



Within their Planned Land Use maps, towns have the opportunity to plan for “farmland preservation areas”. We have used the name “Agriculture” on the Planned Land Use maps for several years to mean the same thing, so have decided to stick with that name as the equivalent of farmland preservation areas.

Land planned Agriculture/farmland preservation areas will be intended for mainly agriculture or forestry, with new housing at a density generally not exceeding one residence per 40 acres (see examples on back side of this sheet). Other uses like agricultural supply businesses, mineral extraction operations, farm family businesses, and home occupations are also acceptable in these planned areas.

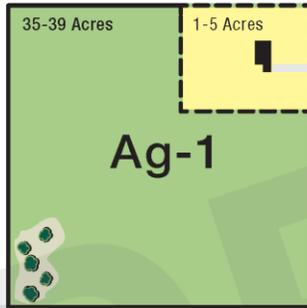
Identifying or retaining lands for future Agriculture/farmland preservation use is a significant step towards preservation of agriculture and directing funds to your community. Farmers in areas that are planned and zoned for farmland preservation are eligible for state income tax credits. The State has established criteria for the mapping of such areas, which Marquette County has adapted. Please use the following criteria as your town considers and directs the mapping of Agriculture/farmland preservation areas on the Planned Land Use map:

- Is an area currently planned for “Agriculture” on the 2005 Planned Land Use map?** Consider retaining these areas—and joining them where boundaries are now gerrymandered. It is critical to note that, under State law, only areas that are planned for Agriculture may be kept in Ag-1 zoning in the future. (Unzoned towns can still map farmland preservation areas in their plans.)
- Does your town have good agricultural soils, or lands that have been actively farmed or forested? Where?** Class I and Class II agricultural soils are generally considered “prime” soils. Class III soils may also be important. Consider soil locations and the quantity, location, and density of farms when deciding if and where to plan Agriculture areas.
- Where do your town (or does the adjacent village or city) plan land for development in the next 15 years?** Land that is planned for development over this timeframe may not be included or be kept in a planned Agriculture/farmland preservation area, and may no longer be zoned Ag-1, under State law.
- Is an area part of a large, contiguous block of at least ¼ square mile in area, in primarily agriculture, forestry, or an undeveloped natural area?** The State will not accept small, gerrymandered areas planned for farmland preservation. In considering the joining of separate or isolated Agriculture/farmland preservation areas, note that up to 20% of such areas may be zoned for something aside from Ag-1, and undeveloped natural resource and open space areas that connect farmland parcels are encouraged to be included in Agriculture/farmland preservation areas.
- What are the preferences of farmers and other property owners?** Although land owner interest may be taken in to account, the State prohibits the mapping of Agriculture/farmland preservation areas based primarily on land owner preferences.



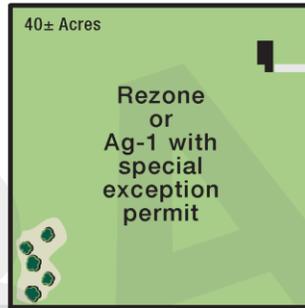
Options For New Housing In Farmland Preservation Area (40± Acre Parcel)

New Residence
With Land Division



- New 1-5 acre lot for house
- Rezone new lot away from Ag-1
- Minimize prime farmland used
- Meet basic home siting standards
- Mark remaining Ag-1 land for no additional houses

New **Non-Farm** Residence
Without Land Division



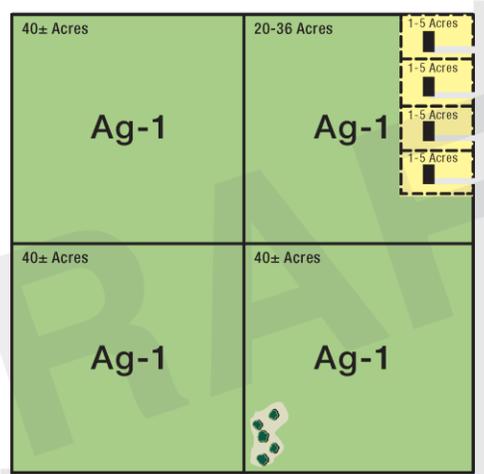
- Rezone "40" away from Ag-1 or
- Special exception permit for house
- Minimize prime farmland used
- Meet basic home siting standards

New **Farm** Residence
Without Land Division



- Minimize prime farmland used
- Retain Ag-1 zoning over parcel

Clustering of New Housing In Farmland Preservation Area
(160± Acre Ownership Example)



- Four new 1-5 acre lots for houses
- Rezone new lots away from Ag-1
- One of multiple different cluster options available
- Lots may be divided over time
- Mark remaining Ag-1 land for no additional houses



MARQUETTE COUNTY FARMLAND PRESERVATION PLAN & COMPREHENSIVE PLAN
GUIDE TO FARMLAND PRESERVATION AREA MAPPING
JANUARY 2015