

Marquette  
County  
Comprehensive  
& Farmland  
Plan Update

Local Government Quadrant  
Meetings  
January 2015

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# Tonight's Meeting

- Project Goals and Purpose
- Process Overview
- Draft Land Use and Farmland Preservation Directions
- Homework! (plus "one-on-one" guidance)
- Your Questions and Input
- Next Steps

# Project Goals

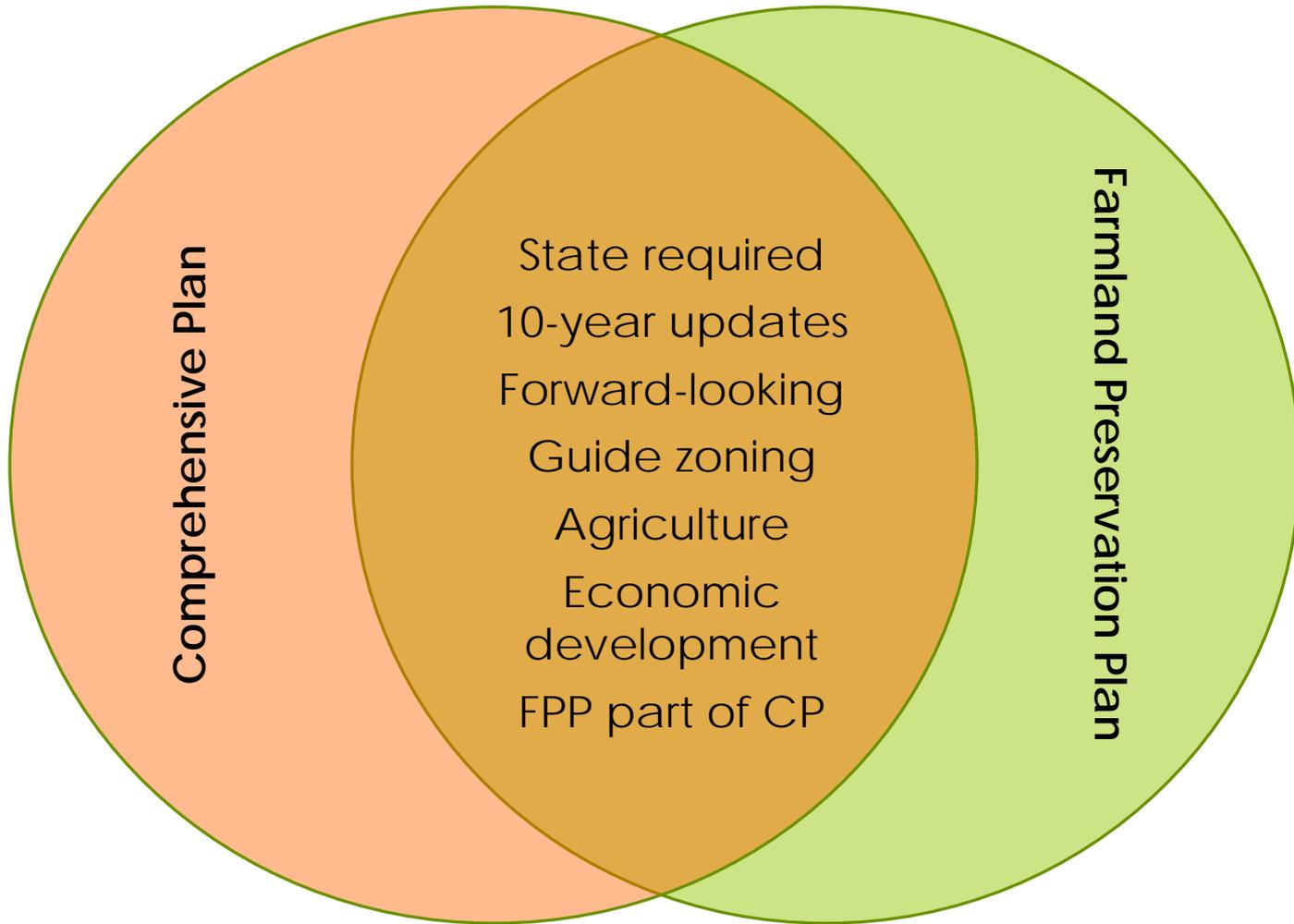
- Update and merge 1982 County Farmland Preservation Plan and 2005 County Comprehensive Plan by the end of 2015, relying on local input
- Work with interested communities on updated “planned land use” and “farmland preservation area” mapping—and more extensive local plan updates if desired
- Adapt Marquette County’s farmland preservation program to maintain tax credit eligibility, and retain farming, rural character, and open lands

