



JEFFERSON COUNTY

AGRICULTURAL PRESERVATION AND LAND USE PLAN



ADOPTED FEBRUARY 9, 2021
Revised March 12, 2024

JOINT COMMITTEE RESOLUTION NO. 2020-02

Resolution by the Jefferson County Planning and Zoning Committee and Executive Committee Convened as a Joint Committee Recommending Amendment of the Jefferson County Agricultural Preservation and Land Use Plan also known as the Farmland Preservation Plan

WHEREAS, Jefferson County has a state certified Farmland Preservation Plan titled the Jefferson County Agricultural Preservation and Land Use Plan updated in 2012, and

WHEREAS, the County's Farmland Preservation Plan's certification will expire on December 31, 2021, and

WHEREAS, by Jefferson County having a state certified Farmland Preservation Plan, participating landowners become eligible to receive income tax credits, and

WHEREAS, the County hired a consultant, SRF Consulting LLC, in January 2019 to assist in the process of updating the Plan, and

WHEREAS, on February 12, 2019 County Board adopted a Public Participation Plan, which included approximately 70 public meetings, to identify a plan for engaging members of the public in the planning process, and

WHEREAS, March 12, 2019, the County Board authorized the creation of a Steering Committee to guide the process of updating the Farmland Preservation Plan and County Comprehensive Plan, and

WHEREAS, on January 28, 2021, the Department of Agricultural, Trade and Consumer Protection determined that the draft Farmland Preservation Plan meets the requirements of Chapter 91 of the Wisconsin Statutes contingent upon County Board adoption, and

WHEREAS, multiple public meetings were held to develop the draft Farmland Preservation Plan and a Public Hearing of the County Board of Supervisors was conducted on December 8, 2020, and

WHEREAS, all comments received were reviewed by the Planning and Zoning Committee and Executive Committee, and on January 25, 2021 a joint meeting of the Planning and Zoning Committee and Executive Committee was held and both Committees voted to recommend enacting the draft Jefferson County Agricultural Preservation and Land Use Plan to the Jefferson County Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED by the Jefferson County Planning and Zoning Committee and the Executive Committee convened as a Joint Committee that pursuant to Chapter 91 of the Wisconsin Statutes, the Jefferson County Agricultural Preservation and Land Use Plan, also known as the Farmland Preservation Plan, is hereby recommended for amendment as proposed.

Adopted By:

Resolution was voted on and passed unanimously by the Planning & Zoning Committee and Executive Committee as a Joint Committee on 1-25-2021.

ORDINANCE NO. 2020-17

Amending the Jefferson County Agricultural Preservation and Land Use Plan also known as the Farmland Preservation Plan

WHEREAS, section 91.16 of the Wisconsin Statutes provides that a Farmland Preservation Plan may be certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection for up to 10 years, and

WHEREAS, Jefferson County's Farmland Preservation Plan is set to expire on December 21, 2021, and

WHEREAS, the County Board adopted a Public Participation Plan on February 12, 2019 to guide the process of amending the Jefferson County Farmland Preservation Plan, and

WHEREAS, the final version of the Agricultural Preservation and Land Use Plan enacted by this ordinance can be found on the [Jefferson County Website](https://www.jeffersoncountywi.gov/CompPlan/Jefferson%20County%20Agricultural%20Preservation%20Plan.pdf) at: <https://www.jeffersoncountywi.gov/CompPlan/Jefferson%20County%20Agricultural%20Preservation%20Plan.pdf> and at the Jefferson County Clerk's Office.

WHEREAS, a duly noticed public hearing before the County Board was held on December 8, 2020, and

WHEREAS, the Planning and Zoning Committee and Executive Committee recommended enacting the draft Agricultural Preservation and Land Use Plan on January 25, 2021.

NOW, THEREFORE, BE IT ORDAINED that pursuant to Chapter 91 of the Wisconsin Statutes, the Jefferson County Agricultural Preservation and Land Use Plan, also known as the Farmland Preservation Plan, is hereby enacted as amended based on the recommendation of the Joint Planning and Zoning Committee and Executive Committee as set forth in the attached resolution incorporated by reference.

Fiscal Note: There is no direct fiscal impact associated with this ordinance.

Ayes 28 Noes 0 Abstain 0 Absent 2 Vacant 0 .

Requested by
Planning & Zoning and the Executive Committee

02-09-21

REVIEWED: County Administrator: BPW Corporation Counsel: JBW Finance Director: 



State of Wisconsin
Governor Tony Evers

Department of Agriculture, Trade and Consumer Protection
Secretary-designee Randy Romanski

Matt Zangl – Director
Jefferson County Planning and Zoning
311 S. Center Ave, Room 201
Jefferson, WI 53549

Paul Chellevoid
SRF Consulting Group
6720 Frank Lloyd Wright Ave, Suite 100
Middleton, WI 53562

February 12, 2021

Re: Jefferson County Farmland Preservation Plan Proof of Adoption

Dear Matt and Paul:

Thank you for sending proof of adoption from the County Board meeting, dated February 9, 2021, adopting the Jefferson County Farmland Preservation Plan in the form certified by DATCP on January 29, 2021. This completes the certification process. Certification of the plan expires on December 31, 2031.

We look forward to working with you in the future on farmland preservation in Jefferson County. If you have any questions, feel free to contact me.

Sincerely,

Tim Jackson
Farmland Preservation Program
608-224-4630

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CHAPTER 1 – EXECUTIVE SUMMARY

Purpose and Scope

The Jefferson County Agricultural Preservation and Land Use Plan update provided an opportunity for the county to review and refine its agricultural preservation policies and approach to respond to current input and needs. The plan provides a vision and guidelines for growth, development, and land preservation in the county over the next decade and beyond. It focuses on Jefferson County's land use planning and zoning approach to farmland preservation. The plan functions as the primary policy document, defining direction for how farmland and resources should be preserved. The plan is also designed to accommodate growth and development in planned locations, forms, and densities that meet the goals and direction of the county and its local jurisdiction partners. The overarching objective is to contribute to the high quality of life and prosperity of the county as a whole and the many local jurisdictions within it.

This Agricultural Preservation and Land Use Plan is the county's third iteration. The initial plan was developed in 1999, and an update followed in 2012. The 2012 update was able to maintain much of the policy direction and guidance from the original document. Similarly, this update to the Agricultural Preservation and Land Use Plan was able to analyze the 2012 plan and assess needed updates to reflect current public input and direction of the Comprehensive Plan Update. The process used to update this plan is outlined throughout, however through the process, it was determined that:

- The previous plan was still relevant, applicable and purposeful, though tweaks and updates were needed.
- Updates should be made to the vision and goals to align with community input.
- County-wide zoning as it currently exists, should be maintained.

Agricultural History

Jefferson County residents have a strong connection to the county's agricultural foundation. Many residents are connected to the agricultural economy or appreciate the character of place associated with agricultural uses. The county's history in agriculture is similar to the history of agriculture throughout the Midwest and is evident throughout southern Wisconsin. From herds of cattle and other livestock to acres of crop land, agricultural practice is apparent. While the region has a strong agricultural foundation, urban growth pressures continue to result in the conversion of farmland to other uses. While this conversion supports housing and economic development opportunities, it should be balanced and thoughtfully planned.

Importance of Agriculture

Jefferson County connects with its strong history of agricultural heritage, identity and economic future. There are over 220,000 acres of land identified as in use by a farm according to the 2017 Agricultural Census. The county is ranked among the top Wisconsin counties for production of poultry and eggs in 2017, recording sales of over \$110 million.

Jefferson County is committed to agricultural preservation. Beginning in the mid-1970's the county was an early leader in farmland preservation efforts in the state. The program was strengthened through administration and additional planning in the 1990's and 2000's. Current efforts have continued to reinforce the strong desire for active preservation of farmland. The county continues to use the Purchase of Agricultural Conservation Easement (PACE) program, among other activities, to preserve land for agricultural use.

Planning Under Working Lands Law

Under the Wisconsin Working Lands Law (Ch. 91 Wis. Stats.), each county is required to create a State-certified farmland preservation plan. The updated Agricultural Preservation and Land Use Plan fulfills this requirement and

includes all required components under the law. It is also included as a component of the Jefferson County Comprehensive Plan, which is prepared and adopted under Ch. 66.1001 Wis. Stats. As a critical component of the larger Comprehensive Plan, the Agricultural Preservation and Land Use Plan is consistent with the themes and visions identified within.

Achieving the vision and goals identified in this plan is dependent on Jefferson County's land use and development policies, decisions of town, village, and city governments, farmers and farm-related businesses, and other agricultural stakeholders and landowners. To accomplish the vision and goals set forth in this document, numerous implementation tools have been detailed and will need to be executed collaboratively. As required by the Working Lands Law, zoning ordinance amendments will be completed soon after plan adoption.

Agricultural Preservation and Land Use Plan Definitions

There are several key terms that are used to describe and regulate the county's preservation planning within this document. These key terms are used throughout many elements of the preservation plan and are defined below.¹

Planning Horizon	The general timeline used throughout the planning process. This plan is intended to guide farmland preservation decision making for the next 15 years, or through 2035. Note: Farmland Preservation Plans are certified in ten-year increments, therefore until 2030.
Rural Character	Rural Character is used to define the varied community character throughout Jefferson County. This includes the existing character found throughout the county, including the crop fields and farms within a town, the clustered development of a rural hamlet, the residential areas surrounding a lake, or the urban development of a city or village. Rural Character does not define a singular look or feel but should support the existing character of the surrounding area and build on the foundation of the community to support future direction.
Prime Farmland	Areas defined with Class I or Class II soils per the Soil Survey of Jefferson County, Wisconsin, along with lands with Class III soils which exhibit prime farmland capabilities similar to Class I and II soils, as defined within this plan.
Agricultural Producing Lands	Areas of land that contain an existing agricultural use that provides productive yields to support that agricultural use.
Long Range Urban Service Area	A geographic area delineated around a municipality (city or village) where a broad range of urban service areas (including sanitary sewer, water, and emergency services) are either currently available or are planned to be available as development occurs.
Limited Service Area	A geographic area delineated around a rural hamlet or rural development area where a range of limited public services are currently available or plan to be available as development occurs. Sanitary sewer service must be a service provided in this area.
Rural Hamlets	A collection of small-scale, usually older buildings in a town, often located at or near the crossroads of two rural highways, and typically including some mix of residential and non-residential uses.
Rural Development Area	A geographic area defining an existing center of development outside of a city, village, or rural hamlet that is over 50 acres in size and is included with a limited service area where limited public services are available.

¹ Note: Several of these definitions are taken directly from Wisconsin State Statutes or are included in the Jefferson County Zoning Ordinance. In the event of conflicting language between two documents, this plan takes precedence.

Environmental Corridors	Key elements of the county's natural resources system including Wisconsin Department of Natural Resources (WDNR) delineated wetlands, 100-year floodplains, publicly owned parks, upland woods, areas of greater than 20 percent slopes, and wildlife habitat areas.
15-Year Growth Area	Unincorporated lands that have been identified for non-agricultural growth, such as residential subdivisions, commercial and retail centers, or industrial development, within the planning horizon of the Agricultural Preservation and Land Use Plan. These areas may include identified growth areas for municipalities and growth areas for rural development centers, rural hamlets, or small scattered rural growth areas.
Farmland Preservation Area	Areas of existing agricultural uses or agricultural-related uses, that are actively used for farming and are considered agricultural producing lands, that should be preserved for agricultural or agricultural-related uses through the planning horizon of the Agricultural Preservation and Land Use Plan.
Agricultural Accessory Structure	<p>A building, structure, or improvement that is an integral part of, or is incidental to, an agricultural use on the same farm. Agricultural Accessory structures include, but are not limited to:</p> <ul style="list-style-type: none"> ○ A facility used to store or process raw agricultural commodities, all of which are produced on the farm. ○ A facility used to keep livestock on the farm, subject to other quantitative thresholds within this Ordinance, which may require a conditional use permit if such thresholds are exceeded. ○ A facility used to store or process inputs primarily for agricultural uses on the farm. ○ A wind turbine or solar energy facility that collects wind or solar energy on the farm and uses or transforms it to provide energy primarily for use on the farm. ○ A manure digester, bio-fuel facility, or other facility that produces energy from materials grown or produced on the farm, primarily for use on the farm. ○ An Animal Waste Storage Facility, subject to the Jefferson County Animal Waste Storage and Nutrient Management Ordinance. ○ Up to three semi-trailers or truck boxes used for the storage of agricultural equipment, supplies, or products on A-1 zoned property of 35 or more contiguous acres in the same ownership (for the purposes of this provision, a road shall not be considered a divider of contiguity). Normal setbacks and permits shall be required for trailers and truck boxes used for storage of agricultural equipment.
Agriculture-Related Use	An agricultural equipment dealership, facility providing agricultural supplies, facility for storing or processing agricultural products, or facility for processing agricultural wastes, except for facilities intended to convert agricultural products to energy as a principal use and primarily serving entities outside the premises; agricultural chemical dealers and/or storage facilities; commercial dairies; commercial food processing facilities; canning and other food packaging facilities; sawmills; de-barking operations; and chipping facilities.
Farm	A parcel or parcels of land where the majority of the land is used for growing farm products, such as vegetables, trees (e.g., orchard), and grain, and/or the raising of the farm animals, from which at least \$6,000 of gross farm revenue in the prior full calendar year (or \$18,000 total over the last 3 years) have been earned or where the land is enrolled in a farm commodity or conservation program, and typically operated as a single business venture distinct from other farms. Also referred to as a "farm operation."

Farm Residence	A single-family residence located on a farm that is either the only residence on the farm, is occupied by an owner or operator of the farm, or is occupied by an individual who earns more than 60 percent of their income from the farm.
Parcel of Record	All contiguous lands zoned A-1 or A-T under the same ownership and in the A-1 zoning district that existed on February 8, 2000. Lots created by recorded certified survey map approved by the Planning and Zoning Department since December 13, 1977, are considered separate parcels of record. Parcels of record may contain one or more tax parcels as described by the property tax rolls.
Parent Parcel	All contiguous lands zoned A-1 or A-T and under the same ownership that existed on December 13, 1977. A-1 or A-T zoned parcels created by variance before December 13, 1977, are not considered parent parcels. Parent parcels may contain one or more tax parcels as described by the property tax rolls.

Plan Overview

The Agricultural Preservation and Land Use Plan provides a framework for growth and preservation in Jefferson County through the planning horizon. With a focus on the county's land use planning and zoning approaches, it ensures that vital farmland is preserved while balancing opportunities for growth. Working in partnership with the Jefferson County Comprehensive Plan, this document focuses specifically on national, state, and county programs and policies that support farmland preservation and protection.

The plan is organized in order to convey Jefferson County's planning process, vision, framework, and implementation strategies. Chapter 2 details the planning process within which the plan was created, outlines the public engagement events and feedback, and summarizes the county's overall agricultural preservation model. Chapter 3 specifies the preservation vision for the county, which includes land use and agricultural, natural, and cultural resource goals. Chapter 4 explains the structure of the agricultural preservation model, as well as specific policies and actions the county can use to implement each tool. Chapter 5 outlines the implementation strategies Jefferson County will utilize to implement the plan.

This plan was developed in accordance with the Wisconsin Department of Agriculture, Trade, and Consumer Protection's (DATCP) Farmland Preservation Program. The county's participation in this program and development of the plan allows for the use of farmland preservation zoning districts, the formation of Agricultural Enterprise Areas, and provides eligibility for income tax credits for properties that meet certain standards.

CHAPTER 2 – PLANNING PROCESS

Planning Process

In the creation of this plan, Jefferson County worked collaboratively with residents to identify needs, opportunities, and goals. This was completed through the creation of a Steering Committee, facilitation of open house and public engagement meetings, and interviews with stakeholders during focus group meetings. Community engagement for the Agricultural Preservation & Land Use Plan occurred simultaneously with engagement for the Jefferson County Comprehensive Plan. During Comprehensive Plan engagement events, the importance of agriculture and the need for preservation was a frequent topic of discussion. Feedback obtained during the Comprehensive Plan engagement, as well as Agricultural Preservation engagement, is summarized below and detailed in [Appendix A](#).

Agricultural Preservation Focus Group

As part of the Jefferson County Comprehensive Plan and Agricultural Preservation and Land Use Plan outreach, Jefferson County staff and consultant team conducted an Agricultural Focus Group Meeting. The focus group brought together engaged individuals with diverse perspectives on agriculture within Jefferson County. The attendees each provided a unique perspective and personal experience that helped inform policy development. These individuals were industry and topic experts and interested residents. Selected participants included representatives of DATCP in the “Farm 2 School” and “Wisconsin Farm Center” programs, local farms, agricultural businesses, and Jefferson County staff. Prior to the meeting, held on February 10th, 2020, participants were sent project worksheets containing conversation starting questions. These questions were used to guide the discussion and gain feedback specific to the topic at hand. Questions included:

1. What role can/should the county serve to promote and preserve agriculture?
2. How do you see farming and agriculture today? What changes should be made in the future?
3. What concerns do you have with manure management or other fertilization spraying?
4. How should agriculture areas be prioritized and protected from encroaching development?
5. Are there any agricultural-related issues or opportunities we have not discussed?

A total of thirty-five participants attended this focus group, thirty-three of which were selected participants and two which were public attendees.

Specific feedback received in this meeting is

available in [Appendix A](#). General themes that emerged from this meeting consisted of preservation and expansion of existing agricultural land protection policy, encourage collaboration with local and regional resources, and expanded communications between farmers, county staff, and residents. The feedback gathered during this focus group provided a framework in which to start plan drafting. Opportunity identification and potential solutions from attendees were varied and provided the county with an overall direction for the plan.



