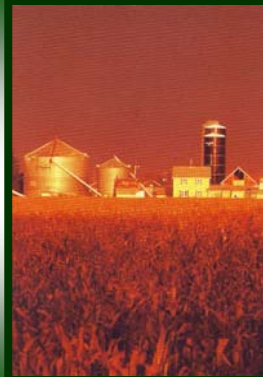
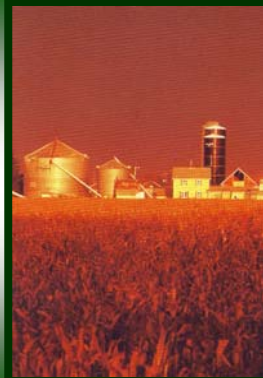


**Wisconsin
State and
Local
Farmland
Protection
Program**



***Wisconsin
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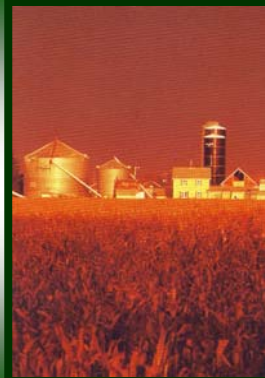


State of Wisconsin Legislation:

- A law clearly allowing county governments to fund, purchase and hold easements on farmland
- A law clearly allowing local governments to Transfer Development Rights

State Law

Wisconsin State and Local Farmland Protection Program



State of Wisconsin Legislation:

- A law setting up the parameters for local PDR program development (rules of the game)

Programs need to be somewhat consistent

Programs must have certain absolutes

This will set the stage for state funding

State Law

State Law: Rules of the game for locals

What are some consistencies and absolutes that should be in the Wisconsin Law?

Definition of farms & farmland

Easements must be in perpetuity

Or- what is the reversal policy (and be careful)

County must have an ordinance & a governing board

The county must have an application procedure

✓ The county must have a farmland scoring process involving certain broad criteria

The county must have an easement with certain basic protections and an appraisal method determining price

Enforcement or rather “Stewardship” process

State Law: Rules of the game for locals

- ✓ **The county must have a scoring process involving certain broad criteria**

What kind of “broad criteria” might the state feel is important?

- Productive capacity of the land, maybe soil type
- Preservation of the land complements local master plan goals
- Farmland with potential to become part of a block of protected land
- Farmland that has a greater percentage of local matching funds
- Farms where the landowner donates a portion of the value

State Law

The same law part II: Creates the mechanism to cost share

- Creates the State of Wisconsin Agricultural Preserve Board
- Creates the Wisconsin Agricultural Preservation Fund
- Creates a state application procedure
- Creates a state scoring process

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State Program:

Don't over-legislate, farmland protection is most successful when local programs have flexibility

During this process NEVER talk about how to fund it

Try to allow as many decisions to take place locally as possible.

State Process

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Local Program
Development

Same process as the state law, but this is way harder.

What your after:

A local ordinance establishing the PDR program

Application Process

Scoring Process

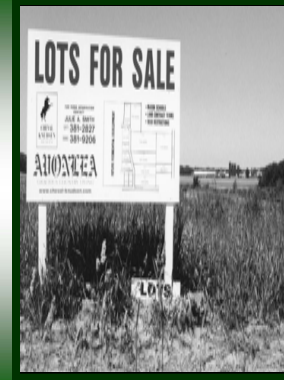
Easement

Appraisal Process

Enforcement/stewardship

Creation of an Agricultural Preserve Board

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County Ordinance

Why is it “way harder”

- Local Governments have never had a standing program designed to focus on agriculture
- There is money involved and when there is money involved = politics
- Ask Washington County Wisconsin

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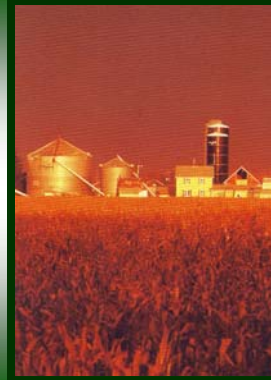
County Ordinance

Ordinance Section: *Establishment of the
_____ Agricultural Preserve Board*

County Commissioners appoint 9 members:

- 3 Active in Production Agriculture
- 1 Actively involved in an Agribusiness
- 2 Township Officials
- 1 Conservation Interest
- 1 Real Estate/Development interest
- 1 County Commissioner

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County Ordinance

Ordinance Section: *Eligibility for application:*

- Landowner(s) must sign the application
- Parcel must be greater than 40 acres in size
- 51% of parcel dedicated to an agricultural use
- Town must pass a resolution for landowner participation
- Town must approve application
- Must be consistent with town master plan

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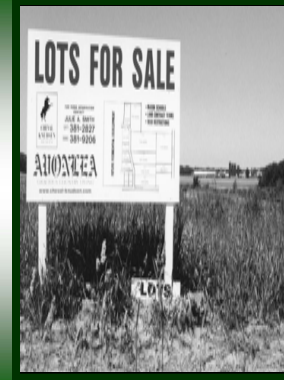


County Ordinance

Ordinance Section: *Easement*

- No Divisions less than 40 acres.
- Prohibits all non-farm development
- Allows all development consistent with the definition of what a farm operation is.
- Prohibits other activities that
“significantly impacts or interferes with
the agricultural value of the property”

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County Ordinance

Important documents that should be developed during this process:

- Town Resolution
- Selection Criteria/Scoring Process
- Complete Easement
- Appraisal Methods
- Possible Installment Purchase Option

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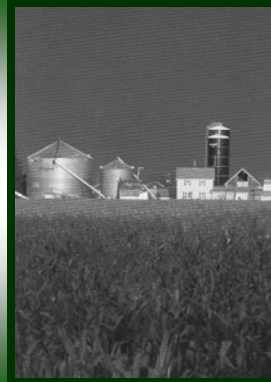


Important:

- The local process is extremely important because this is all new. It may take time to properly:
- Involve & educate: County/Town Governments
farmers, business leaders & others
- Be careful to not force the issue
- It may take persistence
- Understand, you will be involved in politics

Local Process

Wisconsin State and Local Farmland Protection Program



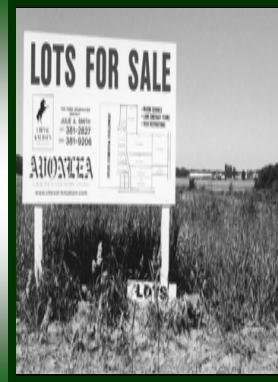
Local Process

Real Important:

Do **NOT** talk about funding during this process

- If you develop a good enough program it will merit funding
- “We are not proposing funding, we want to establish the program”
- Money breeds politics and you don’t want politics involved while you are developing the local program.

Wisconsin State and Local Farmland Protection Program



Do's:

- Involve the best farmers you got, young or beginning farmers usually can see great value in this program.
- Concentrate arguments on the fiscal and economic benefits to your community
- Illustrate the value of the program by examples from around the country. Most have good Web Sites.

Local Process

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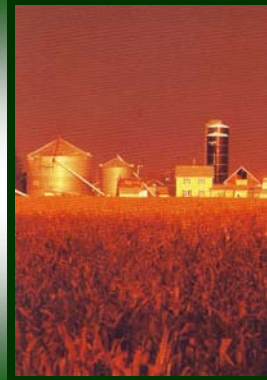


Local Process

Don'ts:

- Map farms & farmland eligible or most desirable for preservation.
- Try to establish this program for a farm that's about to be developed.
- Try to develop this program and propose funding at the same time.

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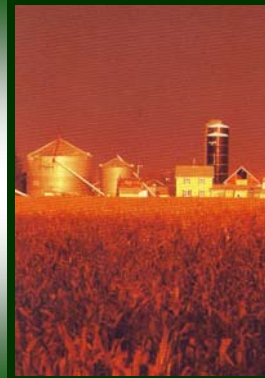
State & Local Program

In Summary:

- ✓ State program established, local guidelines created by state statute
- ✓ Get good leadership appointed to the State Ag Preserve Board
- ✓ Get local programs established by ordinance
- ✓ Get good leadership appointed to the County Ag Preserve Board
- ✓ **Last:**

Evaluate funding mechanisms both State & Local

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