# What is a Comprehensive Plan?

- 20-year vision for future growth and development, to be updated at least once every 10 years under state law
- Includes a “planned land use” map and policies to direct future zoning, subdivision, and other development decisions and ordinances, as required by state law
- Includes other required elements, including Economic Development, Community Facilities and Utilities, Natural and Cultural Resources, and Agricultural Resources

## What is a Farmland Preservation Plan?

- A required County plan under Wisconsin Statutes
- Identifies agricultural resources, trends, infrastructure
- Goals for development of agriculture in County
- Actions County will take to preserve ag land, and increase housing density in non-ag areas
- Maps of “farmland preservation areas,” which may include natural resource/open space areas but not areas planned for development in next 15 years
- Policies for farmland preservation within such areas



## Why update the Comprehensive Plan?

- To incorporate the latest census information
- To reflect existing conditions. The County and local communities have furthered and completed many of the projects identified within the 2005 Plan.
- To identify new opportunities for land use and economic development. The State Farmland Preservation Program is just one initiative that the County and local communities can include in their updated comprehensive plans.

## Options for Local Governments

- Villages, city, and towns with their own zoning and/or subdivision regulations should have a 10-year “update” to their local comp plans
- An “update” could consist of...
  - Cover-to-cover review and rewrite of old local plan
  - Strategic changes to old plan to address key issues, including review and revision to planned land use map
  - Adopt updated County Comprehensive Plan as new local plan (does not mean that any later County changes are automatically adopted by town, village or city)

## Process Overview—So Far

- Data update and analysis completed
- Farmland Preservation Steering Committee's and Planning & Zoning Committee's first meetings held
- Initial "farmland preservation area" policies generated for discussion

# Data Update and Analysis

- Between 2000 and 2010, Marquette County's population grew by 6%
- State projects that Marquette County's population will grow by 1,901 residents by 2035
- Marquette County is older than the State, with 21.1 percent of residents over 65 in 2010
- Between 2003 and 2013, about 80 new homes were constructed in Marquette County's towns each year (#s greatest in earlier years)