Agricultural Preservation Engagement Sessions

Two engagement sessions were held to focus specifically on agricultural preservation within Jefferson County. The first meeting, held on July 28th, 2020, included:

- Discussion of the existing Agricultural Preservation and Land Use Plan
- Review of key terminology and definitions
- Overview of the planning process and goals update
- Review of existing agricultural preservation policy
- Analysis of existing growth areas and future needs

This first meeting clarified what areas of the plan need to be expanded, changes needed in key terminology and definitions, and potential policy changes. The project team revised the Agricultural Preservation and Land Use Plan based on this feedback and shared a new draft at the second focus group meeting. This second meeting, held September 2nd, 2020, included:

- Updates to key terminology and definitions
- Review of policy changes
- Assessment of 15-year growth boundary expansions

Discussions from both engagement sessions guided updates to the themes and goals, revised key terminology and definitions, and further clarified or revised agricultural policies.



Farmland Preservation Model

Introduction

The county's comprehensive farmland preservation program utilizes land use tools, economic strategies, and incentives. These tools can be used alone or in combination, and the collaborative application across Jefferson County is vital to protecting critical agricultural land. Tools available within each of these categories are shown below and detailed further in the remainder of this plan.

LAND USE	ECONOMICS	INCENTIVES
Farmland Preservation Planning Areas	Commercial Agriculture	Farmland Preservation Credits
Preservation Zoning	Niche agriculture and organics	Agricultural Enterprise Areas (AEAs)
Urban Service Areas	Food processing	Purchase of Agricultural Conservation Easements (PACE)
Limited Service Areas	Bioenergy	

LAND USE	ECONOMICS	INCENTIVES
Rural Hamlets	Agricultural Support Businesses	
Rural Development Areas		
Environmental Corridors		

Tools and Policies

Preservation and enhancement efforts will continue to be a priority for Jefferson County through the planning horizon, and is supported by the engagement received throughout the planning process. There are several existing policies, tools, and plans currently in use to assist with these efforts. These include the use of Agricultural Enterprise Areas, grant programs, tax incentives, and guidance from the Land & Water Resources Management Plan and Parks, Recreation & Open Space Plan. The county will continue to utilize these tools and assess any needed impacts to respond to changing needs or conditions. Additionally, there are new or emerging efforts that can be explored by the county as it works towards achieving its goals. The applicable tools and policies are further detailed in [Chapter 4](#).

Land Use and Farmland Preservation

Land use planning and farmland preservation must work hand in hand to achieve success. The county’s overall vision and goals for land use planning are outlined within the Comprehensive Plan and supports the preservation efforts defined within the Agricultural Preservation and Land Use Plan. Though described in two separate documents, these planning efforts must work together to achieve the county’s desired results.

CHAPTER 3 – PRESERVATION VISION

Preservation Issues and Opportunities

As noted in [Chapter 2](#), the development of the Agricultural Preservation and Land Use Plan was completed in tandem with the planning process used to develop the Comprehensive Plan. This dual process allowed for the identification of issues and opportunities that informed both planning processes. These issues and opportunities were used to develop the goals that the county will work towards through the planning horizon. The following pages organize the issues and opportunities identified in the planning process into key themes. These key themes represent topics that warranted specific attention and analysis that align with the Agricultural Preservation and Land Use Plan.

Key Theme	Description	Considerations
Balance Rural Character and Urban Growth	Throughout the public engagement process, varied input was received regarding the desires to maintain existing farmland and open spaces throughout the county and desires for growth and expansion of housing and facilities. County growth patterns over the last ten years were compared to growth patterns in adjacent counties, with many noting a desire to maintain the county's historic pace. Through engagement activities with local jurisdictions, there were varied desires expressed for how each area plans for growth. Many cities and villages look for opportunities to continue to see residential, commercial and industrial growth within their jurisdiction. Select towns expressed interest in growth as well. However, other townships would like to maintain historic growth trends and the preservation of farmland.	Through land use planning activities, the county must find a balance to maintain the rural foundation the county was built upon, while exploring opportunities to allow for urban growth. The Agricultural Preservation and Land Use Plan provides a great tool for implementing this strategy. Considerations should be made to balance the preservation of the sense of place throughout the county while reviewing land use planning activities.
Preserve Agricultural Foundation	Residents recognize and celebrate the agrarian foundation that the county was founded upon. Agriculture has continued to be an important element of the county's economic, social and visual fabric, with many individuals connected to agriculture as a form of income or activity.	Continue to celebrate the agricultural foundation and character of the county. Celebrate the foundation through marketing and promotional efforts.
Collaborate with Local and Regional Jurisdictions	Through the intergovernmental interviews many opportunities were discussed for the county to collaborate with the local jurisdictions on a range of efforts. From growth management planning in 15-year growth areas to shared emergency response services, opportunities to collaborate were identified. Additionally, the need to collaborate with surrounding counties, regional organizations, and state entities was also highlighted. These opportunities provide the county with additional resources and opportunities to grow its regional presence.	Explore opportunities for the county to collaborate with other jurisdictions, from the production of educational material to the execution of implementation actions.
Geographic Region	The geographic location of Jefferson County was discussed many times throughout public engagement activities. With the Madison urban area to the west and Milwaukee to the east, all connected with I-94, Jefferson County is in an ideal	Utilize the geographic region to the benefit of the county as new economic development or

Key Theme	Description	Considerations
	location. This position results in growth or development pressures as growth occurs in neighboring Dane and Waukesha Counties, but also provides opportunities to build from the services provided and employment opportunities.	transportation infrastructure is considered. Continue to assess potential impacts of concerns from adjacent activities and participate in planning processes.
Preserve and Enhance Natural Resources and Open Space	Like the discussion of the county's agricultural foundation, there are a number of resources that residents and visitors connect with throughout the county. From the natural resources of the lake, river and forested areas to recreational opportunities in the county, many people desire the preservation of these resources for future generations.	Explore opportunities and policies that preserve and enhance the resources that contribute to the character and quality of life for Jefferson County residents.
Modernize Policies	Throughout the process, existing policies and regulations were reviewed with various engagement groups. Throughout this process, opportunities were identified to modernize the existing policies to align with current conditions. For example, manure management is evolving in its techniques and infrastructure, but the policies have not evolved at the same rate. This creates opportunities for the county to work with industry leaders to align policies with current activities.	Explore opportunities to identify policy updates where needed. This cannot happen all at once but can occur as various elements are identified.
Urban and Rural Residential	The balance of urban and rural residential needs was discussed throughout engagement activities. Both residential types are needed to maintain the existing housing diversity that is present within the county, and considerations should be given to maintain the existing community character of these places. Generally, existing regulations continue to allow urban and rural residential developments that respond to community needs. However, the county should continue to assess the ability to respond to housing market needs.	Continue to partner with local jurisdictions and housing authorities to monitor and assess urban and rural housing needs.
Agriculture and Freight	The efficiency of the transportation system plays a role in economic development and the way goods are moved throughout the county. Participants recognize the important role that the transportation system plays for freight and agricultural practices in Jefferson County.	Continue to plan for freight and agricultural movements throughout the county. Consider the specific needs and educational opportunities for the movement of these larger vehicles with the other modes of the system.
New and Emerging Agricultural Practices	During the agricultural focus group, the planning team discussed several new and emerging agricultural practices that assist the county in maintaining a strong and vibrant agricultural economy. Examples included changes in manure spreading and hauling, new crops and products, and emerging technologies. Participants identified the need to review policies and regulations to assess needed	Continue to monitor the administration of various policies that align with agricultural practices and explore needed updates.

Key Theme	Description	Considerations
	amendments to respond to changing practices, as warranted.	
Water Quality and Quantity	The county's lakes, wetlands and drinking water supply were highlighted throughout engagement efforts, particularly the desire to maintain and enhance the quality of these resources. Existing successes and programs were discussed, along with the desire to continue to do more.	Continue to work with regional and state water resource agencies and deploy best practices for the management of water quality and quantity.
Preservation of Natural Resources and Open Spaces	The county currently deploys policies for the preservation of natural resources and open spaces and growth is pursued. The public emphasized the need to expand preservation activities.	Continue to utilize and update policies that support the preservation of these resources.
Environmental Corridors	Environmental corridors are a planning tool used to identify important resources and features in the county. These include wetlands, wooded areas, steep slopes, parks, and flood prone areas. The importance of these resources was highlighted throughout the engagement process along with the desire to continue to use it as a tool for preservation.	Continue to utilize environmental corridors as a planning and preservation tool.

Vision Statement and Goals

Similar to the identification of issues and opportunities, the dual planning process allowed for the creation of goals that would be supported across both planning efforts. The vision statement highlighted in the previous 2012 plan required slight modifications to respond to current input and is identified below.

Agricultural Preservation and Land Use Plan Vision

A fundamental purpose of the Agricultural Preservation and Land Use Plan is to guide and manage growth and development in a manner that preserves rural character, balances urban growth, protects and enhances natural resources, and contributes to the high quality of life and prosperity of communities. Preservation and land use planning will balance opportunities to preserve the rural character and sense of place within the county while providing opportunities for growth in response to needs and desires of the county's diversity.

Land Use Goals:

1. Preserve and enhance the county's rural character, including community character, farmland, and natural resources, while supporting growth in areas that promote housing and economic development goals of this plan.
2. Guide and manage development patterns which preserve the county's natural resources and prime farmland to provide benefits to the regional economy, and best utilize the county's existing transportation and utility infrastructure.
3. Ensure that new development aligns with the existing development and preserves and enhances the natural environment of the county.

4. Monitor and address changing trends and growth patterns throughout the county to ensure that policies remain current and address the county's long-range vision.
5. Recognize the county's regional placement and the opportunities and challenges it offers. Capitalize on opportunities provided, while preventing or reducing impacts from external factors.
6. Actively maintain collaborative relationships with government entities including local municipalities, the county's school districts, neighboring counties, and State and Federal agencies. Utilize these relationships to inform land use decision making and provide education and collaboration of policies and regulations.
7. Provide public relations resources and continued public engagement through the land use planning process, to ensure that residents and stakeholders can engage in and understand the process.
8. Utilize the Jefferson County Agricultural Preservation and Land Use Plan to inform and support land use decision making.

Agricultural, Natural and Cultural Resources Goals

1. Preserve, protect, and enhance the quality and quantity of Jefferson County's natural and cultural resources, balancing the county's rural character and future needs.
2. Promote a diverse agriculture economy, including local food production, entrepreneurial opportunities, and emerging agricultural practices.
3. Preserve, protect, and expand the natural resources of the county for use and enjoyment by future generations of residents and visitors.
4. Protect sensitive environmental corridors and resources, wildlife habitat, and local cultural and historic resources for current and future residents.
5. Manage the quality and quantity of water resources to protect human and wildlife health and ensure sufficient supplies of clean water.
6. Carefully plan for siting of development to protect agricultural, natural and cultural resources within the county.
7. Monitor and utilize best management practices to ensure the conservation and preservation of lands within the county that include resources that contribute to Jefferson County's quality of life.
8. Provide educational opportunities for residents and jurisdictions for agricultural practices and natural resource protection.
9. Collaborate with local, regional, state and federal agencies for funding and program support to pursue conservation and preservation efforts throughout the county.

CHAPTER 4 – PLANNING FRAMEWORK

This chapter provides the land use and preservation planning framework for the county’s overall farmland preservation model. This chapter describes the county’s land use policies for the unincorporated portions of Jefferson County, focused in particular on farmland preservation and growth management. Most policies relate to particular areas of desired future land use, such as the Farmland Preservation Areas and 15 Year Growth Areas. The policies and maps in this chapter will guide county decision making on future development, preservation, and land use changes.

This plan and its included maps do not identify in detail the specific types of land use that are allowed or encouraged in different parts of the county. For example, they do not show areas appropriate for residential versus commercial development or provide any detail within cities and villages. Instead, within the unincorporated areas this level of details is included in the county zoning ordinance and town plans, and within incorporated areas and their proposed growth areas as defined within city and village Comprehensive Plans.

Farmland Preservation Plan Map and Categories

To protect and preserve agricultural land, Jefferson County has created a long-term land use vision. This vision outlines specific land uses across the county in unincorporated areas (see [Figure 1](#)) that will ensure growth is managed in partnership with agricultural preservation through the planning horizon. To achieve this goal, the county has categorized land into Farmland Preservation Areas (see [Appendix B](#) for detailed maps), 15 Year Growth Boundaries, Rural Hamlets, and Rural Development Areas (see [Figure 2](#)). Additionally, overlay categories such as Urban Service Areas, Limited Service Areas, and Environmental Corridors are included to guide growth in such a way to preserve natural and agricultural resources. Each of these land use categories and overlay zones are detailed below, along with criteria for mapping.

FARMLAND PRESERVATION AREA	
DEFINITION	Areas of existing agricultural uses or agricultural-related uses, that are actively used for farming and are considered agricultural producing lands, that should be preserved for agricultural or agricultural-related uses through the planning horizon of the Agricultural Preservation and Land Use Plan.
PURPOSE	<ul style="list-style-type: none"> • Preserve agricultural producing lands in the long-term. • Preserve the rural character and aesthetic quality of Jefferson County. • Provide equity and fairness to owners of land with comparable resource and location characteristics. • Minimize nonagricultural development on prime farmland. • Maintain the integrity of agricultural districts allowing for accepted agricultural practices. • Protect existing farm operations from encroachment by incompatible uses. • Maintain farmer eligibility for farmland preservation incentive programs.
MAPPING CRITERIA	<p>Quality Farmland</p> <ul style="list-style-type: none"> • Focus on areas with concentrations of prime farmland (shown in Figure 3) • Identify land is currently being farmed • Consider PACE application evaluation criteria • Consistency with Plans • Consistency with other applicable elements of the County Comprehensive Plan, as well as town, city, and village comprehensive plans to the extent possible • Consideration of the 2012 County Agricultural Preservation and Land Use Plan's future land use category and current zoning • Outside Planned Growth Areas • Outside of a current city or village limit • Not meeting the criteria for a 15 Year Growth Area • Proximity to existing agricultural infrastructure

15 YEAR GROWTH BOUNDARY	
DEFINITION	<p>Unincorporated lands that have been identified for non-agricultural growth, such as residential subdivisions, commercial and retail centers, or industrial development, within the planning horizon of the Agricultural Preservation and Land Use Plan. These areas may include identified growth areas for municipalities and growth areas for rural development centers, rural hamlets, or small scattered rural growth areas.*</p> <p>*Note that, by definition, 15 Year Growth areas should not include Farmland Preservation Areas. In the event the growth boundaries planned by a City or Village contain land the County has designated as Farmland Preservation, the respective jurisdiction will need to revise their growth boundary based on the updated Farmland Preservation areas. In the event of conflict, land zoned as Farmland Preservation succeeds land designated as a 15 Year Growth Area.</p>
PURPOSE	<ul style="list-style-type: none"> • Coordinate growth and development planning between towns and incorporated municipalities. • Design and locate housing in rural areas in a manner that minimizes adverse impacts on agriculture and maintains the rural character in Jefferson County. • Encourage higher-density residential development, particularly in areas where public utilities will be available. • Encourage nonagricultural-related businesses and industries to locate in areas where public utilities will be available. • Designate lands intended for non-agricultural development within the planning horizon in something other than a Farmland Preservation Area, as required under the State’s Working Lands law. The significance of this requirement is that such lands—designated as 15 Year Growth Area within this Plan—may not be zoned in a certified farmland preservation zoning district (e.g., the County’s A-1 district). Therefore, the owners of such lands may not collect farmland preservation tax credits. The rationale for this is that such owners presumably have shorter-term opportunities to realize non-farm returns from their land via development, and that limited State resources should be committed to other areas where there is more uniform commitment to long-term farmland preservation.
MAPPING CRITERIA	<p>Process</p> <ul style="list-style-type: none"> • Review all adopted town, city, and village comprehensive plans within Jefferson County and relevant neighboring counties. Focus on future land use maps and policies, including planned city and village growth areas outside of current city and village limits. • Analyze future land use demand projections for each city, village and town comprehensive plans. Under Wisconsin’s comprehensive planning law, local comprehensive plans are required to include land use demand projects for a 15-year planning period, with projections broken into 5-year increments. This generally allows for access to 15-year land use demand projections. • Analyze available undeveloped but developable land within city and village boundaries to identify population growth which can be

accommodated within existing limits. This analysis concluded that all cities and villages within Jefferson County can accommodate their own 15-year projected land use demand inside current municipal boundaries, except for the rural development areas of Aztalan and Ixonia.

Criteria

- Proposed logical locations for individual 15 Year Growth Areas based on further guidance within local comprehensive plans; infill between existing developed areas; environmental and topographic conditions, including gravity flow drainage patterns where sewer development is anticipated; transportation access; consistency/redundancy in future land use recommendations between city, village and town plans over the same geographic area; and current non-agricultural zoning.
- Generally included existing developed areas in the 15 Year Growth Area, particularly focused on groupings of 10 or more lots zoned R-2 under County zoning. Other smaller, scattered developed and zoned areas were generally not included in the 15 Year Growth Area, but instead were mapped within the Farmland Preservation Area based on the prevailing use and zoning in the surrounding area.
- Avoided placing smaller areas of existing development within the 15 Year Growth Area, where not planned for expansion or further division, based on DATCP's guidelines. These guidelines suggest that the vast majority of lands planned in a Farmland Preservation Area must be zoned for farmland preservation (e.g., in the A-1 zone). The purpose of this guideline is to both allow, within the Farmland Preservation Area, a limited amount of preexisting zoning and use conditions that do not technically meet Farmland Preservation Area policies.

