve preservation of areas significant for current and future agricultural use. This initiative was signed into law in 2009 (Chapter 91) and is comprised of the following three programs:

- Updated Farmland Preservation Program
- Agricultural Enterprise Area (AEA) Program
- Purchase of Agricultural Conservation Easement (PACE) Program

Counties are scheduled to revise their farmland preservation plans to meet these new requirements designed to better protect farmland. These plans, once certified by DATCP, ensure access to program benefits such as landowner eligibility for farmland preservation program (FPP) tax credits.

ATCP 49

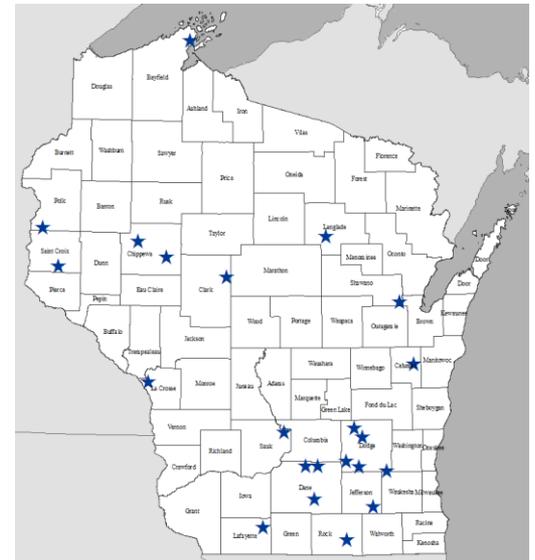
Chapter 91, authorizes the DATCP to write an administrative rule that sets technical details as to how local governments may plan and zone to preserve farmland. In general, ATCP 49 as proposed will:

- Add to definitions and clarifies some terms in Wisconsin Statutes Chapter 91
- Provide guidance for local governments seeking certification of farmland preservation plans and ordinances
- Specify types of ordinance amendments for which certification is required
- Authorize additional uses allowed in a farmland preservation zoning district
- Specify information required in an application for a farmland preservation agreement

Farmland Preservation Programs

AEA's

- An “agricultural enterprise area” (AEA) is a tool that can help individuals and communities meet locally identified goals for preserving agricultural land and encouraging agricultural economic development.
- An AEA is an area of contiguous land primarily in agricultural use that has been designated by the Department of Agriculture, Trade and Consumer Protection (DATCP) in response to a locally developed petition.
- The designation of an AEA does not, by itself, control or limit land use within the designated area.
- Voluntary Participation
- Participants eligible for tax credits



Since 2009, 22 AEAs totaling nearly 510,000 acres in 17 counties and 55 towns have been designated.

PACE

Purchase of Agricultural Conservation Easements

- Voluntary (willing buyer/seller)
 - Total Value – AG Value = Easement Value)
- Provide up to 50% of the cost of purchasing agricultural conservation easements, including transaction costs. The state will provide funding to cooperating local governments or non-profit organizations to purchase easements from willing landowners. Land with an agricultural conservation easement cannot be developed for any purpose that would prevent its use for agriculture.
- Agricultural conservation easements are permanent deed restrictions that landowners voluntarily place on their property to preserve the agricultural value of their land. An agricultural conservation easement can enable a landowner to get some equity out of his property while still being able to farm the land.
- Repealed in 2011

New Tax Credits available under Working Lands

- 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 (county must have a DATCP certified plan in place)
 - \$10.00/acre for farmers in an area zoned for farmland preservation and in an agricultural enterprise area, with a farmland preservation agreement signed after July 1, 2009.

Eligibility Requirements

- Acres claimed must be located in a farmland preservation area identified in a certified county farmland preservation plan. Eligible land includes agricultural land or permanent undeveloped natural resource areas or open space land that is:
 - In an area certified for farmland preservation zoning, and/or
 - Located in a designated AEA and under a farmland preservation agreement
- Claimants must have \$6,000 in gross farm revenue in the past year or \$18,000 in the past three years.
 - Rental receipts of farm acres does not count toward gross farm revenue
 - Gross revenue produced by the renter on the landowner's farm can be used to meet this requirement
- Claimants must be able to certify that all property taxes owed from previous year have been paid
- Claimants must comply with soil and water conservation standards and submit certification of compliance

Complying with Soil and Water Conservation Standards

Claimant would work with Land Conservation Department (LCD) staff to develop a conservation plan.

- Sign the Conservation Plan Agreement (renter must sign as well, if applicable)

As part of Conservation Plan:

- Required to meet all standards and prohibitions of NR 151
- Need to have a Nutrient Management Plan (NMP) developed for all cropland
 - Turn in NMP 590 Checklist
 - Each year turn in this updated form with your annual certification to remain in compliance
- LCD staff will need to complete farm site evaluation for conservation requirements at least once every four years
 - Include certificate of compliance with conservation standards with FC-A tax form
 - Turn in annual certification for the applicable tax year

Conversion Fees and Rezoning

- The requirement to collect a rezone conversion fee has been removed from statutes. The law changed as a result of 2011 WI ACT 32. Under these changes an individual requesting a rezone would not be required to pay the conversion fee. The local government must follow the provision of s. 91.48, Wis. Stats. These include the following, findings after public hearing:
 - The land is better suited for a use not allowed in the farmland preservation zoning district.
 - The rezoning is consistent with any applicable comprehensive plan.
 - The rezoning is substantially consistent with the county certified farmland preservation plan
 - 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.
- The conversion fee still applies to lands removed from Farmland Preservation Agreements
 - Conversion fee is equal to 3 times the Class 1 “use value” of the land. In Oconto County for 2013 it would range from \$519-\$558/acre depending on the township.
 - Fee revenues are paid to state farmland preservation trust fund and used to fund farmland preservation programs

Planning Process

Farmland Preservation Planning

- Updating/Creating a plan meeting Working Lands Initiative Standards
 - Focus on preservation of agricultural lands
 - Focus on economic development of agricultural
 - Identifying farmland preservation areas and rationale
 - Designated preservation areas required for AEA's, PACE grants, and Farmland Preservation Zoning.
 - Work with Towns on map development
 - Public participation
- Updating Volume I: County Plan and Volume II: County Resources
- Further addressing outcomes of comprehensive planning process and implementing goals, objectives, and policies identified in 20-year plans across the county
 - A 2006 Nominal Session involving 50 citizens from across the county identified the agriculture as a top issue facing the county
 - "Right to Farm" for normal operations
 - Preservation of productive farmland
 - Preserve agricultural heritage of the county
 - Better and stronger program for agricultural preservation
 - Loss of Agricultural lands

Criteria/Rationale for Determining Preservation Areas

- Soils suitable for Agricultural production.
- Whether land has been used for agricultural use or agricultural-related use.
- Whether land is in close proximity to agricultural infrastructure.
- Whether land is in undeveloped natural resource or open space areas that connect other farmland parcels to create a large, uninterrupted block of preserved area.
- Whether land may be under development pressure but is not located in an area the county plans for development in the next 15 years.
- No areas planned for nonagricultural or other incompatible uses.
- Rationale to be applied consistently across the county and not based on preference.

Questions?

For more Information or questions regarding Farmland Preservation please contact:

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jamie.broehm@co.oconto.wi.us

Ken Dolata, Land Conservationist at 920.834.7152
ken.dolata@co.oconto.wi.us

Or

Visit the Oconto County Website at
www.co.oconto.wi.us