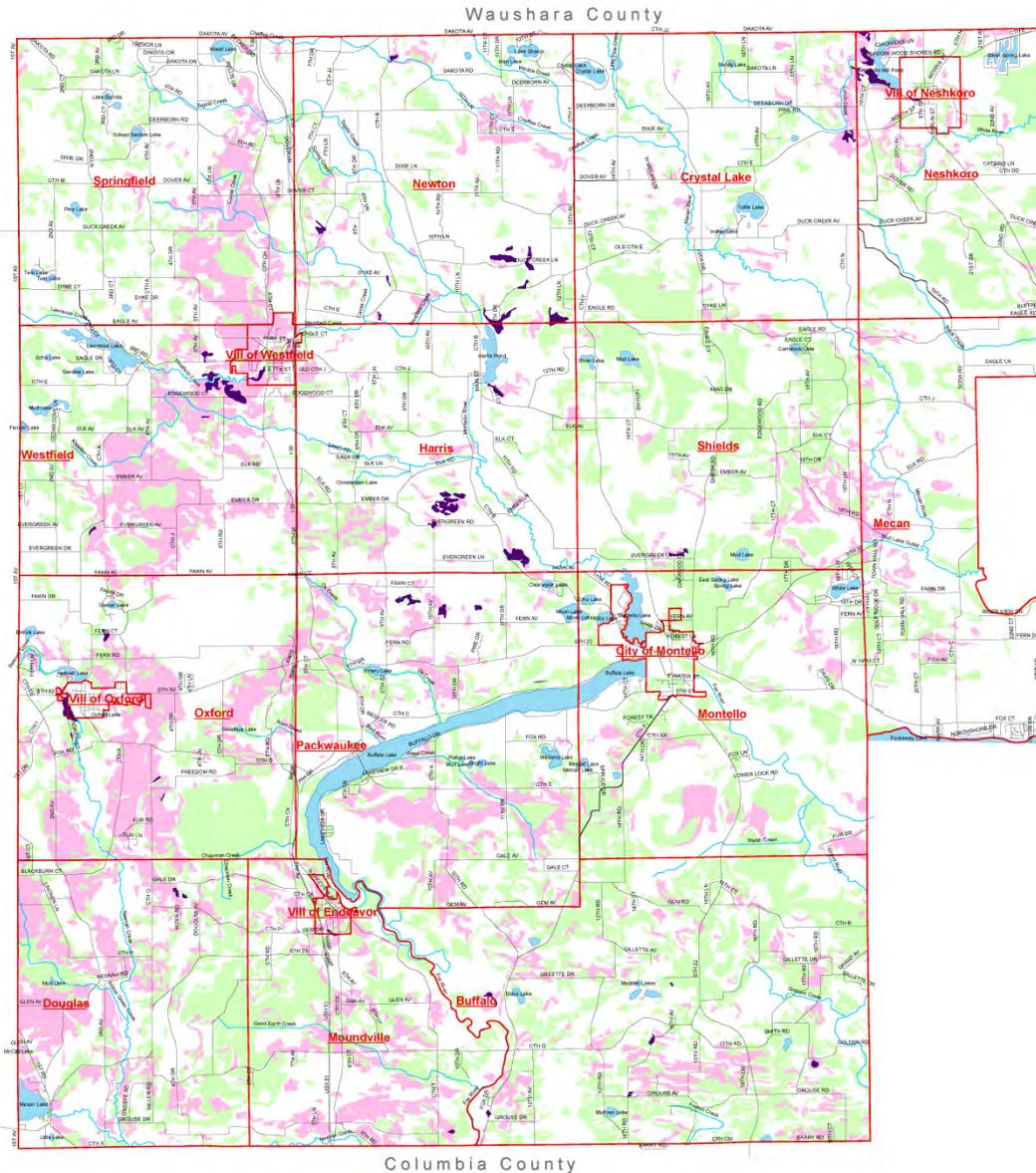
## Initial County Committee Input

- Keep planning process locally driven, within basic county structure
- Retain current County farmland preservation program, to extent possible, with variations
- Plan for continuous blocks of land in farming
- Increase employment opportunities
- Retain or return young people and families

# Significance of Agriculture

- Roughly 350-540 County jobs (5-12% of workforce)
- In 2013, about \$30,000 in State tax credits to Marquette County farmers
- Roughly 105,000 acres of cropland in County, or about 36% of total land base,
- Roughly 13% of the County in Class I and II agricultural soils

# Marquette County Comprehensive & Farmland Plan



## Marquette County Comprehensive Plan

### Marquette County

#### Soil Suitability for Agriculture

-  Class 1 Soils
-  Class 2 Soils
-  Class 3 Soils
-  Rivers
-  Lakes
-  Roads
-  Municipal Boundary

0 2,000 4,000 8,000 12,000 16,000  
Feet

# Past Plans for Agriculture

- 1982 County Farmland Preservation Plan
  - Planned vast majority of County for farmland preservation
  - Limited utility today
- 2005 Comp Plan mapped “Agriculture” areas
  - Recommended density of 1 new house per every 40 acres owned (not necessarily 35+ acre lots!)
  - Encouraged clustering of smaller lots at 1/40 density
  - Siting standards, like discouraging homes on Class I & II

## Planned Land Use

- Municipal Boundaries
- Agriculture
- Rural Land
- Public Open Space
- Environmental Corridor (Overlay)
- Surface Water
- Single Family Residential - Rural
- Single Family Residential - Sewered
- Two Family Residential
- Planned Neighborhood
- Mixed Residential
- Commercial Recreation
- Neighborhood Business
- General Business
- Downtown
- General Industrial
- Institutional (Large Scale)

- Well Setback Area From Landfill
- Potential Recreation Expansion Area
- Planned Land Use Difference Areas (See Plan Text)
- Comprehensive Land Use Plan not yet adopted by Town

Planned Land Use for Towns of Puffinbarger adopted from 20 Year Future Land Use Map, prepared by Puffinbarger and its Planning Consultant.

Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. No all such changes to a future developed land use category are its readiness appropriate for development, zoning, or subdivision.