CITY OR VILLAGE	
DEFINITION	The city or village area category is mapped over the current land area within cities and villages in the county. These incorporated areas are not subject to general county zoning regulations and are not intended under this plan for long-term farmland preservation. Instead, cities and villages are logical locations for more intensive housing and economic development and redevelopment at higher densities. They are also current and potential locations for bio-based industrial production facilities and centers of local food consumption. In total, their thoughtful development and success is critical to preserving farmland in other parts of the county.
PURPOSE	<ul style="list-style-type: none"> • Accommodate new development requiring a full range of urban utilities and services. • Serve as compact communities accommodating an efficient use of land and buildings. • Facilitate development patterns that recognize a clear distinction between “city” and “country.” • Promote small town living through a combination of strong health care, community-vested business, culture/entertainment, invigorating downtown, quality education, and a family friendly atmosphere. • Respect the rights of cities and villages under state law to plan and zone lands within their boundaries.
MAPPING CRITERIA	<ul style="list-style-type: none"> • Identify city and village boundaries defined in local jurisdiction’s comprehensive plans

RURAL HAMLETS	
DEFINITION	A collection of small-scale, usually older buildings in a town, often located at or near the crossroads of two rural highways, and typically including some mix of residential and non-residential uses. Rural hamlets are not served with public sewer or water systems. Some rural hamlets are appropriate for additional growth, while others are not, often as a result of environmental conditions or local preferences.
PURPOSE	<ul style="list-style-type: none"> • Design and locate housing in rural areas in a manner that minimizes adverse impacts on agriculture and maintains the rural character in Jefferson County. • Provide sites in the rural parts of Jefferson County that are suitable for limited rural residential development. • Provide areas for limited growth and development for rural towns. • Acknowledge the presence of historic hamlet communities within towns.
MAPPING CRITERIA	<ul style="list-style-type: none"> • Rural hamlet limits identified in the 2012 Agricultural Preservation & Land Use Plan, unless a town comprehensive plan prepared since 2012 identifies a different boundary.

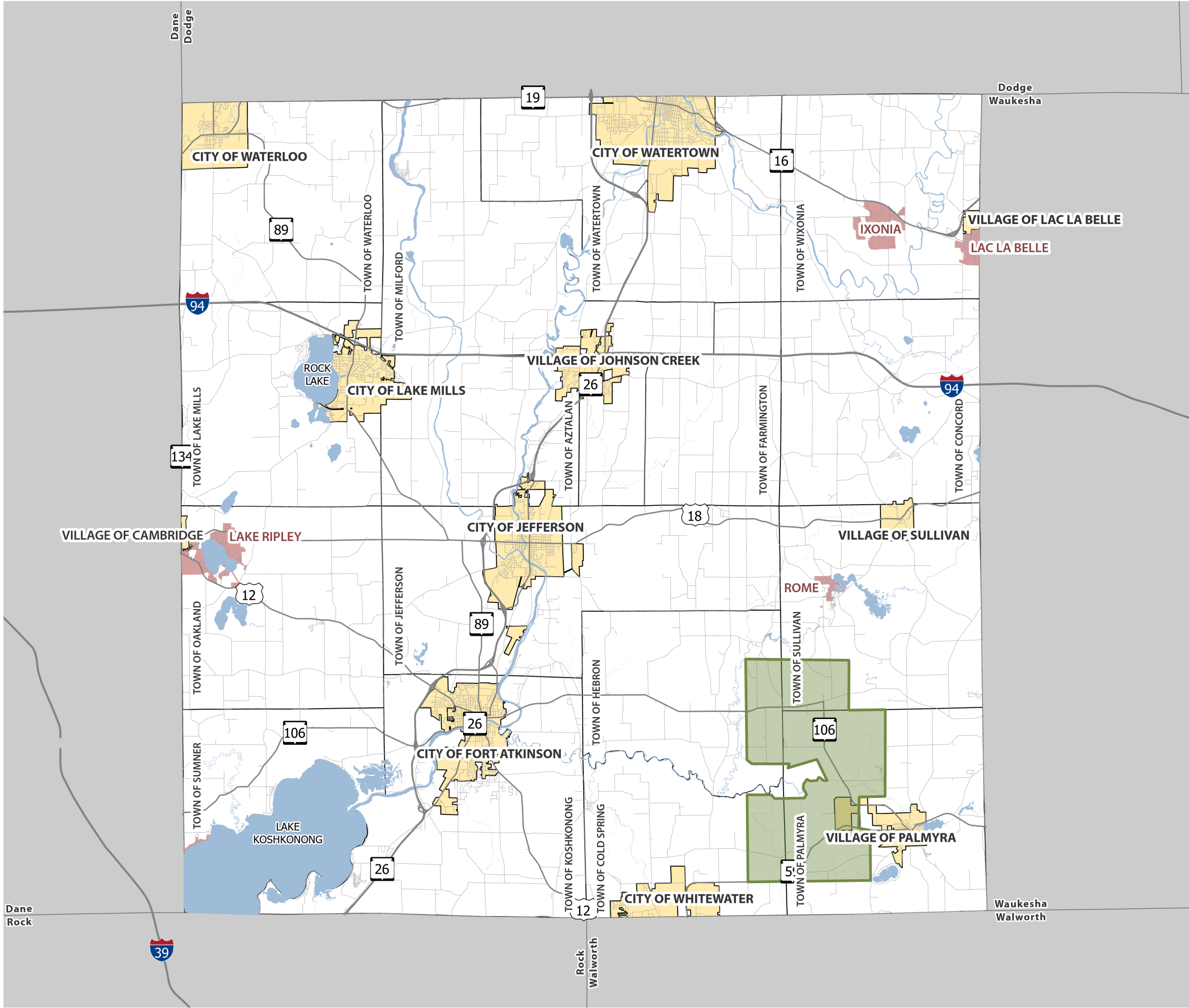
RURAL DEVELOPMENT AREAS	
DEFINITION	A geographic area defining an existing center of development outside of a city, village, or rural hamlet that is over 50 acres in size and is included with a limited service area where limited public services are available.
PURPOSE	<ul style="list-style-type: none"> • Identify areas of growth outside of city, town, village, or rural hamlet boundaries that are within Limited Service Areas. • Guide rural growth in areas of existing development and proximity to infrastructure.
MAPPING CRITERIA	<ul style="list-style-type: none"> • Identify areas outside of city, town, village, or rural hamlet boundaries within Limited Service Areas that are experiencing growth and development. • Include areas that are both over 50 acres in size and within the limits of a Limited Service Area.

URBAN SERVICE AREAS	
DEFINITION	<p>Long Range Urban Service Areas are delineated around existing municipalities over places where a broad range of public sanitary sewer, public water, and other urban infrastructure and services are either currently available or planned in the future. They are generally located in areas that can cost effectively and efficiently be served by such services and infrastructure now or in the future. Long Range Urban Service Areas are generally located and sized to accommodate a minimum of 15 years of future urban development and are usually sized to incorporate considerable flexibility based on the particular methodology, nuances, and philosophies within associated municipal plans.</p>
PURPOSE	<ul style="list-style-type: none"> • Encourage higher density residential development in areas where public utilities will be available. • Encourage nonagricultural-related businesses and industries to locate in areas where public utilities will be available. • Preserve sufficient area around existing municipalities to allow reasonable municipal growth. • Achieve cooperation and coordination between incorporated municipalities, adjoining towns, and Jefferson County with respect to long-range planning and land use regulations.
MAPPING CRITERIA	<ul style="list-style-type: none"> • Identify Urban Service Area boundaries as defined by city and village jurisdictions. • Individual Urban Service Areas represented in this Plan usually do not coincide with any WDNR-approved current urban service areas, which under state and federal water quality rules must be mapped around all communities with a population of 10,000 or greater. Individual Urban Service Areas also may or may not coincide with current utility or sanitary district boundaries. The current boundaries of both WDNR-approved urban service areas and sanitary/utility districts define the limits of where sanitary sewer (and occasionally water) services may be extended today, but not necessarily all areas where such services may be extended in the future. That future-looking function is the role of Urban Service Areas as delineated by this Plan.

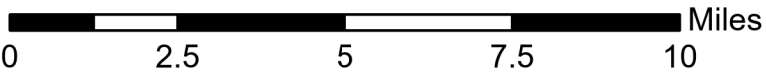
LIMITED SERVICE AREAS	
DEFINITION	A geographic area delineated around a rural hamlet or rural development area where a range of limited public services are currently available or plan to be available as development occurs. Sanitary sewer service must be a service provided in this area.
PURPOSE	<ul style="list-style-type: none"> • Encourage moderate density residential development in areas where public sewer is available. • Encourage nonagricultural-related businesses and industries to locate in areas where public sewer is available, generally provided that such users do not require a broader range of urban services. • Acknowledge areas of existing rural development where public sanitary sewer service may be available and infill development may be possible.
MAPPING CRITERIA	<ul style="list-style-type: none"> • Identify Limited Service Area boundaries as defined by local jurisdictions. • Limited Service Areas are generally coterminous with current sanitary district boundaries.

ENVIRONMENTAL CORRIDOR	
DEFINITION	<p>The Environmental Corridor overlay category is mapped over generally continuous open space systems with sensitive natural resources; opportunities for wildlife habitat, recreational, and rural character protection and enhancement; and limitations for structural development. The categorization of land as an Environmental Corridor does not always eliminate development opportunities. Rather, normal development opportunities are typically limited in such areas based on underlying rules, including floodplain and wetland regulations. It includes key elements of the county's natural resources system including Wisconsin Department of Natural Resources delineated wetlands, 100-year floodplains, publicly owned parks, upland woods, areas of greater than 20 percent slopes, and wildlife habitat areas (see Figure 4).</p>
PURPOSE	<ul style="list-style-type: none"> • Protect and preserve an environmental corridor system consisting of wetlands, floodplains, steeply sloped glacial features, and wildlife habitats. • Protect groundwater and surface water quality. • Discourage development in areas that possess valuable natural resource characteristics and wildlife habitats. • Identify certain areas that are being farmed today which also have natural resource features.
MAPPING CRITERIA	<ul style="list-style-type: none"> • Include Wisconsin Department of Natural Resources delineated wetlands. • Include Federal Emergency Management (FEMA) designated 1 percent annual chance flood (100-year flood). • Include all publicly owned land designated as public parks or conservation areas. • Include contiguous upland woods of over 10 acres in area. • Include slopes of 20 percent or greater as determined by the USDA Soil Survey Map. <p>Refinements to the Environmental Corridor layer may be made under one or more of the following circumstances:</p> <ul style="list-style-type: none"> • More detailed study reveals that the characteristic(s) which resulted in its designation as an Environmental Corridor no longer exists, or never existed. • Approvals from appropriate agencies are granted to alter a property so that the characteristic which resulted in its classification as an Environmental Corridor will no longer exist. • A mapping error has been identified.

Figure 1: Jefferson County Jurisdictions



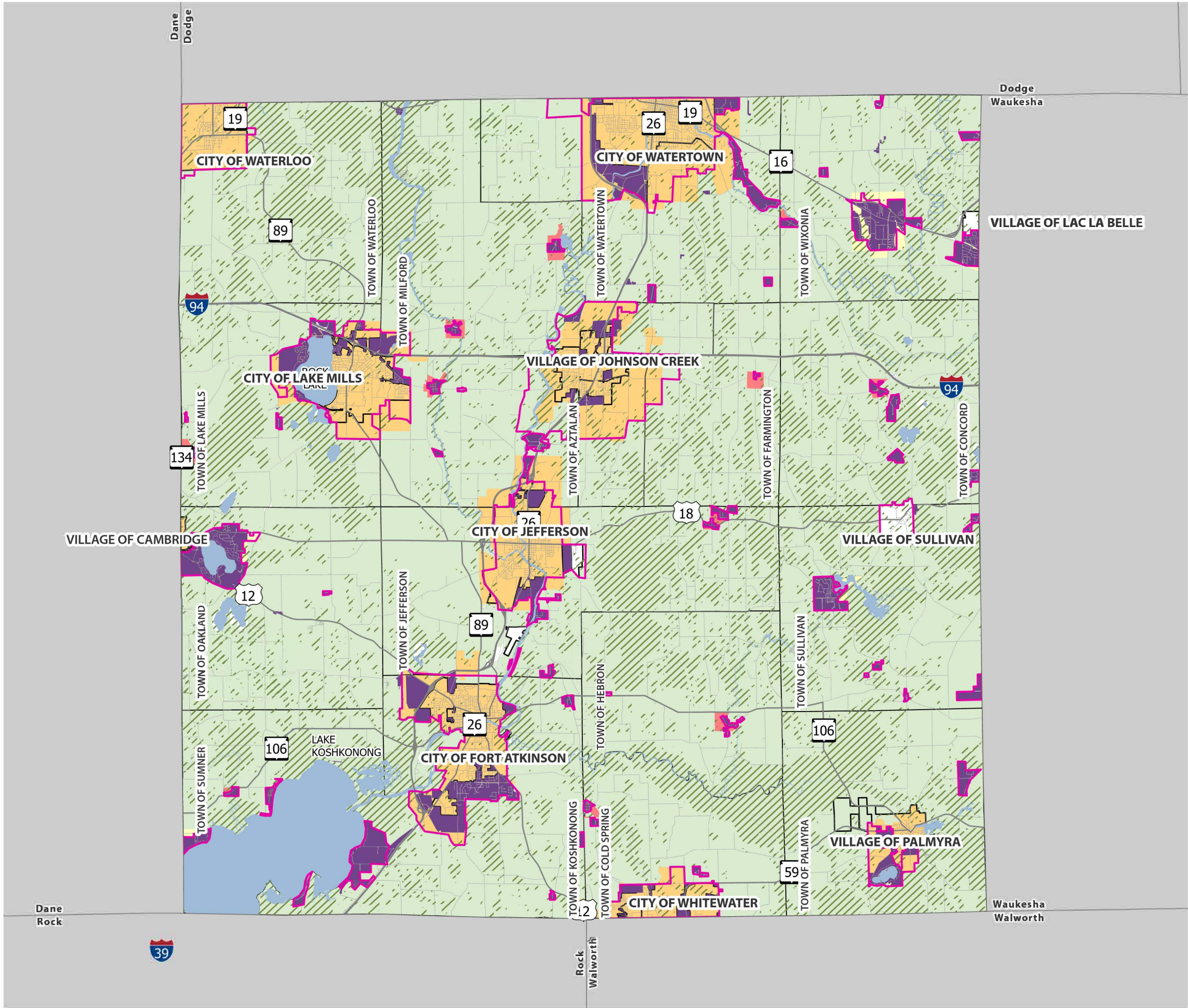
- Agricultural Enterprise Area
- City
- Town
- Village
- Rural Development Area (RDA)
- Interstate
- Highways
- Local Roads
- Lakes and Rivers



Source: Jefferson County, 2020



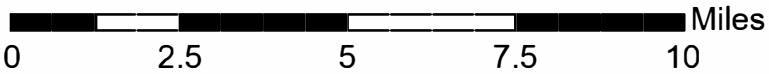
Figure 2: Jefferson County Farmland Preservation



- Farmland Preservation Areas
- 15 Year Growth Boundary
- Potential Growth Areas*
- Urban Service Areas
- Limited Service Areas
- Rural Hamlets
- Rural Development Areas
- Environmental Corridors
- City
- Town
- Village
- Interstate
- Highways
- Local Roads
- Lakes and Rivers

*Potential Growth Areas were identified using City or Village Comprehensive Plans. Parcels that were newly zoned for development defined the potential growth area boundary. If no Comprehensive Plan was available, the 15 Year Growth Boundary defined the potential growth area. The Comprehensive Plans, and therefore the potential growth area boundaries, were last updated:

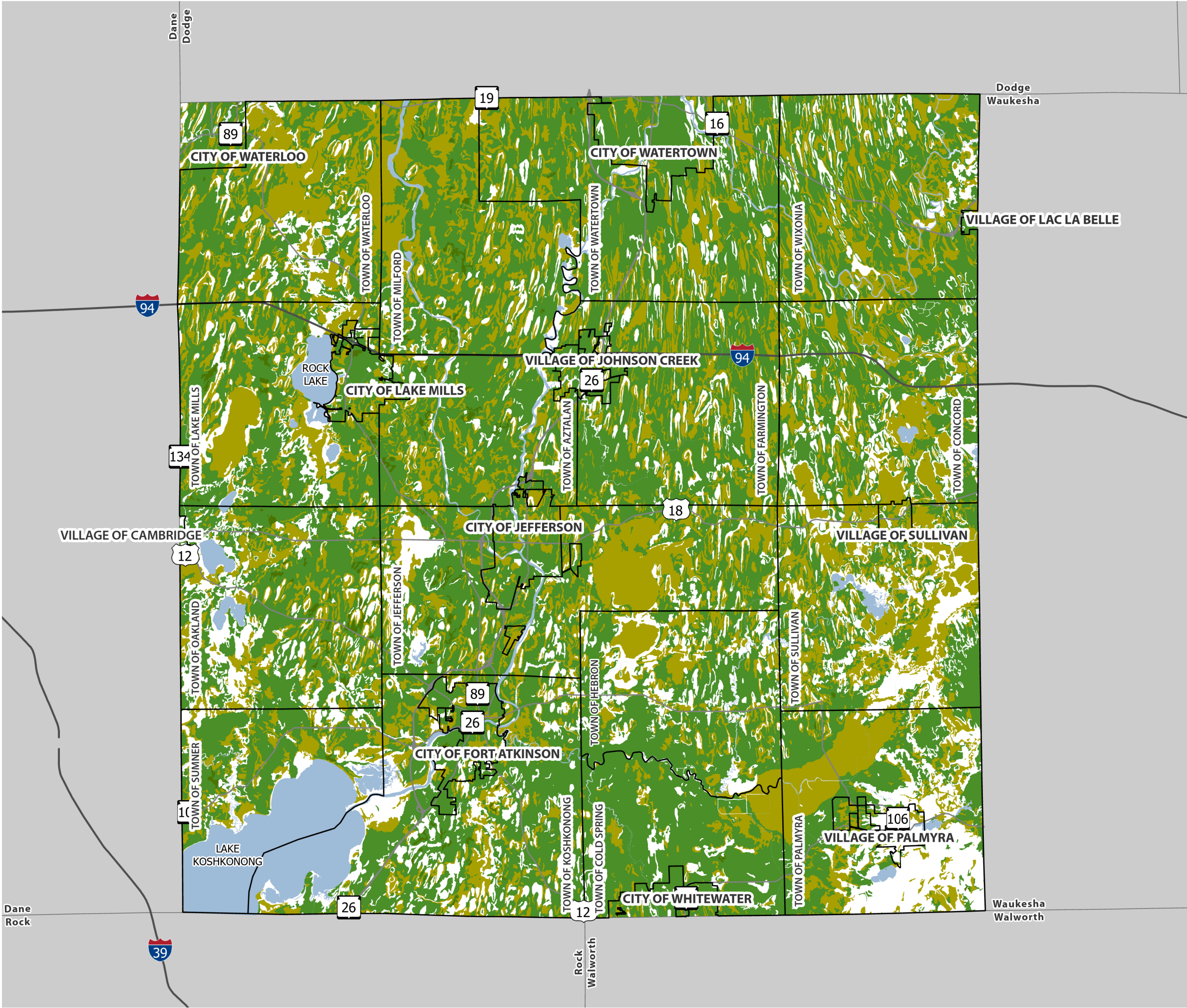
- Aztalan 2009
- Concord 2009
- Fort Atkinson 2019
- Jefferson 2015
- Johnson Creek 2017
- Lake Mills 2009
- Waterloo 2008
- Watertown 2017



