



**Jefferson County
Farmland Preservation Plan**



Town Quadrant Meetings - July 2010 Agenda

1. Introduction and Meeting Overview
2. Presentation
3. Question and Answer Session
4. Preliminary Input



DRAFT Preliminary Assessment of Working Lands Initiative's Effect on Jefferson County's Program

Current Jefferson County Farmland Preservation Program	Effect of Wisconsin's New Working Lands Initiative
1A. New farm and nonfarm residences require rezoning from A-1 to A-3 to maintain the integrity of the A-1 district, clearly indicate rights on zoning map, and allow A-3 standards to be geared to rural housing.	1B. Any rezonings out of A-1 would require payment of a conversion fee averaging over \$900 per acre rezoned. State's preferred method for allowing non-farm housing is by conditional use permit (CUP) instead of rezoning.
2A. Rezoning can only be approved if state statutory findings related to minimizing farming impact are made.	2B. Rezoning still subject to statutory findings, but rezoning eliminates the need to comply with 3B to 6B.
3A. No more than 3 new residences may be built on lots divided from the parent parcel (2 on prime agricultural soils).	3B. No more than 4 nonfarm residences and not more than 5 residences of any kind on a parent parcel (base farm tract), but counties may be stricter.
4A. In general, maximum new residential lot size of two acres, except if lots are combined. This two acre maximum is in effect regardless of the size of the parent parcel.	4B. No maximum new residential lot size per se, but if use CUP approach, the ratio of nonfarm residential acreage to remaining farm acreage may not exceed 1:20. If Jefferson adopted the CUP approach, this could effectively reduce Jefferson's maximum lot sizes or even number of lots on smaller parent parcels.
5A. Allows a maximum of 3 new residences on parcels less than 20 acres through the rezoning process.	5B. May not meet the criteria for a CUP (ratio of nonfarm residential acreage to remaining farm acreage may not exceed 1:20) and may still require rezoning.
6A. Clustering is recommended, but rezoning still required.	6B. Allows small contiguous cluster of complying residential lots with one conditional use permit.
7A. Provides a disincentive for development on prime agricultural soils by reducing the number of lots possible if prime agricultural soils are used.	7B. Must avoid development on prime agricultural soils, if there are reasonable alternative locations. Definition of prime soils consistent with Jefferson County's.
8A. 35-acre minimum lot size in A-1 district, except for farm consolidation lots.	8B. No minimum lot size in comparable farmland preservation zoning district.
9A. New rural businesses require rezoning to A-2 to maintain the integrity of the A-1 district.	9B. Any rezonings to a <u>non-certified</u> district would require payment of a conversion fee. The County may be able to have a <u>certified</u> zoning district dedicated to agricultural businesses.
10A. Rezoning from A-1 to N Natural Resource often used.	10B. Any rezonings to a <u>non-certified</u> district would require payment of a conversion fee. The County may be able to have a <u>certified</u> zoning district dedicated to natural resource protection.
11A. Allows any land in the County to be zoned A-1.	11B. No lands planned for development with 15 years may be in a certified Farmland Preservation zoning district.
12A. Have developed strategies to advance agricultural enterprises through the Economic Vision & Positioning Framework Initiative.	12B. Requires Farmland Preservation Plans to identify trends, goals, and policies related to agricultural enterprises.
13A. Have established a Purchase of Agricultural Conservation Easements program.	13B. Provides State funding support for the purchase of agricultural conservation easements. Grant deadline June 1.
14A. Supported land owner Agricultural Enterprise Area (AEA) petition for lands in the southeast portion of the County.	14B. Establishes AEAs as a tool to protect targeted agricultural areas and promote the continuation and development of agricultural businesses there.