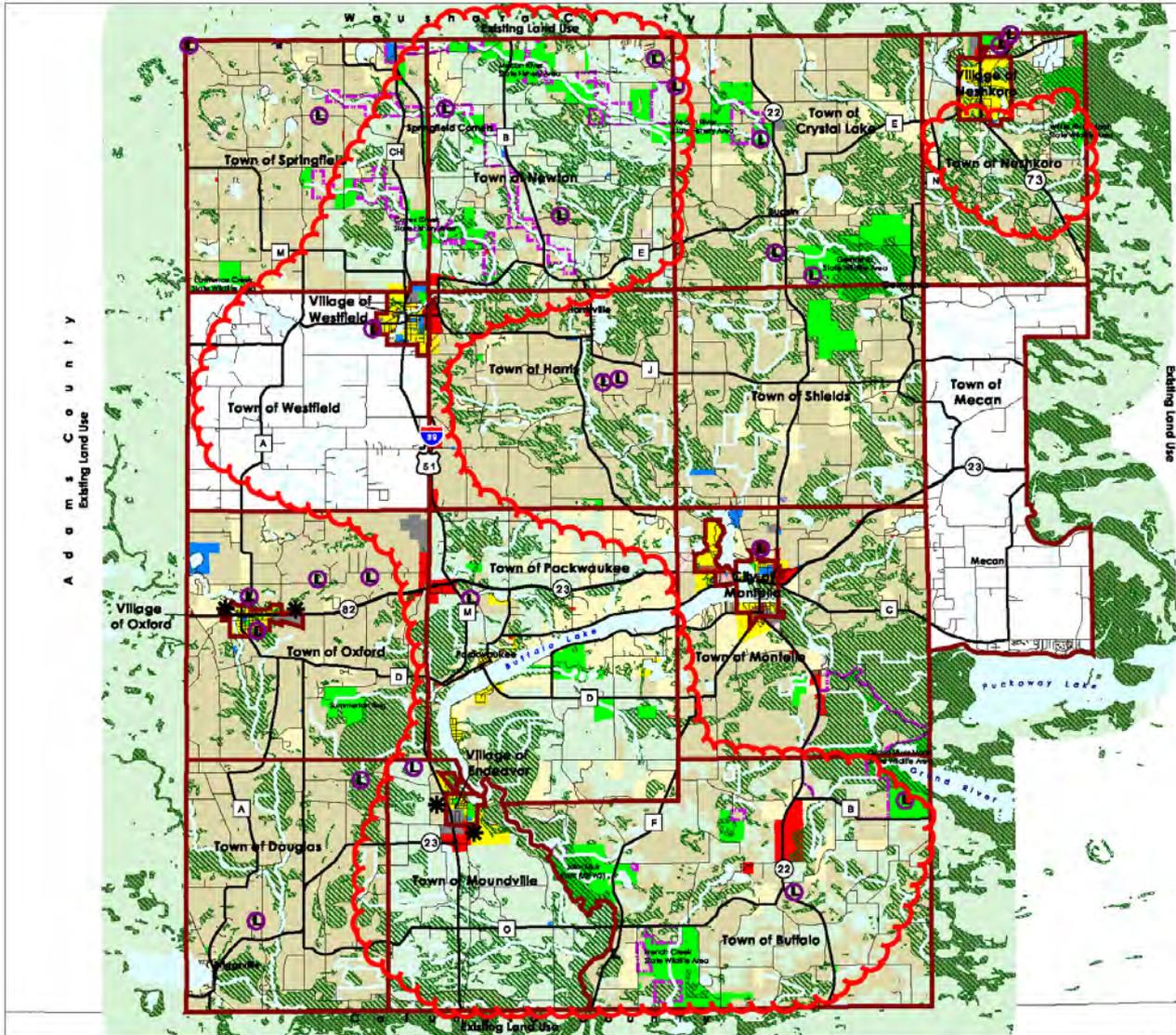
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\*Lines represented as "roads" are from the 2000 U.S. Census. Not all of these are public roads. Some are private roads and driveways not open for public access or use.  
Sources: Land Use From DNR Wildlife Landcover, Orthophotography from LIC/WLPC, Census AACS, (Puffinbarger)

Verticals & Horizontals  
Printing: Printing Services

Adopted 10/18/05



A d e m i s C o u n t y Existing Land Use

G r e e n L a k e C o u n t y Existing Land Use

# County Zoning Ordinance

- Includes Ag-1 Prime Agricultural zoning district:
  - Mapped within 5 towns, with similar town district in Buffalo
  - Certified by State DATCP for tax credit eligibility (except Buffalo)
  - Minimum new lot size of 40 acres
  - Farm dwelling and accessory buildings may be divided from balance on a 1-5 acre lot if remainder sold for farming
  - One new dwelling for each 40± acre tax parcel or a smaller, legally created lot
  - Additional dwellings if earn 50%+ of income from farming land
- Includes other non-certified districts that permit agriculture, where more housing than Ag-1 is allowed

# How do towns participate in farmland preservation?

- Input on County Farmland Preservation Plan directions and document
- Decision on whether to participate in State farmland preservation program
- If so, work with County on mapping of “farmland preservation areas” as part of planned land use map updates
- Later, approval of zoning map amendments for farmland preservation zoning district, if zoned town (e.g., revised Ag-1 district)