Source: Jefferson County, 2020



Figure 3: Jefferson County
Prime Farmlands



Prime Soil Classification

- 1
- 2
- 3

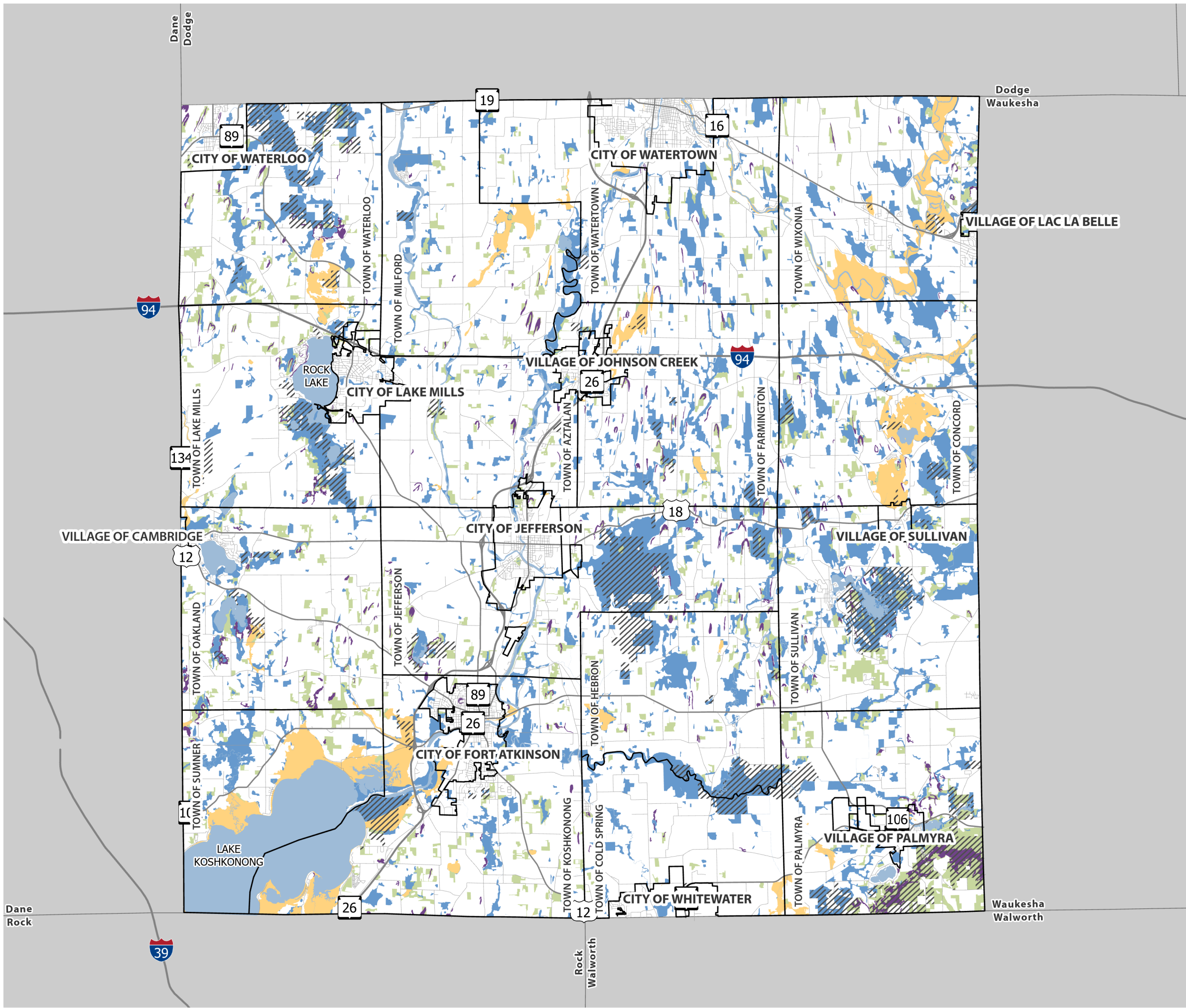
- City
- Town
- Village
- Interstate
- Highways
- Local Roads
- Lakes and Rivers

0 2.5 5 7.5 10 Miles

Source: Jefferson County, 2020



Figure 4: Environmental Corridors



- Public Lands
- Flood Plain
- Wetland
- Upland Woods
- Steep Slopes (<20%)
- City
- Town
- Village
- Interstate
- Highways
- Local Roads
- Lakes and Rivers

0 2.5 5 7.5 10 Miles

Source: Jefferson County, 2020



Land Use Considerations

Jefferson County’s selected land use planning and zoning approach for farmland preservation is a continued evolution of the county’s approach developed in the 1970s. This approach focuses on directing intensive development to urban service areas. The county’s A-1 Exclusive Agricultural zoning district is the primary tool for implementing its farmland preservation strategy. Within planned farmland preservation areas—which make up the vast majority of unincorporated Jefferson County—rezoning away from the A-1 zoning district will remain the primary approach to allow new limited housing. See **Chapter 4** for more specific detail on the county’s land use planning and zoning approach.

The Farmland Preservation Maps (see **Appendix B**) displays recommended areas for future development as well as preservation areas within Jefferson County’s currently unincorporated areas. Land that is within both a city or village and a 15 Year Growth Area have other policies that apply and allow more intensive development. Urban Service Areas, Limited Service Areas, Rural Hamlets, and Rural Development Areas surround land where more intensive development may occur, but not all within the planning horizon. The future growth timing and land designation was based on thorough local comprehensive plan, quantitative, and geographic analysis.

CHAPTER 5 - IMPLEMENTATION

Introduction

Policy recommendations found in this plan are not automatically implemented, and specific actions will be required for the plan to be applied. The implementation actions listed below are intended to provide Jefferson County with a roadmap for these implementation actions.

The county's comprehensive plan is a collection of adopted documents, this Agricultural Preservation and Land Use Plan being one of them. Those other components of the county's Comprehensive Plan include supporting information about the nature of agriculture in Jefferson County as well as implementation recommendations related to agriculture, economic development, and other topics addressed in this plan.

Preservation Program and Tools

A variety of programs and tools exist to support Jefferson County's agricultural preservation goals and vision. Many of these are currently utilized by the county but have opportunity for extended reach or enhanced use. Additionally, there are emerging programs and tools which the county can use moving forward to supplement their current preservation model. These existing and emerging tools are listed below, along with potential benefits of each.

Local and Regional Preservation Programs and Tools

<p>Agricultural Enterprise Areas</p>	<p>Agricultural Enterprise Areas (AEA) are designated contiguous land areas devoted primary to agricultural use. When designated as an AEA, landowners have access to specific tax benefits. To have land designated as an AEA, owners must submit a petition explaining the current and future agricultural use and value. Applications are approved through a competitive evaluation process and selected by the Department of Agriculture, Trade and Consumer Protection.</p> <p>As agricultural land is often under pressure for development, the county utilizes AEAs to support preservation of the most valuable agricultural lands. This program provides economic incentive for current landowners to maintain agricultural use of the land. Land located within agricultural preservation zoning and an AEA currently qualify for \$10.00 in income tax credits per acre through the Wisconsin Working Lands Initiative. The State of Wisconsin is authorized to designate up to one million acres of AEA. To support this economic incentive for land preservation, the county will implement numerous policies, including:</p> <ul style="list-style-type: none"> • Limit county use of eminent domain for road expansion purposes to maximize lands in agricultural production. • Discourage the provision of urban services and assessments for these services. • Prioritize areas for intensive agricultural-related businesses and prototype agricultural products. • Educate landowners about the process and benefits of participating in an AEA.
<p>Cultural Resources Preservation Programs</p>	<p>Preservation programs within Jefferson County and the State of Wisconsin work to preserve resources, enrich neighborhoods, and provide a tangible link to the historic events and places of the community. Tools to encourage and support preservation are available at a variety of scales and project sizes. Properties listed on national or state historic registers have access to:</p> <ul style="list-style-type: none"> • Grant programs: There is an expansive list of grants available by both public and private organizations for historic properties. Most often, these are available through the Historic Preservation Fund and state and local governments.

	<ul style="list-style-type: none"> • Tax incentives: Federal income tax incentives are available for historic easements and for rehabilitation of historic properties.
Climate Change and Resiliency	<p>The county's agricultural, natural, and cultural resources are vulnerable to threats of our changing climate. Examples include increased rain events and overland flooding concerns that impact agricultural production and can be harmful to natural and cultural resources. The county can take action towards a response to climate change and increased resiliency of its systems through policies and actions of adaptation and mitigation.</p> <ul style="list-style-type: none"> • Adaptation is the act of modifying activities or policies to become more suited to an environment or situation. • Mitigation involves actions or policy changes in response to activities or disasters experienced by a location or entity. <p>The county should consider opportunities to build resiliency into all decision making. This can range from the adoption of adaptation strategies that reduce greenhouse gas emissions throughout the county to the rebuilding of transportation infrastructure in response to washouts from a major storm event. Considering opportunities to increase resiliency across all systems creates an environment that is fiscally responsible and amendable to change.</p>
Collaboration and Education	<p>As noted throughout this chapter, the county, residents, and various stakeholder groups all have interests in the preservation and enhancement of agricultural, natural, and cultural resources in Jefferson County. These varied interests and activities provide options for collaboration between groups and opportunities to educate the public. The county should continue to nurture relationships with active organizations and partners to assist with achieving its goals for resource preservation.</p>
Land and Water Resources Management Plan	<p>The Land and Water Resources Management Plan works to restore, improve, and protect land and water resources in Jefferson County so that residents have access to productive farmland, healthy natural areas, and clean water to use and enjoy. The plan includes information on the county's soil and water resources, implementation, applicable laws and ordinances, and goals, objectives, and actions related to land and water management. With an extensive and detailed list of existing resources and programs, this plan is a valuable resource for any land and water activities. The plan identifies five goals that frame the objectives and activities that the county can work towards. These five goals include:</p> <ul style="list-style-type: none"> • Improve and protect agricultural land, soil resources, and surface and ground water through the implementation of agricultural programs, and state and county laws. • Protect and enhance surface water, ground water, and wetland quality, and associated habitat areas. • Preserve and protect natural areas, woodlands, open space, and farmland for the benefit of Jefferson County citizens and visitors. • Monitor and assess the state of soil, water, and natural resources. • Educate and inform the public regarding Jefferson County resources and Land and Water Conservation Department services.
Parks, Recreation, and Open Space Plan	<p>The Parks, Recreation, and Open Space Plan, updated in the summer of 2020, sets the county's goals for the future of the recreation system. The plan identifies several implementation strategies and recommendations to aid the county in bringing the visions for the recreation system to life. These strategies are organized into six categories:</p> <ul style="list-style-type: none"> • Park System Planning Strategies • Recreation and Conservation Strategies

	<ul style="list-style-type: none"> • Acquisition Strategies • Departmental Management Strategies • Partnership and Fund-Raising Strategies • Marketing Strategies
American Farmland Trust	<p>The American Farmland Trust released a “Farms Under Threat” report which displayed converted farmland and quality of agricultural land across the country. The converted farmland maps, which show agricultural land which was converted to highly developed (UHD) and low-density residential (LDR) uses, revealed almost 250,000 acres in the state were converted between 2001-2016. The quality of agricultural land was mapped using productivity, versatility, and resiliency (PVR) ratings, and found Jefferson County has a significant amount of high-quality agricultural land susceptible to conversion.</p> <p>The data supplied by the American Farmland Trust can guide Jefferson County preservation strategies to protect agricultural land at high risk of conversion and measure the effectiveness of the county’s preservation model.</p>

Preservation Policies

Creation of and adherence to specific preservation policies are one of the key strategies in implementation of Jefferson County’s farmland preservation model. As this plan focuses primarily on land use preservation efforts, most policies detailed below are related to the zoning ordinance. Policies are categorized according to their land use type (i.e. Farmland Preservation Area or 15 Year Growth Area) or overlay area (i.e. Urban Service Area or Environmental Corridor).

Farmland Preservation Areas

A-1 Zoning District Policies

1. Utilize the A-1 Farmland Preservation (Exclusive Agriculture) zoning district as the primary zoning district to implement Farmland Preservation Area policies. Other zoning districts (e.g. A-2, A-3, N) may be utilized on an occasional basis, particularly based on preexisting uses and zoning patterns.
2. Allow no new residences in the A-1 zoning district, except for replacement of existing residences as may be permitted under the Working Lands law and the County zoning ordinance. Instead, require the rezoning of A-1 zoned lands to the A-3 Agricultural/Rural Residential zoning district when new homes are proposed in accordance with the following A-3 Agricultural/Rural Residential Zoning District Policies.
3. Require a minimum lot size of 35 acres in the A-1 zoning district to limit the fragmentation of agricultural lands.
4. Allow legally established residences built before January 15, 1975 to remain within the A-1 zoning district when historically zoned in that manner, except where new land divisions are required (see A-3 Agricultural/Rural Residential Zoning District Policies in such cases).
5. Encourage agricultural-related businesses that support farmers, in part by considering expansion in the number and scope of agricultural-related uses that are allowed in the A-1 zoning district, as enabled under Ch. 91 Wis. Stats.
6. Whenever land is proposed for rezoning from a certified farmland preservation zoning district (such as A-1) to a noncertified zoning district, require that the following criteria in Section 91.28, Wis. Stats. is met:
 - a. The land is better suited for a use not allowed in the A-1 zoning district.
 - b. The rezoning is consistent with the applicable town and County comprehensive plan.
 - c. The rezoning is substantially consistent with this County certified farmland preservation plan.
 - d. 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.

A-3 Agricultural/Rural Residential Zoning District Policies

1. Minimize the conversion of prime farmland for residences and other nonfarm development. Creation of new residential lots on prime farmland will be considered by the Planning and Zoning Committee only if the Committee determines that no available non-prime farmland exists on the parcel of record, or that placement of lots on prime farmland provides better protection of land resources than a non-prime location. In addition, per Section. 91.46(2), Wis. Stats., new development may not:
 - a. Convert prime farmland from agricultural use or convert land previously used as cropland, other than a woodlot, from agricultural use if on the farm there is a reasonable alternative location or size for a nonfarm residential parcel or nonfarm residence.
 - b. Significantly impair or limit the current or future agricultural use of other protected farmland.
2. Allow the development of limited new housing within Farmland Preservation Areas following rezoning of the affected lands to the A-3 Agricultural/Rural Residential zoning district, and otherwise in accordance with the following policies:
 - a. From each “parcel of record” as it existed on February 8, 2000, permit no more than 3 new single-family residences to be built on non-prime farmland, and no more than 2 new single-family residences on prime farmland (on parcels 50 acres or less, no more than 1 new single-family residence on prime farmland), subtracting any previous divisions for residences from the “parent parcel” as it existed on December 13, 1977. Such new residences shall be allowed following the creation of new rural residential lots in conjunction with a rezoning process.
 - b. Treat parcels under common ownership divided only by a road as separate “parcels of record” for the purpose of determining the number of allowable A-3 residential lots. The total number of allowable lots may be shifted between the two “parcels of record” with approval of the County and affected town.
 - c. Encourage the clustering of new residential lots adjacent to one another, and to already-created residential lots and dwellings on the same “parcel of record” and on adjacent and across-the-street lands, unless another non-clustered configuration provides for better protection of land resources and rural character.
 - d. Require that each new A-3 lot have a minimum area of 1 acre and a maximum area of 2 acres, except that lots up to 6 acres in area may be created on non-prime farmland provided that the total number of lots is reduced by one for every 2 acres used. For example, a maximum of one 6-acre lot may be created on non-prime farmland, instead of the three 2 acre lots normally allowed.
 - e. Allow the limited redivision of A-3 zoned lots created prior to February 8, 2000.
3. Maintain detailed tracking of “parent parcels”, “parcels of record” and subsequent A-3 divisions via the County Zoning and Planning Department through its computerized Geographic Information System (GIS) tracking capabilities. The County shall require a recorded affidavit as part of the rezoning and land division process to track and limit those “parent parcels” that no longer have the potential for additional rural residential lots under the policies in this Plan.
4. Where policies for A-3 Agricultural/Rural Residential lots within the adopted town comprehensive plan are stricter than County policies for lands within a designated Farmland Preservation Area, review the rezoning request. If appropriate, support the town in its denial of rezoning requests, so that the stricter policy based on the town’s comprehensive plan may be applied.
5. When the owner of a pre-existing residence legally established before January 15, 1975 desires to divide the land occupied by such residence and accessory buildings from the “parent parcel”, in conjunction with a farm consolidation, require the resulting residential lot to be as small as practical, in consideration of a one acre minimum lot size, the desire to keep accessory buildings with the residence, and the future likelihood that farm

animals will be kept on the lot. All future farm consolidations lots should be rezoned to the A-3 district, with such lots not counting against the maximum number of new residences allowed for that “parcel of record” as indicated above.