## How do cities and villages support farmland preservation?

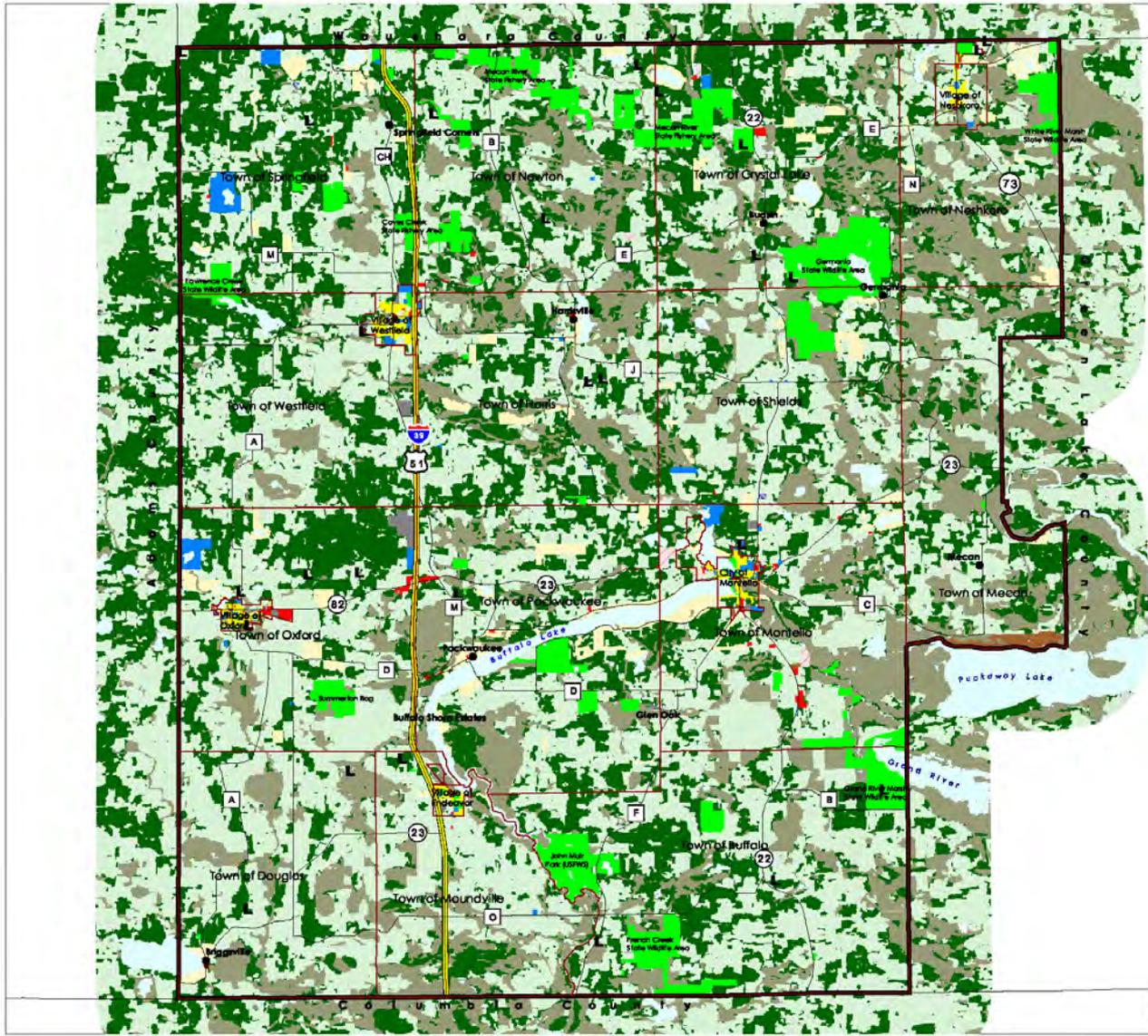
- Strive to be thriving communities, providing housing, commercial and industrial opportunities in a compact manner
- Allowing opportunities for agriculture related businesses and industries
- Creating markets for agricultural products; such as Farmer's Markets, school lunch programs, CSAs

# What are Farmland Preservation Areas?

- Preserve productive farm & forest lands
- Promote financial investments in farming
- Grow component of County economy
- Recognize areas of strong local commitment to agriculture
- Maintain farmer eligibility for tax credits
- Enable a broad range of ag-related and forestry-related uses and home occupations
- Allow new non-farm uses (e.g., houses) only in compatible densities and locations

## What factors should be considered in mapping Farmland Preservation Areas?

- Planned “Agriculture” areas from comp plans
- Concentrations of Class I or II agricultural soils
- Lands actively farmed or forested, used by ag support businesses, or other compatible uses like mineral extraction



Marquette County  
Comprehensive Plan

## Existing Land Use

- Municipal Boundaries
  - Interstate
  - Roads
- 
- Rural/ Environmental**
    - Agriculture and Rural Lands
    - Forest
    - Public Open Space
    - Wetland
    - Surface Water
  - Residential**
    - Single Family Residential - Rural
    - Single Family Residential - Sewered
    - Mixed Residential
  - Mixed-use and Non Residential**
    - Commercial Recreation
    - General Business
    - Downtown
    - Industrial
    - Institutional (Large Scale)
    - Landfill/Extraction

Source: Wickard Landcover, Vandewalle & Associates, Local Review



Adopted 10/18/05

Vandewalle & Associates  
Madison, Wisconsin  
Planning · Creating · Rebuilding



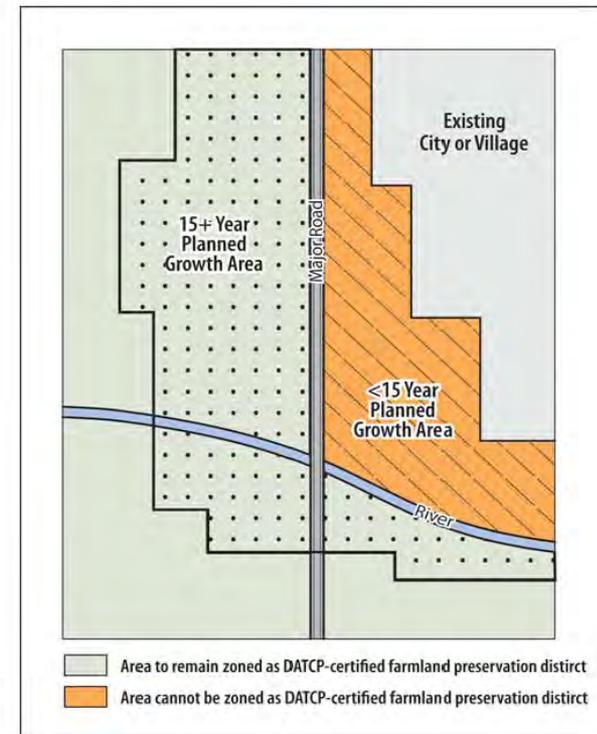
## What factors should be considered in mapping Farmland Preservation Areas?

- Undeveloped open space areas and areas of widely scattered existing homes and commercial businesses, particularly where such lands connect farmlands
- Large, contiguous blocks of at least  $\frac{1}{4}$  sq. mi. each
- Outside of city and village limits
- Town and land owner interest, but cannot base or “gerrymander” areas primarily on landowner preference

# What factors should be considered in mapping Farmland Preservation Areas?

- Lands under some development pressure, but not planned for development in next 15 years

## Required Approach for Planned Growth Areas

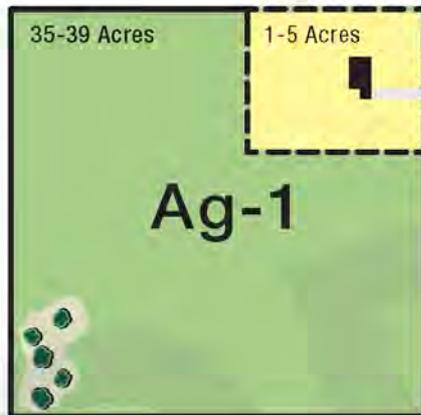


# Relationship of Farmland Preservation Areas to Zoning

- Future Ag-1 zoning districts may only be used in mapped Farmland Preservation Areas; both are generally required for tax credits
- Some parcels in each Farmland Preservation Area may be zoned something else; not more than 20% of its land area
- Unzoned towns may have farmland preservation areas without requirement to adopt Ag-1 zoning, assuming there will be other efforts to preserve farmland there
- The ONLY way to receive State tax credits is to be situated in the Ag-1 zoning district or an Agricultural Enterprise Area, which is not likely in Marquette County

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

### New Residence With Land Division



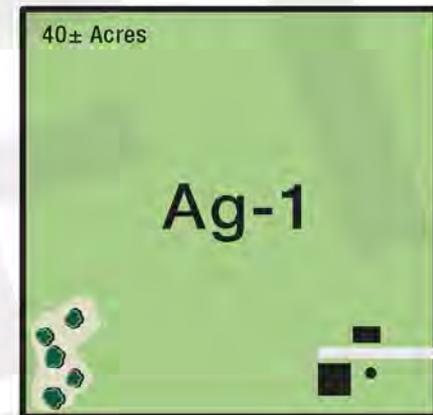
- New 1-5 acre lot for house
- Rezone new lot away from Ag-1
- Minimize prime farmland used
- Meet basic home siting standards
- Mark remaining Ag-1 land for no additional houses