A-2 Agricultural and Rural Business Zoning District Policies

1. Continue to utilize the A-2 Agricultural and Rural Business zoning district to allow a wide range of agricultural-related uses and such other rural businesses that are compatible in a predominately agricultural area. Utilize criteria in Section 91.48, Wis. Stats. and the County’s zoning ordinance in evaluating proposals for rezoning land to the A-2 district.
2. Consider requiring site plan submittal prior to the establishment or expansion of all agricultural-related uses in the A-2 district (not including agricultural structures), in order to evaluate the proposed building and driveway locations with respect to impact on productive farmland, traffic movement, and the use and enjoyment of adjoining properties.
3. Encourage compliance with the Rural Commercial, Industrial, and Agribusiness Development Guidelines

Policies in Support of Agricultural Incentive Programs

1. Within State-designated Agricultural Enterprise Areas (AEAs), which by definition are located within the Farmland Preservation Area, implement the following additional policies:
 - a. Limit County use of eminent domain for County road expansion purposes, in order to maximize lands in agricultural production.
 - b. Strongly discourage the provision of urban services, like sewer and water, and any assessments for urban services issued by local governments.
 - c. Prioritize such areas as locations for more intensive agricultural-related uses and prototype agricultural projects (e.g., community manure digesters) that support area farmers.
 - d. Consider requiring a deed notice over all new rural residential lots allowed in such areas indicating the particular priority attached to the development of agricultural enterprises in such areas, and the negative impacts such priority may have on rural residential living, and educate the real estate industry of the particular priority placed on agricultural enterprises in these areas.
 - e. Encourage the County’s Land and Water Conservation Committee to include “location in an Agricultural Enterprise Area” as a key criterion in the evaluation of farms from which to acquire voluntary conservation easements.
 - f. Support other County, local, and state efforts to reinforce the agricultural and rural character of these areas, such through the State “Rustic Roads” program.
2. Support landowner/town applications to DATCP to establish new Agricultural Enterprise Areas that meet the following criteria:
 - a. The AEA is located within portions of the Farmland Preservation Area particularly suited for long-term agricultural enterprise development.
 - b. The AEA is consistent with DATCP criteria for such designation.
 - c. The AEA is clearly consistent with this Plan.
 - d. There is sufficient interest among area farmers and town governments.
3. Continue to support the County’s Purchase of Agricultural Conservation Easements (PACE) Program administered by the Land and Water Conservation Committee as a way to permanently and strategically preserve agricultural land, based on acquisition of conservation easements from willing sellers. Conservation easements should be prioritized within Agricultural Enterprise Areas, and within other portions of the mapped Farmland Preservation Area that are outside of any Urban Service Area, Limited Service Area, or Rural Hamlet. Also, continue to accept the voluntary private donation of conservation easements through the Land and Water Conservation Committee.

Natural Resource Related Policies

1. Continue to utilize the Natural Resources zoning district over lands with both (a) particularly high natural resource value (e.g., Environmental Corridor) and (b) local support for permanent preservation without intensive agricultural and agricultural-related business operations.
2. Follow the additional policies applicable to Environmental Corridor category, presented later in this Chapter, where lands within the Farmland Preservation Area are also within the Environmental Corridor overlay category.

Other Potentially Applicable Policies

For Farmland Preservation Area lands also within an overlay Urban Service Area, Limited Service Area, or Rural Hamlet area also follow the policies applicable to the appropriate overlay category provided later in this Chapter, with the stricter policies applying in the event of any conflict. Such overlay categories have been mapped in certain areas that may be appropriate for future development that is denser and includes a wider range of uses than allowed in a Farmland Preservation Area, but not within 15 years following adoption of this Plan. Within that 15-year period at least, agricultural preservation will be promoted in these areas. These areas will be revisited during future Plan update processes to determine if the Farmland Preservation Area land use category is still appropriate.

15-Year Growth Areas

1. Strongly discourage the “pre-zoning” of lands for development within the 15 Year Growth Area in advance of development proposals, except where development-based zoning had already been provided. Instead require the submittal and detailed understanding of specific development proposals before supporting the rezoning of 15 Year Growth Area lands to the appropriate development-based zoning district.
2. Avoid development within each 15 Year Growth Area until the infrastructure, including the roadway network and planning public services, are mapped or available for each area. Encourage the interim use of undeveloped portions of the 15 Year Growth Area for farming, until the land is master planned and zone for development.
3. Within individual 15 Year Growth Areas that are also within an Urban Service Area or Limited Service Area, do not allow rural development beyond the quantities and types of rural development allowed in the Farmland Preservation Area. Require all development beyond these limits to occur only with public sanitary sewer and other urban services planned for the area. Require all permitted rural development to be designed in a manner to not impede the orderly future development overall 15 Year Growth Area with more intensive development with public sanitary sewer services.
4. For 15 Year Growth Area lands also within an overlay Urban Service Area, Limited Service Area, or Rural Hamlet area, also follow the policies applicable to the appropriate overlay category provided later in this chapter, with the stricter policies applying in the event of any overlap. Such overlay categories result in the application of additional policies for those 15 Year Growth Areas that are dually designated, including additional policies related to land use, development timing, development design, utility service, and adherence to a detailed area-wide plan. Additionally, rely on city, village, and town comprehensive plans to provide more detailed guidance on the types of future development (e.g., residential, commercial, industrial, mixed use), associated zoning, and design standards within each mapped 15 Year Growth Area.
5. Adhere to additional policies applicable to the Environmental Corridor category, presented later in this Chapter, where lands mapped within both the 15 Year Growth Area and Environment Corridor overlay adhere to the stricter policies applying in the event of any overlap (In general, individual 15 Year Growth Areas and lands designated as Environmental Corridor do not overlap). In general, the Environment Corridor policies are intended to protect wetlands, areas susceptible to the 1 percent annual chance flood (i.e. 100 year floodplain), public parks, upland woods, and steep slopes; specifically, development in these areas is limited to a development density of not greater than one dwelling unit per 10 acres.

6. **A-T Agricultural Transition Zoning District Policies:** Utilize the A-T Agriculture Transition district for properties within the 15-Year Growth Areas that are in an area that may be transitioned from an agricultural use but do not have a defined development plan in place to necessitate zoning to another district.
 - a. Agricultural uses are supported within the A-T district, however considerations for future urbanization of such parcels should be considered.

City or Village Area

Policies for County Implementation:

1. Work with local communities, real estate interests, the Jefferson County Economic Development Consortium, and others to advance a land use pattern that directs more intensive development—including larger subdivisions, commercial/retail districts, and industrial/business parks—into cities and villages, where a full range of urban services can be provided and conflicts between urban and rural/agricultural land uses can be minimized.
2. Encourage cities and villages to grow compactly and support redevelopment and infill within their current corporate boundaries before expanding outward, as a means to minimize conversion of farmland elsewhere to accommodate development. As just one example, 40 acres within a city or village Area developed at 4 housing units per acre as opposed to 2 housing units per acre means that 80 additional homes can be accommodated there, rather than elsewhere in the countryside. In general, requiring all new development in cities and villages to connect to public sanitary sewer and water systems is an effective tool to facilitate compact, sequential urban development. Tools to accomplish redevelopment and infill include tax incremental financing and other incentive programs.
3. Encourage cities and villages to carefully consider the location of agricultural producing lands and the policies within this Agricultural Preservation and Land Use Plan during processes to update and refine their individual comprehensive plans and before making decisions on the expansion of sewer, water, and other urban services to longer-term growth areas.
4. Communicate with cities and villages regarding their opportunities to be a partner in farmland preservation in Jefferson County while at the same time advancing local economic development.

Policies for City or Village Consideration:

1. Rely on city and village comprehensive plans and ordinances to guide the types of future development (e.g., residential, commercial, industrial, mixed use), associated zoning, and design standards within each city or village area.
2. Strive towards community characteristics that instinctively draw people to city and villages, including quality jobs, safety, strong local character, community identity, community gathering places where social life comes together, authenticity, and a special sense of place.
3. Promote vibrant downtowns with a mixture of uses and activities clustered together to comprise the heart and soul of the community and contribute to its economic health.
4. Integrate housing, employment centers, and shopping areas so that communities contain places to live, work, shop and contain a full range of facilities.
5. Facilitate development within different sections of each city or village area only after the intended range of roads, other infrastructure, and any planned public services are available to that section. Encourage the interim use of undeveloped portions of the city or village area for farming, until the land is ripe for planned development.
6. Facilitate agricultural-related industry, such as food and other bio-based product manufacturing, as a component of city and village industrial parks to support both the economic health of these communities and nearby agricultural areas.

7. Support farming-related retail development and direct marketing opportunities, such as farmers markets, that enhance local markets for farm products grown in the area and to enhance community sustainability.
8. Promote vital, distinctive, and varied neighborhoods and a diverse range of housing choices at different densities and for different life stages and income levels.
9. Interconnect the various components of each city or village area with a transportation network for pedestrians, bicycles, and motor vehicles and with a system of open spaces and recreational facilities.

Environmental Corridor

1. Encourage the preservation of environmental corridors in A-3 zoned areas by encouraging context sensitive or conservation design or by allowing the development of a larger lot size.
2. Prohibit buildings, road construction, or land disturbance associated with nonagricultural development on slopes in excess of 20 percent as determined by the USDA Soil Survey GIS map when area is grassed or wooded. Buildings, road construction, or land disturbance is allowed on slopes in excess of 20 percent when land has been previously cultivated.
3. Subject all proposed nonagricultural development within the Environmental Corridor to site plan review to evaluate the development's potential impact on the environment.
4. Continue to update the County's shoreland zoning ordinance to comply with the requirements of NR 115, Wisconsin Administrative Code and implement shoreland protection and mitigation efforts in accordance with that updated ordinance. The County will consider the adoption of stricter standards for shoreland zoning if the state law changes to allow it.
5. Where both development and farmland are close to or within the Environmental Corridor, support streambank management, natural shoreline restoration, erosion control, proper agricultural practices, stormwater management, and vegetative buffer areas as appropriate practices to protect the County's water quality.
6. Continue to allow existing agricultural uses—such as cropping and grazing—on lands within the Environmental Corridor, but at the same time encourage:
 - a. Nutrient management plan implementation to properly manage nutrients applied to the farmland.
 - b. Conservation practices such as reduced tillage, particularly in areas of steep slopes.
 - c. Vegetative buffers between cropped land and surface waters and wetlands.
 - d. Conservation practices that will protect the quality of water resources.
7. Work with partner organizations and entities to explore regional level strategies to protect and enhance the County's significant and sensitive watersheds, modify certain agricultural business practices, identify new and emerging crops and business models, and diversify land use to reduce the impact of future flood events. Jefferson County flooding in the past has had a major impact on the area's environmental health, economy, and farmland.

Urban Service Area

Policies for County Implementation

1. Direct more intensive development—including larger subdivisions, commercial/retail districts, and industrial/business parks—into cities and villages and into those portions of Urban Service Areas that are:
 - a. Proximate to the city or village providing services, and
 - b. Categorized as a 15 Year Growth Area in this Plan.
2. Allow rural (unsewered) development only of the type and density allowed under the Farmland Preservation Area designation, except as may be otherwise allowed by all communities that control sanitary sewer service within that particular Urban Service Area.
3. Require all permitted rural development to be designed in a manner to not impede the orderly future development of the surrounding area with more intensive development with municipal sanitary sewer and water services in the future.

4. Encourage cities/villages and towns to enter into intergovernmental boundary and land use agreements on a voluntary basis to address annexation and development issues within delineated Urban Service Areas.

Policies for City and Village Consideration

1. Adopt staging or phasing plans for the expansion of public facilities and development within Urban Service Areas.
2. Phase development of land within each Urban Service Area in a manner that focuses growth in areas and types that relate to reasonable land use demand projections; advances the vision of this Plan; and can be most efficiently served by urban utilities, roads, community facilities, and other urban public services.
3. Through the plan horizon, allow urban development (i.e., connected to public sanitary sewer and water services) only in those portions of Urban Service Areas that are also designated as a 15 Year Growth Area, and also utilize policies applicable to the 15 Year Growth Area in such cases.

Limited Service Area

1. Direct moderate density development desiring a more rural location—including smaller subdivisions and limited commercial and industrial uses—into Limited Service Areas.
2. Require that all future development within each Limited Service Area be connected to the sanitary sewer system unless the affected sanitary district approves individual exceptions after communicating with the County. Require any permitted rural (unsewered) development in such cases to be designed in a manner to not impede the orderly future development of the surrounding area with development with sanitary sewer service in the future.
3. Through 2026, allow urban (sewered) development only to those portions of Limited Service Areas that are also designated as a 15 Year Growth Area, and utilize policies applicable to the 15 Year Growth Area in such cases.
4. Strongly discourage “pre-zoning” lands for development within Limited Service Areas in advance of development proposals, except where development-based zoning had already been provided. Instead, require the submittal and detailed understanding of specific development proposals and its designation within a 15 Year Growth Area before supporting the rezoning of land within a Limited Service Area to the appropriate development-based zoning district.
5. Encourage the best use of land within Limited Service Areas, recognizing the limits to services available in such areas and developable area. Consider the allowed lot sizes and uses and required services or utilities.
6. Maintain the quality and efficiency of wastewater treatment plants and consider the capacity of treatment plants and conveyance systems before approving new development.
7. Consider town comprehensive plans for guidance on the types of future development (e.g., residential, commercial), associated zoning, and design standards to support within each mapped Limited Service Area.

Rural Hamlet

1. Through the plan horizon, consider development beyond levels applicable within the Farmland Preservation Area only in those portions of each Rural Hamlet that are also designated as a 15 Year Growth Area, and utilize policies applicable to the 15 Year Growth Area in such cases.
2. Within those portions of a Rural Hamlet that are not also within a 15 Year Growth Area, allow development only of the type and density allowed under the Farmland Preservation Area future land use category, until such time as the affected land is redesignated to be within the 15 Year Growth Area.
3. Before amending this Plan to designate additional lands within a Rural Hamlet as a 15 Year Growth Area, require the associated town to prepare and have approved by the town and county a detailed plan for the hamlet and expansion area, including the following components:
 - a. Desired scale and character of hamlet and its building and uses, including efforts to promote sustainable development.

- b. Detailed mix of existing and desired future land uses.
 - c. Proposed housing density and intensity (e.g., building sizes) of non-residential uses.
 - d. Proposed roads and other transportation facilities (e.g., walkways) to reach any new development areas.
 - e. Current and proposed environmental corridors, parks, and other recreational facilities.
 - f. Proposed stormwater management areas, including major conveyance routes and basins.
 - g. Approaches to address any environmental limitations within the hamlet (e.g., flooding, poor soils).
 - h. For larger hamlets, proposed phasing plan.
 - i. Consideration of the impacts of planned development on possible future public sewer, road, and other public infrastructure and service needs.
4. Allow development-based rezoning (e.g., to the C, B, or R-2 districts) only for Rural Hamlet lands also designed as 15 Year Growth Areas. If eligible, use the following criteria in evaluating requests to rezone from A-1 District into one of these development-based zoning districts:
 - a. The land is better suited for a use not allowed in the farmland preservation zoning district.
 - b. The rezoning is consistent with the applicable approved detailed plan, town comprehensive plan, and County comprehensive plan.
 - c. The rezoning is substantially consistent with this County certified farmland preservation plan.
 - d. 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.
 5. Consider town comprehensive plans for guidance on the types of future development (e.g., residential, commercial), associated zoning, and design standards to support within each mapped Rural Hamlet.

Implementation Actions

Throughout the planning process, the county – guided by the steering committee - defined a vision for the planning horizon, and explored tools and resources to achieve this vision. Goals are defined for each of the plan elements to aid decision making across the county’s various systems. To assist the county in achieving these goals, implementation measures have been identified to put the plan into action. These measures define specific actions, policy changes, or activities that the county can act upon to achieve its long-range vision.

Implementation measures have been identified for each of the plan’s elements to help achieve the long-range vision and goals established within the plan. The following pages include the implementation measures for the county to act upon. This list should be considered a living document that should be changed and modified to support the county’s continued implementation efforts. These actions should be referenced on a regular basis as county departments plan annual activities and opportunities to collaborate with other departments and jurisdictions are identified.

Each implementation measure has been included in an individual matrix of actions, timeline, partners, and plan tools. These elements have been identified to assist the county with implementation efforts. The matrix format is used to identify each measure, and a definition of each component is provided.

Under Ch. 91, Wis. Stats., the County is required to amend its zoning ordinance to implement the recommendations in this Farmland Preservation Plan. Such ordinance amendments must be certified by DATCP and must under Section 59.69, Wis. Stats., also not be disapproved by a majority of towns in Jefferson County. As a result, close coordination with both DATCP and the towns is essential.