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



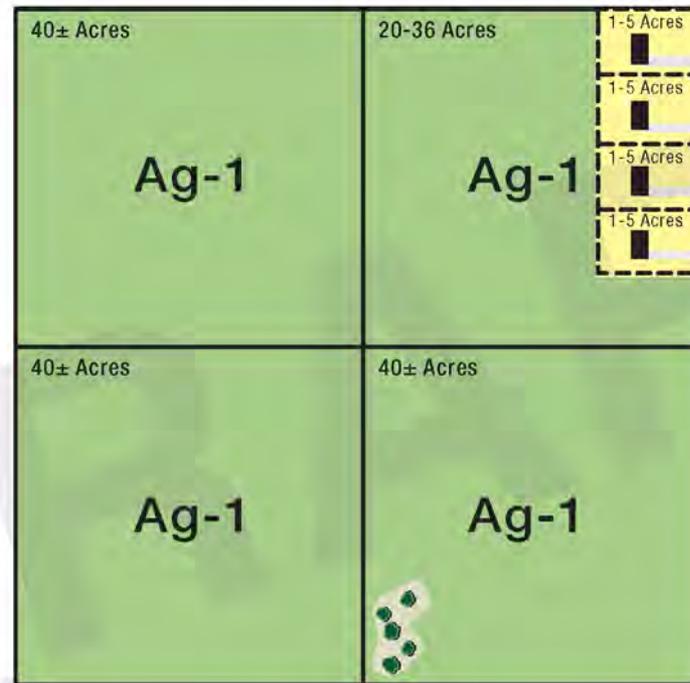
- Rezone "40" away from Ag-1  
or
- Special exception permit for house
- Minimize prime farmland used
- Meet basic home siting standards

### 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

## Approach to Farm Consolidations

Original Condition of "40"



Farm Consolidation Division



- Mapped as "farmland preservation area" in plan
- Zoned in certified farmland preservation district (Ag-1)
- One pre-existing farm residence and outbuildings on "40"
- May be same owner as adjacent lands, or only "40" owned

- May divide with or without rezoning
- Lot size between 1 and 5 acres to encompass home/outbuildings
- Retain Ag-1 zoning for tax credits
- Balance of "40" sold for continued farming

## Towns that choose not to map farmland preservation areas...

- Can still farm and preserve farmland!
- Ag-1 zoning will no longer be possible, for better or worse depending on attitudes regarding associated land use controls
- Farmers won't be eligible for state tax credits once current property owner/DATCP agreements expire
- Plan will include procedure for towns to attain eligibility in the future—not a lifetime decision
- There are no penalties beyond no tax credits

# State Tax Credits

- **\$7.50 tax credit per acre** including undeveloped natural areas, forested lands, and environmentally sensitive areas
- Eligible property owners must also meet the following criteria:
  - Situated in a farmland preservation area
  - Earn \$6,000 a year or \$18,000 during the previous three years in gross farm revenue
  - Be current on property taxes
  - Comply with soil and water standards
  - Be within a State certified agricultural zoning district (AG-1)

# Homework assignment!

- Obtain hard and digital copies of 2000s-era Comprehensive Plan, including Planned Land Use map
- Convene Local Plan Commission and/or Board to:
  - Decide on desired level of update to local Comprehensive Plan
  - Decide whether to participate in farmland preservation program and map farmland preservation areas
  - Review and advise changes to planned land map, using marker and supplied planned land use categories (see worksheet)
- Contact Tom Onofrey if you want more assistance
- Return marked-up Planned Land Use maps to Tom by March 27

# Overview of Planned Land Use Maps

- Each local government that adopted a plan in 2000s has “planned land use” map, which were combined to form County map
- Map is a vision for land use change over the following 20+ years, and a guide for future rezonings
- Divides community into different categories of planned future use
  - Single Family Residential
  - Commercial
  - Agriculture = Farmland preservation area
  - Etc.



## Planned Land Use

- Municipal Boundaries
  - Roads
  - Section Lines (With Section Numbers)
- Future Environmental**
- Agriculture
  - Rural Lands
  - Public Open Space
  - Environmental Corridor
  - Surface Water
- Residential**
- Single Family Residential - Rural
  - Single Family Residential - Sewered
  - Mixed Residential
  - Two Family Residential
- Non-Residential**
- General Business
  - Downtown
  - General Industrial
  - Institutional (Large Scale)
- Well Setback Area From Landfill
  - Shoreland Setback Area
  - Proposed Roads

Stages on map represent general recommendations for future land use. Actual boundaries between different land use designations and as well as zoning districts may vary somewhat from representations on this map.