Implementation Matrix Example

Measure:		Direction for the county to move toward to meet the vision and goals for the future of the county.		
Action/Program	Timeline	Lead Agency	Supporting Agency	Plan Tool
Activities that the county can act upon to complete work towards the measure. These may include specific actions to be complete or can include a general direction to be considered during the decision-making process	<p>Understanding the priority or timeliness of when an action should occur:</p> <ul style="list-style-type: none"> On-Going: existing efforts that should continue to be completed Short-Term: Actions to be completed in the next 5 years Mid-Term: Actions to be completed in the next 5-10 years Long-Term: Actions to be completed in the next 10-15 years 	Jefferson County governmental entity (department, commission, etc.) that will be responsible for leading the action	Local, county, regional, or state agencies groups, and resources that can support the completion of the action	Reference to existing documents, policies, regulations, or agencies that can assist the county in implementation

Measure:	Maintain policies and regulations and utilize planning practices that promote development to preserve the sense of place, agricultural foundation, and development desires, while limiting impacts to agricultural, natural, and cultural resources.			
Action/Program	Timeline	Lead Agency	Supporting Agency	Plan Tool
Update the zoning ordinance and other regulatory documents to align with the Comprehensive Plan and Agricultural Preservation and Land Use Plan.	Short-Term	Planning & Zoning Department	County Board, Planning and Zoning Committee, Local Jurisdictions	Agricultural Preservation and Land Use Plan, Zoning Ordinance
Utilize the defined environmental corridors as a planning tool to guide preservation efforts.	On-Going	Planning & Zoning Department	Land and Water Conservation Dept., Land Information Dept, State Agencies (WDNR, NRCS), Parks	Glacial Heritage Area Plan, Parks, Recreation, and Open Space Plan
Work with jurisdictions to encourage infill, redevelopment or reuse of properties.	On-Going	Planning & Zoning Department, County Administration	Cities and villages, Major Users (major developers, corporations, larger farms), Economic Development	
Collaborate with jurisdictions with high development pressure to guide development in an orderly fashion.	On-Going	Planning & Zoning Department, Planning and Zoning Committee	Local Jurisdictions, County Administration, Economic Development	

Measure:	Consider the infrastructure and service needs of development while siting new growth, ensuring the best use of existing transportation and utility infrastructure.			
Action/Program	Timeline	Lead Agency	Supporting Agency	Plan Tool
Direct new development toward areas already supported with improved infrastructure, public facilities, and areas in reasonable proximity to basic services.	On-Going	Planning & Zoning Department, Planning & Zoning Committee, Economic Development	County Board, Local Jurisdictions, County Administration	Zoning Ordinance, Subdivision Ordinance
When development opportunities arise in isolated areas, ensure such development is self-supporting and is otherwise consistent with the Comprehensive Plan.	On-Going	Planning and Zoning Committee, Planning & Zoning Department	County Board, Local Jurisdictions	County Ordinances
Utilize the Long-Range Urban Service Area and Limited Service Area when siting new development within the county.	On-Going	Planning & Zoning Department, Planning & Zoning Committee, Economic Development	County Board, Local Jurisdictions	Zoning Ordinances, Agricultural Preservation & Land Use Plan

Measure:	Ensure that county policies and regulations consider impacts and benefits to agricultural, natural, and cultural resources.			
Action/Program	Timeline	Lead Agency	Supporting Agency	Plan Tool
Preserve environmentally sensitive areas (e.g., 100-year floodplain, wetlands, bluffs) and other important natural features (e.g., high quality native plant communities, rare species habitat) and protect these areas as open space.	On-Going	Planning & Zoning Department	Planning & Zoning Committee, Land Information, Parks Department, Local Jurisdictions, Local Water Resource Groups, Land and Water Conservation Department, Wisconsin Department of Natural Resources (WDNR)	GHA Plan, Parks, Recreation, and Open Space Plan, Jefferson County Bike and Pedestrian Plan, Land and Water Resources Management Plan, Zoning Ordinance, Farmland Conservation Easement Planning
Encourage historical preservation and outreach efforts in the county.	On-Going	Planning & Zoning Department, Parks Department	Local Historical Societies, Local Jurisdictions, Land and Water Conservation Department Wisconsin Historical Society, Agricultural groups	Parks, Recreation, & Open Space Plan, Land & Water Resources Management Plan, National Register of Historic Places
Continue to update and expand environmental resource data into the County's GIS database. Use County GIS to evaluate impacts to the natural environment.	On-Going	Land and Water Conservation Department, Land Information	Planning & Zoning Department, Environmental Resource Agencies, WDNR	GHA Plan, Parks, Recreation, and Open Space Plan, Land and Water Resources Management Plan
Review county wetland, stream, and lakeshore ordinances to help define and strengthen buffering and protection of natural resources.	Short-Term	Planning & Zoning Department, Land and Water Conservation Department	Local Jurisdictions, Local Water Resource Groups	County Ordinances

Measure:		Promote a diverse agricultural presence, supporting local food growth, entrepreneurial opportunities, processing of local goods, and emerging agricultural practices.		
Action/Program	Timeline	Lead Agency	Supporting Agency	Plan Tool
Support local restaurants, food production, or other manufacturing and the incorporation of Jefferson County grown products in the supply chain.	Short-Term	County Administration	University of Wisconsin Extension Service, Land and Water Conservation Department, Local Businesses, Agricultural Community	
Collaborate with the county's economic development strategy to support agricultural industry growth within the county.	Short-Term	Economic Development	University of Wisconsin Extension Service, County Administration, Local Businesses, Ag Co-Ops	
Provide educational opportunities to connect the public with the agricultural industry, including the awareness of practices, emerging technologies, and employment opportunities.	Short-Term	Land and Water Conservation Department	University of Wisconsin Extension Service, Ag Co-Ops, Local Jurisdictions	

Measure:		Develop educational materials and opportunities for residents to learn about agricultural, natural, and cultural resources, including land management techniques, agricultural conservation practices, and natural resource preservation.		
Action/Program	Timeline	Lead Agency	Supporting Agency	Plan Tool
Increase public and stakeholder engagement, with the support of partners, regarding the stewardship, conservation, and efficient use of natural resources.	Short-Term	Land and Water Conservation Department, Planning & Zoning Department	WDNR, Parks, Department, Local Jurisdictions, Local Natural Resources Groups	
Provide a list of development standards and best practices for conservation design, low impact development, and environmental management as a resource for landowners, developers, and contractors.	Short-Term	Planning & Zoning Department	Land and Water Conservation Department	

Measure: Monitor and protect water quality and quantity throughout the county.				
Action/Program	Timeline	Lead Agency	Supporting Agency	Plan Tool
Utilize the Jefferson County Land and Water Resources Management Plan to guide water resource decision making and preservation efforts.	On-Going	Land and Water Conservation Department	WDNR, Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP), National Resource Conservation Service (NRCS), Local Jurisdictions, Local Water Resource Groups	Land and Water Resources Management Plan
Collaborate with local jurisdictions and the Wisconsin Department of Natural Resources to monitor water quality concerns and changes.	On-Going	Land and Water Conservation Department	WDNR, Local Jurisdictions, Local Water Resources groups	Land and Water Resources Management Plan, WDNR Water Quality Standards
Work with local organizations to pursue investments and enhancement to the water network for quality and engagement with the natural resource.	Short-Term	Land and Water Conservation Department	Parks Department, Local Water Resources Groups	Local lake management plans

Measure: Collaborate with local, regional, State, and Federal agencies for funding and program support to pursue preservation and enhancement efforts.				
Action/Program	Timeline	Lead Agency	Supporting Agency	Plan Tool
Expand targeted partnerships to effectively advance county natural resources goals and to better manage sensitive natural areas.	Short-Term	Land and Water Conservation Department	WDNR, NRCS, Natural Resource Groups, Parks Department, Planning and Zoning	
Continue to explore and expand partnerships with environmental advocacy groups (local, regional, state) to protect, enhance, expand, and connect natural areas.	On-Going	Parks	WDNR, NRCS, Natural Resource Groups, Land and Water Conservation	
Pursue grant opportunities to fund planning and implementation for resource conservation and restoration.	Short-Term	Land and Water Conservation Department	WDNR, NRCS, DATCP, PACE Program, Local Jurisdictions, Natural Resource Groups, Parks Department	Various Grant Programs

APPENDIX A: PUBLIC ENGAGEMENT FEEDBACK

The Agricultural Focus Group was held on February 10th, 2020, and included the following 33 attendees:

NAME	REPRESENTING
Adam Lindl	Local farmer
Anita Martin	--
Cyndi Pitzner	Farmer/Farm Technology Days
Corey Kincaid	Dean Kincaid Inc.
Cynthia Holt	DATCP - Farm 2 School
James McManama	Local Farmer
John Kutz	Kutz Farms
Jordan Matthews	Rosy-Lane Holsteins LLC
Kim Naber	Back Road Beef
Lavern Georgson	UWEX
Lindsay Knoebel	Jelli's Market
Melissa Gerner	Gerner Grain Farms
Micheala Slind	Jefferson County Fair Park
Michelle Scarpace	UWEX
Mike Dettman	Dettman Dairy Farms
Mike Harms	Insight FS
Patricia Cicero	LWCD
Peter Gross	Real Estate FW Inc.
Roger Wiedenfeld	local farmer
Steve Duwe	Duwe Farms
Steven Knoebel	Jelli's Market
Sue Marx	Local Farmer
Tracey Brandel	DATCP - Wisconsin Farm Center

Tyler Troiola	Farmer and Fertilizer Business
Tom Katzman	Katzman
Harman Bos	Public
Seeger Bos	Public
Ben Wehmeier	Jefferson County
Matt Zangl	Jefferson County
Sarah Higgins	Jefferson County
Lindsey Schreiner	Jefferson County
Stephanie Falkers	SRF
Paul Chellevold	SRF

A worksheet with questions was provided to attendees in advance of the meeting, and these questions were used to guide the discussion. The following provides a summary of the topics discussed throughout the meeting.

Q1: What role can/should the County serve to promote and preserve agriculture?

RESPONSES

- County departments can help to educate and share information with municipal and business leaders, (i.e. Chambers Board, Non-profits, small business owners) in areas such as agricultural enterprise areas, conservation areas, county zoning, enforcement
- Take advantage of agency literature (i.e. NRCS, FSA, PACE programs), hear how it works, education on what is available, how it works, and how it may benefit communities and individuals
- Better roadway designation, signage and investment (i.e. too many roads with no ditches, dangerous situations between travelling public and agriculture machinery, inattentive drivers) that impacts agricultural implements
- Can there be a better County system for a general contact numbers for people to call in and ask questions?
- Invest in full County staffing levels at Land and Water Department
- Look for opportunities to partner and cost share with UW-Extension to pursue various efforts
- Continue to strengthen conservation easements
- Support agricultural infrastructure and updates
- Work with agriculture enterprise zones
- Support town agents and spend more money in this area, take on cost share that is required

- Incentivize processors to get food to schools and promotion to keep foods local
- Support of agricultural infrastructure in the farmland areas
- Conversion fees in A1 zoned (state) based on land values
- Collect data and map agricultural land that is most at risk due to changing climate
- Strive to become statewide leader in water quality and water shed programs
- Promote agricultural events and programs (i.e. Farm Technology Days)
- Encourage locally grown items, farm to table
- Continue to support farming related activities at County Fair
- Promote and support young farmer program
- Preserve present zoning and even consider tightening in some respects
- Help to form agricultural enterprise zones
- Restrict commercial property to industrial parks
- Limit/restrict residential building sites for the next ten years
- Purchase development rights
- Allow reasonable annexations, not land grab by cities
- Discourage single family residential land splits
- Provide better definition of the word “cluster”

Q2: How do you see farming and agriculture today?

RESPONSES

- Everything leaves the county for processing. There is a need for more direct farming
- Some feel that farming is dying or doesn't have a bright future due to climate change, lower prices, and increasing expenses
- Lack of opportunities of crops other than corn and soybeans
- Difficult to find labor as many growers of vegetables using H2A
- Farms are being leveraged and there will be fewer owners
- Farm consolidations are occurring

Q2B: What changes should be made in the future?

RESPONSES

- County needs to be flexible. Allow larger farm consolidations and acreage adjustments to allow of farmettes and hobby farms. In the 1970s, county used to allow for 10-acre farmettes but there should be requirements to upkeep the land by the owners
- County needs to provide and equal playing field for all size farming operations
- Realtors should provide education to those how purchase farms/farmland
- There needs to be increased opportunities for those interested in agriculture and farm kids getting into family business through co-ops. Retiring farmers should open and provide opportunities for youth to buy into operation and get feet wet in the industry as this will be critical to long-term retention
- Need for specialized farming
- There needs to be more emphasis placed on grazing which is better for soil health and water quality.
- Increase frequency of well water testing in rural areas and invest in education and outreach
- No kill floor in Jefferson County or USDA inspectors make costs too high. The county should invest in a facility ideally in a central location.
- Agriculture plays an important role in the mitigation of climate change

Q2C: How can the County plan for and accommodate for the changes?

RESPONSES

- There is a desire to buy local or directly from farmers, however, regulations and supply chain rules make it difficult
- Farm machinery is not getting any smaller, and County must educate drivers on dangers of farm equipment on roads and difficulty with stopping distance, blind spots, wide loads, shoulder widths and machinery on roads
- Promote Future Farmers of America (FAA), 4-H programs and get agricultural providers to work and volunteer in these programs
- County needs to investigate programs to grow interest in attracting younger generations
- Invest in roads to accommodate wider agricultural equipment and heavier weights
- Evaluate lower lake levels for better drainage
- Promotion and dollars spent on conservation practices and water quality
- Is it possible to investigate onsite water testing at events like the County Fair? Manitowoc County has done this for over two decades
- Need to promote local farmers markets

Q3: What concerns do you have with manure management or other fertilization spraying?

RESPONSES

- Increased truck traffic
- Differentiate between storage, transportation and application
- There are already many regulations with spreading, additional regulations could impede practice
- Horse boarding compared to animal husbandry and manure management
- Transportation by pipe provides benefit:
 - Reduces Traffic
 - More efficient application
 - More efficient in general
- Parking along the road
- Following DATCP, DNR, and NRCS rules
- Sometimes these operations are too close to run off areas
- Odor
- Large storage areas and how manure is transported impacts air quality
- Material becoming airborne/windborne
- Weather events affects manure application
- Winter spreading issues and developing winter spreading strategy
- Investing in technologies that improve manure applications
- Better county support and enforcement of rules for industrial waste spreading
- Develop ordinances that restrict or prohibit practice of manure spraying. Look to other Wisconsin Counties who already have established language and practices
- Develop policies to restrict where manure can be spread
- Lack of communication and education from farmers to neighbors (i.e. here's why we are doing it, what short-term concerns, and how long each will last)
- Facilitating a manure sharing program
- Groundwater concerns

- Water quality from high capacity wells and wells encroachment
- Concern for waterways and watersheds contamination
- No concerns. Spraying/pumping is regulated heavily. Pressure gauges on pumps that control the flow and indicate immediately if there is a problem that can be fixed quickly. The pumps are evaluated multiple times per hour These practices also reduce traffic on the roads
- There is a lack of public understanding on manure spreading, pumping and the reason for it.
- Hours of operation
- Cost of manure digesters are high and need to be cost shared
- There needs to be more water/well testing on fields
- More focus on nutrient management plans
- Other concerns that there are no rules and regulations for people who fertilize lawns and landscape, but a lot of regulations (state and federal) on spraying for farmers

Q4: How should agriculture areas be prioritized and protected from encroaching development?

RESPONSES

- More citizen and civic leader education so that residents can understand utility, waterway and roadway impacts
- Develop tighter driveway and frontage road restrictions
- Locate development in areas that do not have agriculturally productive soils
- Protect land with prime agricultural soil
- Need to accurately map and track agricultural land and log changes to help understand impact of conversion
- Focus housing development within cities and villages
- Create stiffer restrictions for land to be removed from preservation
- Temporary moratorium of land splits; at a minimum, development should not be allowed to sprawl
- Need to establish better management for housing development areas and prevent run-off and drainage issues
- Focus on protecting grasslands, woodlands, water, and prime soil areas
- Do not allow any leapfrog development (jumping over highways) and consider downstream impacts
- Development outside of cities and village needs to consider emergency services

Q5: Solar Farms Discussion:

RESPONSES

- Solar farms are bringing power into the area, but we need to be mindful of placing these developments in pasture areas and non-productive farmland. (In Montfort, they are putting these solar farms in productive land)
- There are issues with drainage in solar farms as water can't get away because ditching isn't maintained
- From a County standpoint, we need to be thinking about what happens to solar panels after the contract expiration date. The County needs to be involved and set guidelines and assure they are followed.
- Maintain relationship with solar companies and plan that together, we will work through issues
- Look into maintain native species and pollinator habitats. Solar farms need to consider prairie grass, noxious weeds control, types of flowers etc.
- Do not get in a mindset over telling farmers what they can and can't do
- Solar farms should consider proximity to substations

Q6: Open discussion, other thoughts:

RESPONSES

- We need more connection and communication to promote agricultural activities (i.d. U-pick strawberry farms, corn mazes, pumpkin patches)
- Promote and capitalize on community water programs
- More promotion of County Fair Park as it may be underutilized. Look for opportunities for concerts, educational classes/clinics, farm safety days for kids and the public, drivers' educations. Concern that facility costs currently are too high to rent
- Well & Tel program – drawing down water usage
- County could offer healthy lakes program and use County Extension, FSA, NRCS etc.
- Need to have fully staffed departments including a full-time grant writer to focus on conservation, water quality, shoreline restoration and water runoff grants
- We need data to better understand crop trends, what is being grown now, how that will change in the future. Look at economic propositions and market forecasts
- Update drainage districts in the county
- Look into Rock River Corridor Management as a better way to control runoff and minimize water level fluctuation.
- Consider changing zoning in certain areas to allow for Agri hoods
- It is crucial that when farmers host farm tours that elected officials participate so that they understand how farms function and understand challenges and ways they operate
- Disconnect between marketing food sheds in Jefferson County and outside regional markets (i.e. Chicago) and look for

opportunities to leverage itself to larger markets

- Important to understand that “Ag land” includes cropland, pastureland, range land, and woodland.
- Use programs such as conservation easements
- Consider getting rid of cluster rural lots and 66’ minimum frontage. No length restrictions from a road would be helpful in some locations.
- There needs to be more support to save agricultural land

Agricultural Preservation and Land Use Plan Public Comment Tracker

Comment	Updated?	Notes
Pg. 5, 1st paragraph at top of page, last sentence: the program should be called “Purchase of Agricultural Conservation Easement” program (add “agricultural” and “easement” is not plural	Yes	
Executive Summary, Planning Under Working Lands Law, pg 5 When you look up Ch. 91, the title is actually Farmland Preservation. So, I would replace “Work Lands Law” with “Farmland Preservation Law” where ever it is used in the document.	No	Reference is to the Working Lands Initiative, within within the Working Lands Law is enacted
Definition of Planning Horizon, pg 5 “for the next 15-years” – should be “for the next 15 years”	Yes	
Definition of Long Range Urban Service Area, pg 6 I would put the following in parentheses: “including sanitary sewer, water, and emergency service” because I think it will make it easier to read	Yes	
Definition of Rural Development Area, pg 6 You should decide if you will capitalize city, village, and rural hamlet or not – and make it consistent throughout the document	Yes	
Definition of Agricultural Accessory Structure, pg 7 Our ordinance is officially called: Animal Waste Storage and Nutrient Management Ordinance	Yes	
Definition of Farm Residence, pg 7 “A single-family residents” should be “A single-family residence”	Yes	
Tools & Policies, pg 11 The official name of our plan is the Land and Water Resources Management Plan.	Yes	
Key Themes, pgs 12-15 I assume the comments I made about these themes in the comp plan will also be considered in this plan also.	Yes	
Preserve Resources, pg 13 In line with my other comments, I think it should be reworded as “Preserve and Enhance Resources” (both in the key theme as well as in the considerations column. “From the natural resources of the lake, rivers, and forested areas”	Yes	
Water Quality and Quantity, pg 14 I would add rivers: “The county’s lakes, rivers, wetlands and drinking water...”	Yes	
Water Quality and Quantity, pg 14 I would add “enhance”: “particularly the desire to maintain and enhance the quality of these resources”	Yes	
Farmland Preservation Area, purpose, pg 18 “maintain farmer eligibility for farmland preservation incentive programs.” Do you mean eligibility for Farmland Preservation Program that enables landowners to get tax credits? If so, I would reword it to be more specific.	No	Purposefully left this more general so as to include any future farmland preservation incentive programs
Farmland Preservation Area, mapping criteria, pg 18 Consistency with plans, 2nd bullet “lad” should be “land”	Yes	
15 Year Growth Area Purpose, pg 19: I would replace “Working Lands las” with Farmland Preservation law	No	See comment above regarding Working Lands law
15 Year Growth Area Figure 2 – It would be better if the words “City of Lake Mills” didn’t cover the rural hamlet of Aztalan	Yes	
Agricultural Enterprise Areas, pg 30 When noting the \$10/acre, I would insert the word “currently” between “AEA” and “qualify” because those amounts could change.	Yes	
Agricultural Enterprise Areas, pg 30 Instead of “through the Wisconsin Working Lands Initiative”, I would reword it to be “through the Wisconsin Farmland Preservation Program”	No	See comment above regarding Working Lands law
Agricultural Enterprise Areas, pg 30 You might want to include a bullet in this section: “educate landowners about AEAs and the process to join or start one”	Yes	Edited slightly by county, included on page 29
Climate Change and Resiliency, pg 31 “Examples include increased rain....”	Yes	
Collaboration and Education, pg 31 “various stakeholder groups” – make group plural instead of stakeholder	Yes	
Land and Water Resources Management Plan, pg 32 Reword the 2nd to last bullet as “Monitor and assess the state of soil, water, and natural resources.”	Yes	
Land and Water Resources Management Plan, pg 32 Last bullet “services” should be lower case S	Yes	
American Farmland Trust, pg 32 Is the initials for highly developed – UHD – correct? Or should it be UH?	No	UHD is correct, which stands for Urban Highly Developed
Farmland Preservation Areas, pg 33 A-1 zoning districts: 2. Change “Working lands law” to Farmland Preservation law	No	See comment above regarding Working Lands law
Agricultural/rural Residential Zoning District Policies Title has numbers that should be deleted	No	Do not see any numbers in this title
Agricultural/rural Residential Zoning District Policies 2.3. “sitting” should be “siting”	No	This bullet should have been removed, as it referenced an old design appendix
Policies in Support of Ag Incentive Programs, pg 35 1.e. The Farmland Conservation Easement Commission was combined with the Land and Water Conservation Committee a number of years ago. So, it should be replaced by Land and Water Conservation Committee	Yes	
Policies in Support of Ag Incentive Programs, pg 35 3. Same comment as above	Yes	

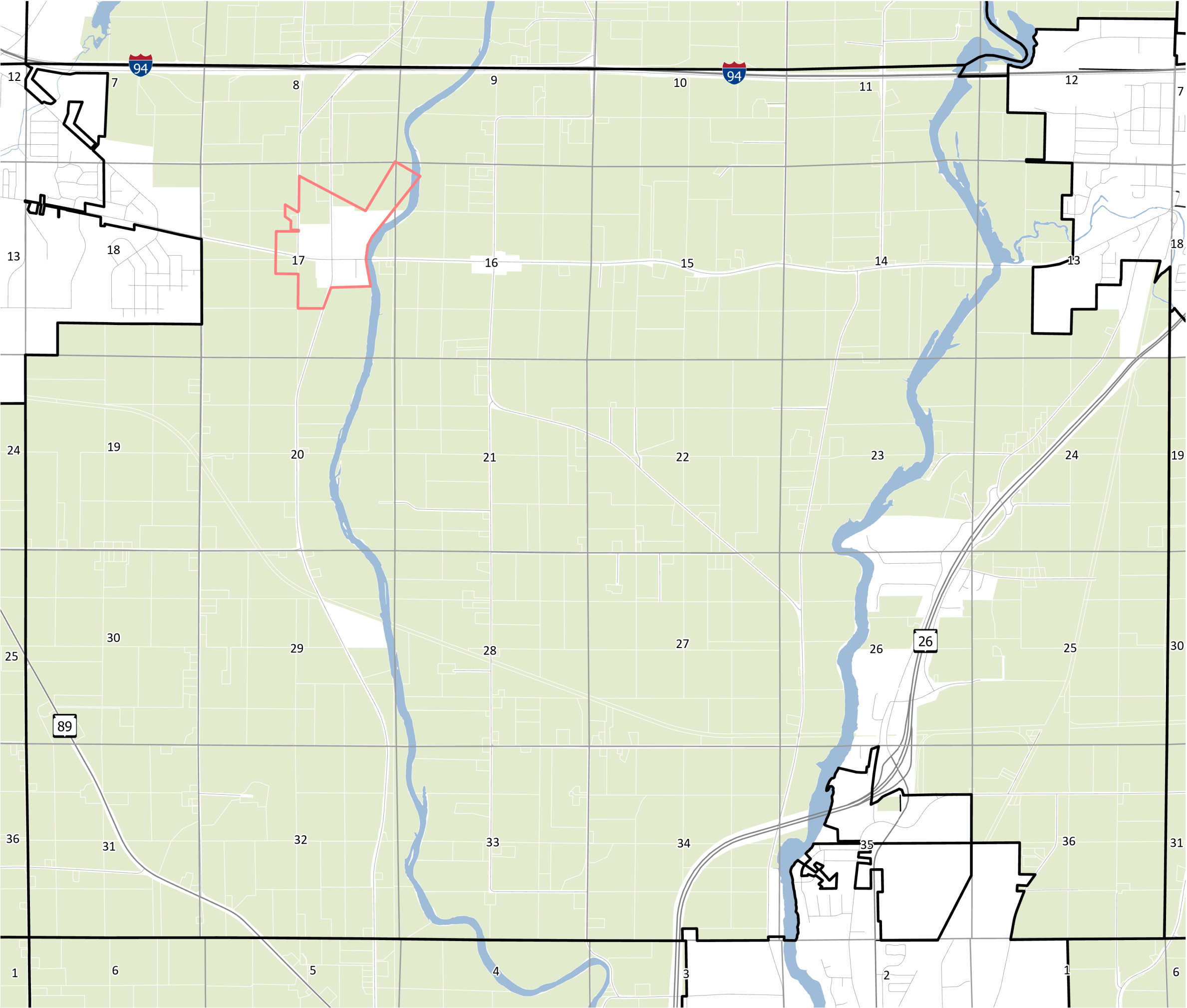
15 Year Growth Areas, pg 37 5. need to rewrite this: “where lands within the 15 year growth area are also within mapped within the Environmental Corridor overlay category”	Yes	
15 Year Growth Areas, pg 37 - there is a numbering issue after 5. Is the A-T section supposed to be separated?	Yes	
City or Village Area, Policies for County Implementation 1. Is “Jefferson County Economic Development Consortium” still called that?	Yes	It is still called JCEDC
Environmental Corridors 4. We talked about how currently NR 115 are the maximum standards. But that wasn’t always the case, and it is possible it could change to once again be the minimum standards for shoreland zoning. When NR 115 were the minimum standards, the County chose to adopt stricter standards. I want to make sure that the language in the Plan gives us the option to adopt stricter standards if allowed in the future. So, can we add something like: “The County will consider the adoption of stricter standards for shoreland zoning if the state law changes to allow it.”	Yes	
Environmental Corridors 6.a. “to properly manage nutrients applied to the farmland.”	Yes	
Environmental Corridors 6.b. “Conservation practices such as reduced tillage, particularly in areas of steep slopes.”	Yes	
Environmental Corridors 6.d. not sure what you want to say about water quality here?? Maybe: “Conservation practices that will protect the quality of water resources.”	Yes	
Environmental Corridors 7. “regional level strategies to modify protect the County’s” – I think it should be “to protect and enhance”	Yes	
Environmental Corridors 7. last sentence – I think you can delete the word “decade”	Yes	
Policies for City and Village Considerations, pg 40 2. “advance the vision of this Plan” – make advance plural. Also, “can be most efficiently be served by” – can delete one “be” – I think either one would be fine.	Yes	
Implementation Matrix Example – do you want to delete “example”?	No	This table is here to outline how the matrix works
I assume any changes made to these measures/actions/programs in the Comp Plan will also be updated here.	Yes	
Beginning on page 5, “Agricultural Preservation and Land Use Definitions” lists out several land use definitions that are also included in the county’s zoning ordinance. This is more of a note to the county rather than a conflict for certification, but if you define the same term separately in your plan and ordinance, any changes in one document may result in conflicting language with the other. For example, if the county zoning ordinance were to change its definition of a “Farm Residence” and it were to mismatch the plan’s definition, it may present a minor conflict between the documents. Again, this is not a barrier for certification, just something to be aware of.	No	Passed along to County for reference
The page 5 definition for “Planning Horizon” states that the plan is intended to guide decision making for the next 15 years. This is fine, and technically in line with the planning requirements of ATPC 49. But since we can only certify plans for a maximum of 10 years, it may be worth adding a sentence either in this definition or somewhere else that states the plan is only certified for use for 10 years. This is an administrative decision for the county and not a barrier for certification.	Yes	Added sentence on page 5
On page 9 under the “Agricultural Preservation Focus Group” section, “DATCAP” is misspelled. This section also identifies “representatives of DATCAP” as participants of the focus group. We looked at the staff listed on page 50 and suggest that the plan identify the DATCP staff by their programs in the text, so that farmland preservation staff are not presumed to have been participating in the focus group. Farm Center and Farm 2 School staff may have different contributions to make than the farmland preservation program staff, so it may be best to clarify which programs contributed on page 9. This is not a barrier for certification.	Yes	Added specific programs to page 8

<p>4)On page 18/19, the purpose of the 15 Year Growth Areas includes “land intended for non-agricultural development within the planning horizon in something other than a Farmland Preservation Area”. This presents a conflict with the map on page 26, as several areas within the 15 Year Growth Areas boundaries are included in the farmland preservation area. These areas include: City of Waterloo, City of Watertown, Village of Johnson Creek, City of Jefferson, City of Fort Atkinson, and the Village of Palmyra. This conflict will need to be remedied before we can proceed with certification.</p> <p>-After our phone call, Paul, it sounds like these farmland preservation areas are new additions for the county, and the 15 Year Growth Areas are carried over from the 2012 county plan. I talked it over with Katy Smith, our section supervisor, on how the county can best incorporate these new areas without conflicting with the growth areas. The county could change the language in the ‘Purpose’ section on page 18/19 to allow for some areas of farmland preservation within its 15 Year Growth Areas (with explanation why) and add language at the end such as: “for the purpose of planning agriculture, the farmland preservation area supersedes the 15 Year Growth Area”. If you have other ideas or questions on wording this revision, let me know and we’ll help you find a solution.</p>		<p>I suggest adding the following text to the definition of “15 Year Growth Area” in Chapter 4:</p> <p>Unincorporated lands that have been identified for non-agricultural growth, such as residential subdivisions, commercial and retail centers, or industrial development, within the planning horizon of the Agricultural Preservation and Land Use Plan. These areas may include identified growth areas for municipalities and growth areas for rural development centers, rural hamlets, or small scattered rural growth areas.*</p> <p>*Note that, by definition, 15 Year Growth areas should not include Farmland Preservation Areas. In the creation of this plan, 15 Year Growth boundaries for Cities and Villages were obtained from those jurisdictions. In some instances, the boundaries planned by a City or Village contain land the County has designated as Farmland Preservation. The respective jurisdiction will need to revise their growth boundary based on the updated Farmland Preservation areas. In the event of conflict, land zoned as Farmland Preservation succeeds land designated as a 15 Year Growth Area.</p>
Page 5 - In the Agri Preservation and Land Use Plan Definitions section – add a footnote to indicate some of these definitions pulled directly from State Statutes	Yes	Added footnote at beginning of section
Page 15 - Possible Update to the Agricultural Preservation and Land Use Plan Vision Statement (Final text to come from Amy/Jim or Ben Matt)	No	Matt noted in 1/4 email that the group was happy with this vision statement. Wanted to work on Comp. plan vision statement
<p>Page 31-32: Land and Water Resources Management Plan – five goals bullet points – coordinate with Patricia and make sure these are consistently worded with her LWRMP draft language</p>	Yes	<p>Patricia sent updated text via email: The Land and Water Resources Management Plan works to restore, improve, and protect land and water resources in Jefferson County so that residents have access to productive farmland, healthy natural areas, and clean water to use and enjoy. The plan includes information on the County’s soil and water resources, implementation, applicable laws and ordinances (delete involved), and goals, objectives, and actions related to land and water management. With an extensive and detailed list of existing resources and programs, this plan is a valuable resource for any land and water activities. The plan identifies five goals that frame the objectives and activities that the county can work towards. These five goals include:</p> <ul style="list-style-type: none"> •Improve and protect agricultural land, soil resources, and surface and ground water through the implementation of agricultural programs, and state and county laws. •Protect and enhance surface water, ground water, and wetland quality, and associated habitat areas. •Preserve and protect natural areas, woodlands, open space, and farmland for the benefit of Jefferson County citizens and visitors. •Monitor and assess the state of soil, water, and natural resources. •Educate and inform the public regarding Jefferson County resources and Land and Water Conservation Department services.
Page 44 – Matt – discussion of development in isolated areas...do we need to revise in anyway based on your examples?	No	Matt will review and send update
Page 5: Planning Horizon – Agree with DATCP. Could add clarification that the plan is certified for 10 years but plans for 15 years.	Yes	
I think I made a comment in the meeting last week, but would it make sense to acknowledge which definitions have a tie to State Statute either by mentioning it in the definition or adding * next to each definition?	Yes	
Page 34: #3 – The county may require a recorded affidavit. Change may to shall	Yes	

Page 34: #4 – Can you reword the second part of that sentence to allow flexibility for the County to not follow the Town? This will be tricky and may not be possible. Back story: We have had a few instances where the Town’s make poor decisions or do not follow their comp plan and then want the County to take the hit for them	Yes	Added text to say the county will review the rezoning request, and if appropriate will support the town's decision
Page 50: Adam Lindl is a local farmer. Sue Marx – local farmer	Yes	

APPENDIX B: FARMLAND PRESERVATION DETAIL MAPS

Figure 5: Farmland Preservation Plan Map for Town of Aztalan in Jefferson County



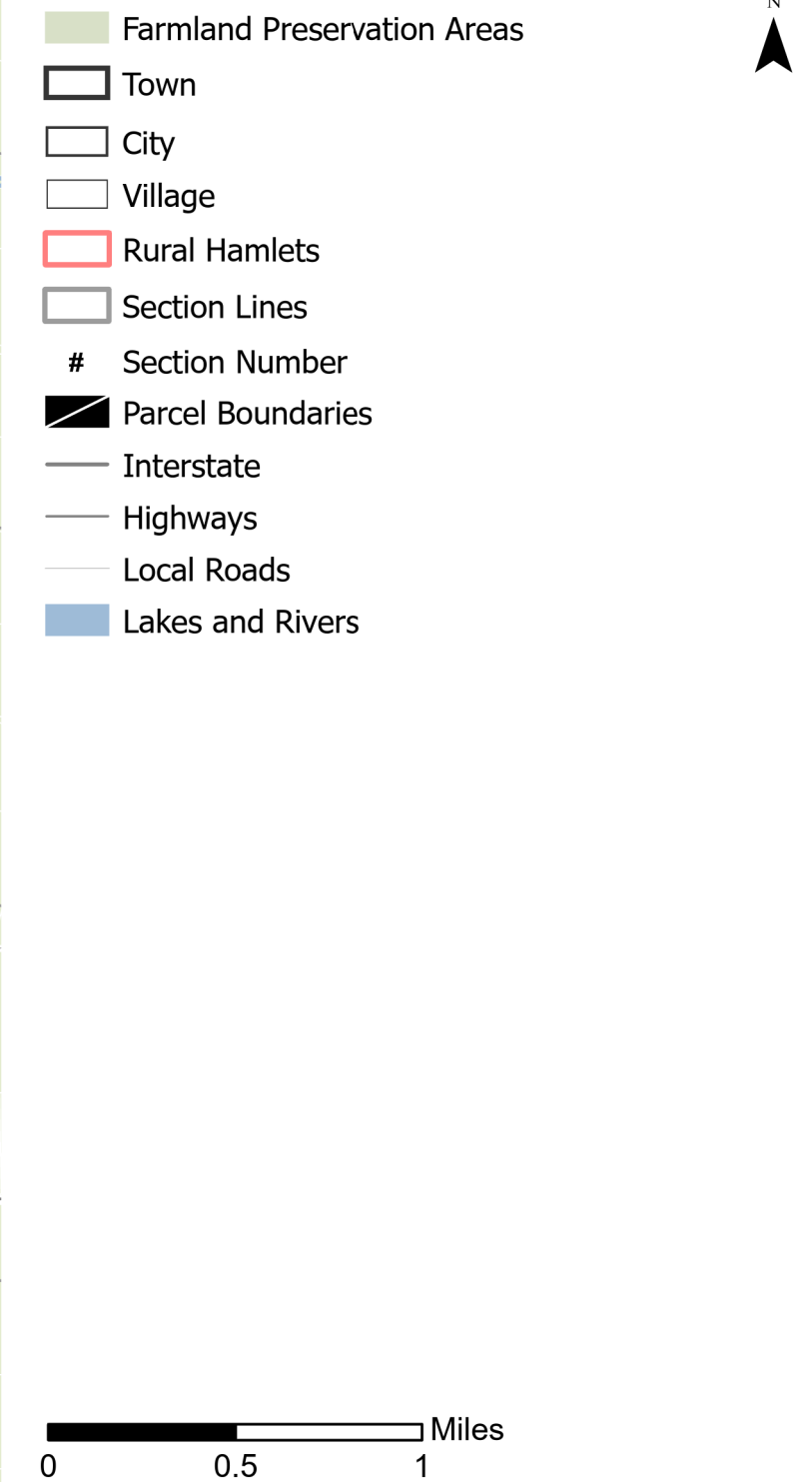
- Farmland Preservation Areas
- Town
- City
- Village
- Rural Hamlets
- Section Lines
- # Section Number
- Parcel Boundaries
- Interstate
- Highways
- Local Roads
- Lakes and Rivers