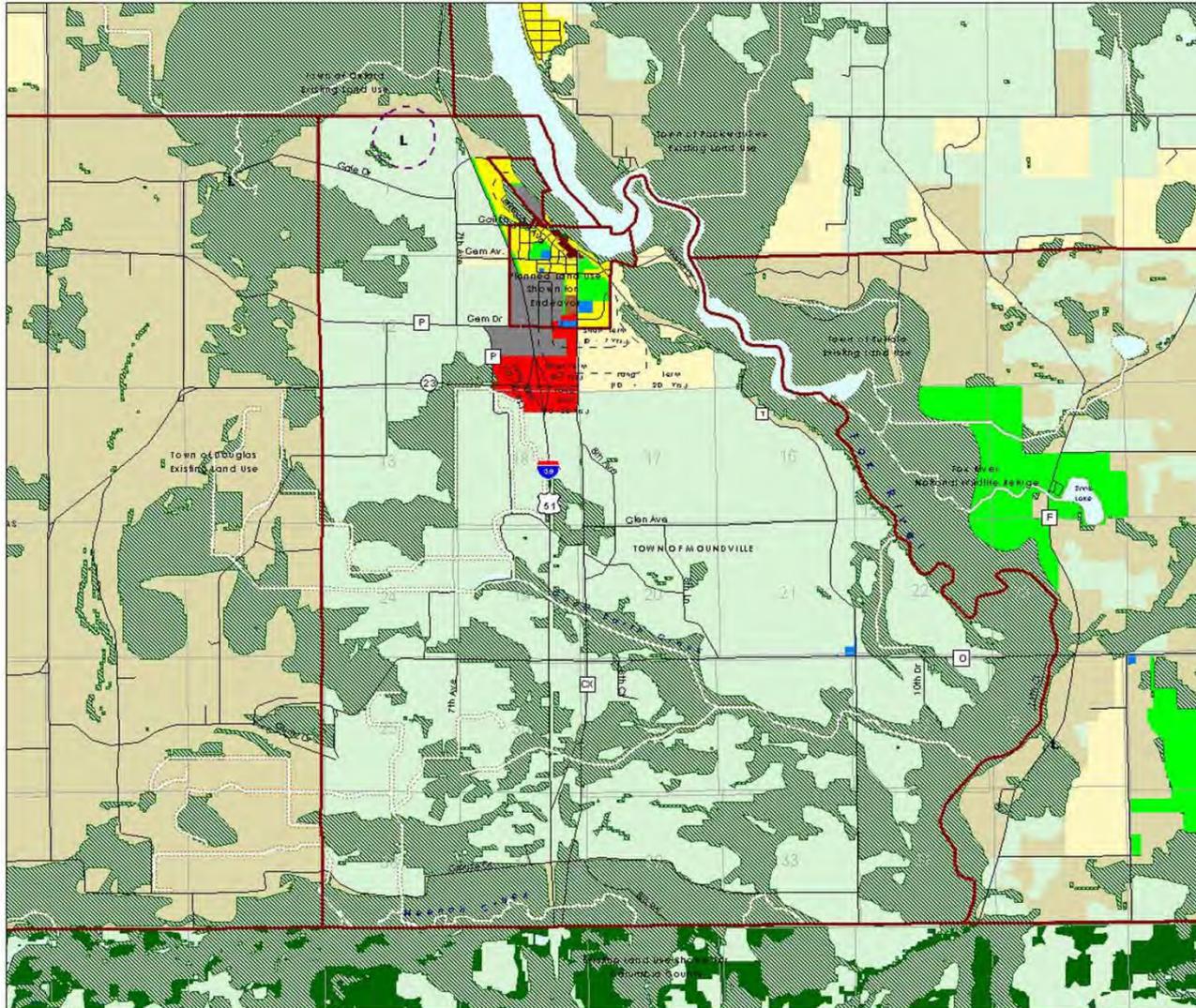
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Source: Land Use Form D378, Wisconsin Land Cover, Orthophoto imagery from ECW/IPC, Marquette County Zoning



November, 2004



# Your Questions and Input

- What remaining questions do you have about participating or not, and how?
- What are your thoughts on proposed housing policies for farmland preservation areas?
- What goals and priorities should be expressed in the Farmland Preservation Plan?
- How can we, through the County plan, advance agriculture as a key sector of the County's economy?
- Are there any other projects or initiatives that the County or local communities should identify within their Comprehensive Plan?

## Next Steps

- Obtain input on revised planned land use maps from interested local governments: March 27
- Share revised maps with locals at second set of quadrant meetings: June
- Share draft plan materials with DATCP: July
- Prepare draft plan: August
- Forward Plan for DATCP certification: September
- County Board plan adoption: by December 2015
- Amend zoning ordinance: 2016