0 0.5 1 Miles

Source: Jefferson County, 2020



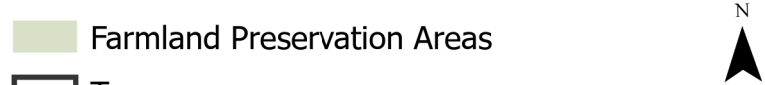
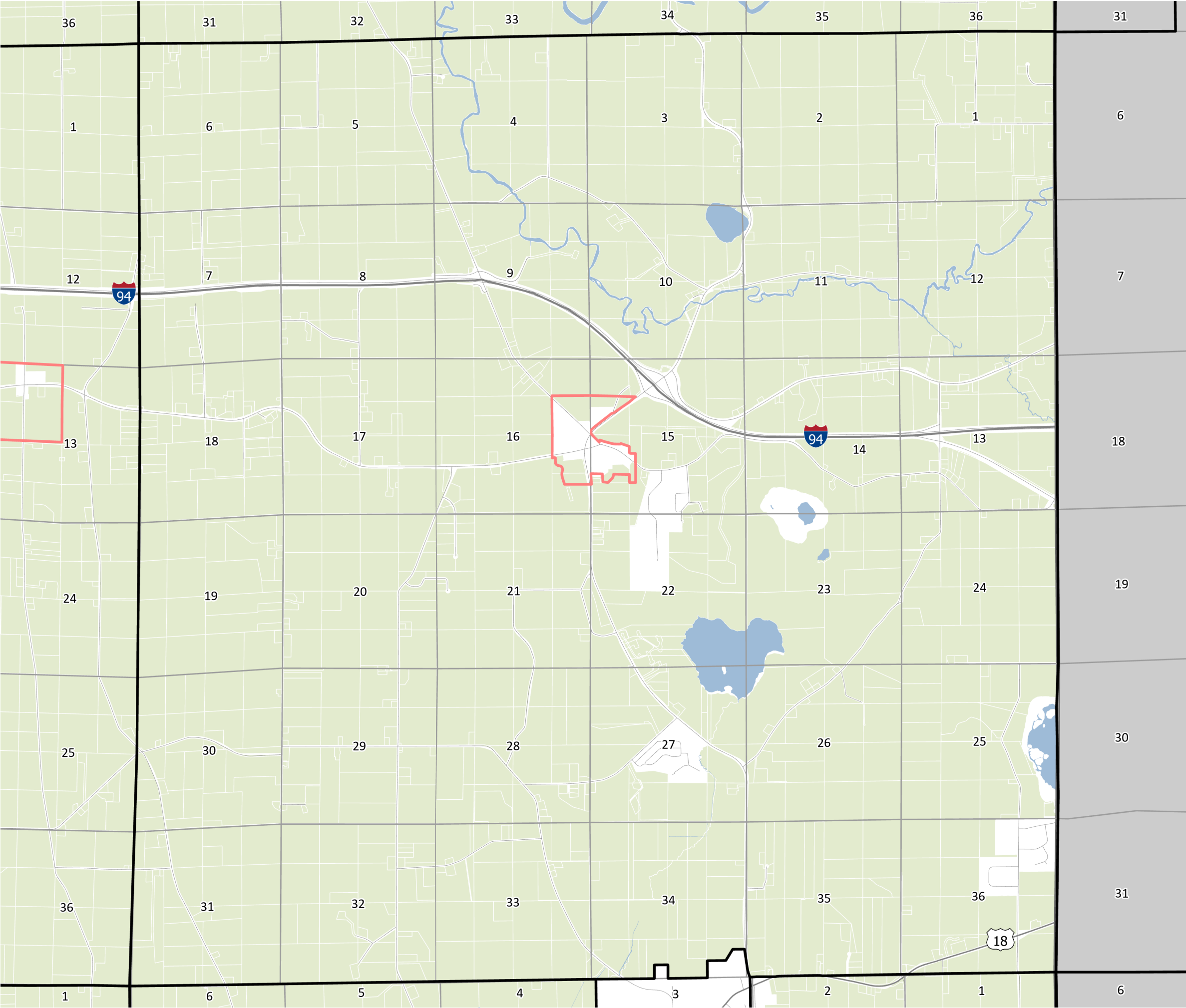
Farmland Preservation Areas





**Jefferson County 2040 Agricultural
Preservation & Land Use Plan**

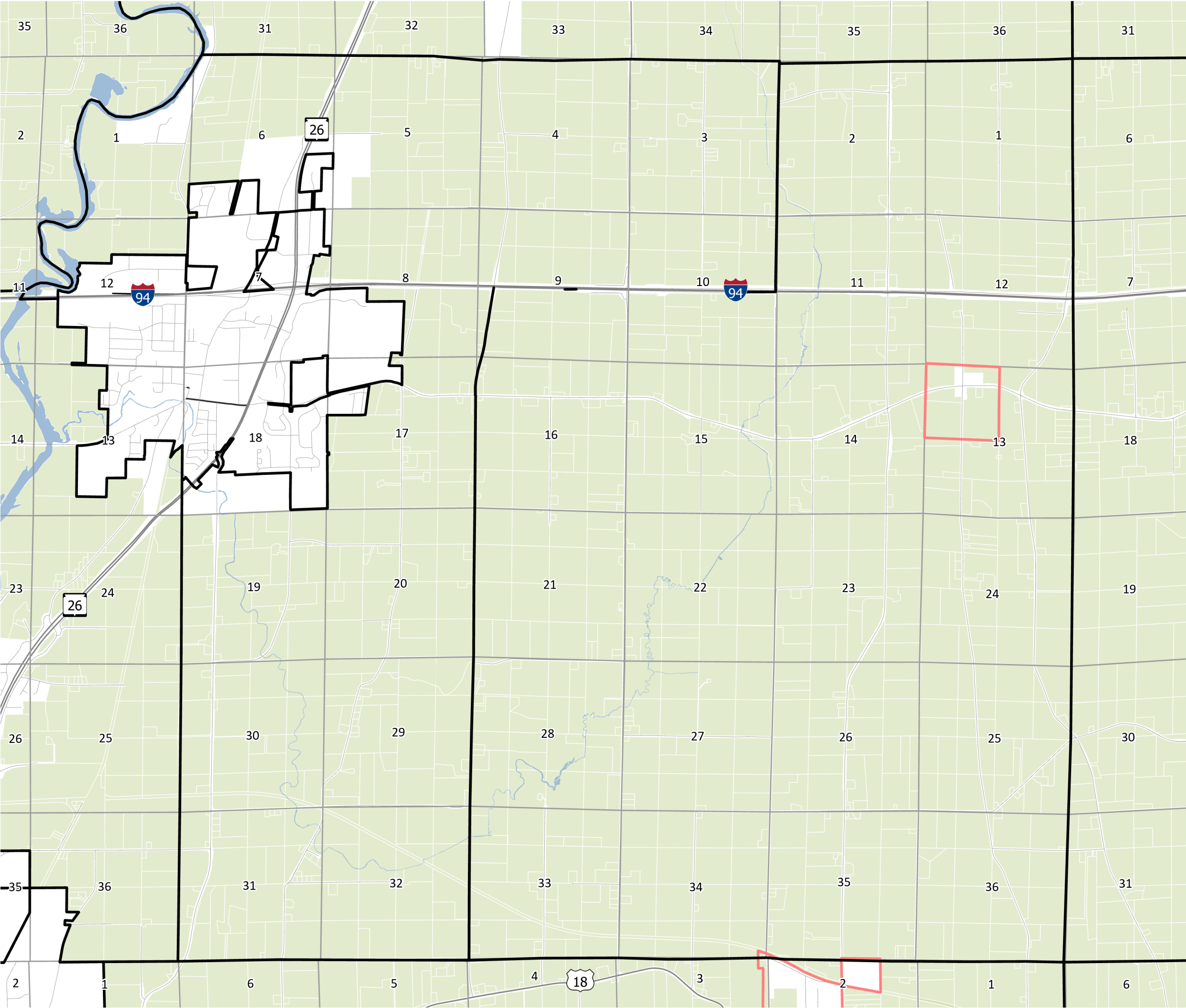
**Figure 7: Farmland Preservation
Plan Map for Town of Concord in
Jefferson County**



Source: Jefferson County, 2020



Figure 8: Farmland Preservation Plan Map for Town of Farmington in Jefferson County



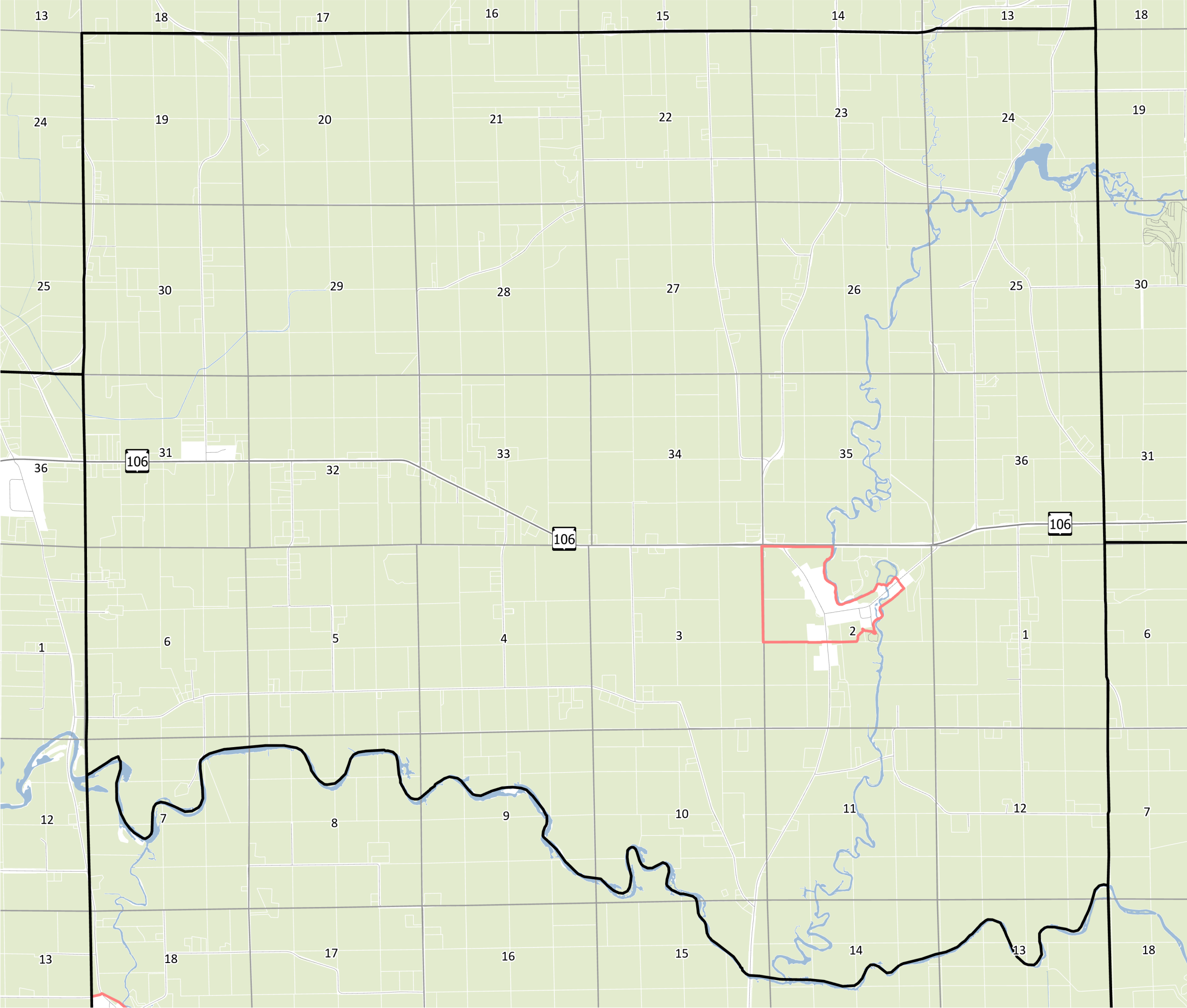
- Farmland Preservation Areas
- Town
- City
- Village
- Rural Hamlets
- Section Lines
- # Section Number
- Parcel Boundaries
- Interstate
- Highways
- Local Roads
- Lakes and Rivers













0 0.5 1 1.5 2 Miles

Source: Jefferson County, 2020



Figure 9: Farmland Preservation Plan Map for Town of Hebron in Jefferson County



-  Farmland Preservation Areas
-  Town
-  City
-  Village
-  Rural Hamlets
-  Section Lines
-  Section Number
-  Parcel Boundaries
-  Interstate
-  Highways
-  Local Roads
-  Lakes and Rivers



Source: Jefferson County, 2020



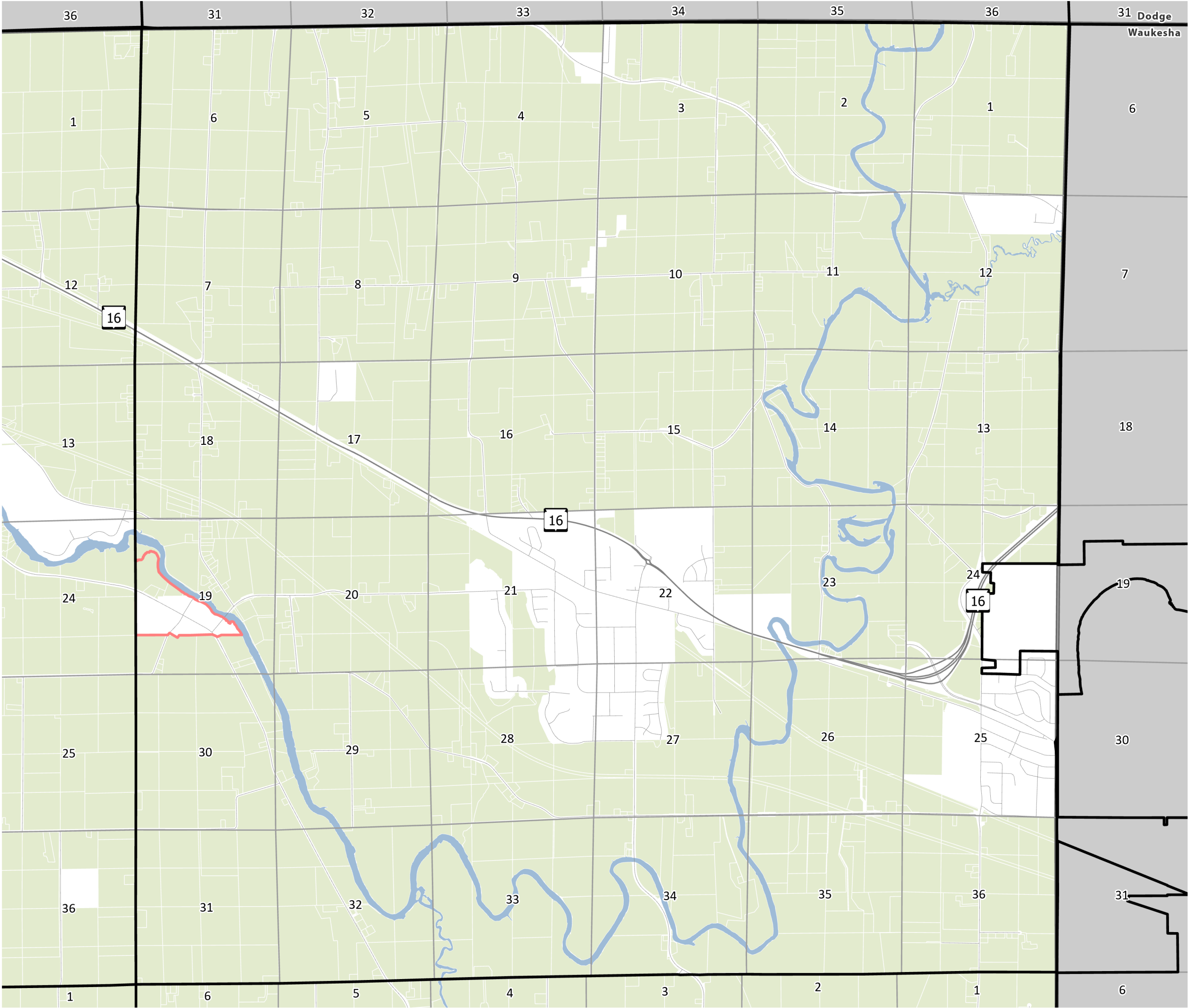


Figure 10: Farmland Preservation Plan Map for Town of Ixonia in Jefferson County

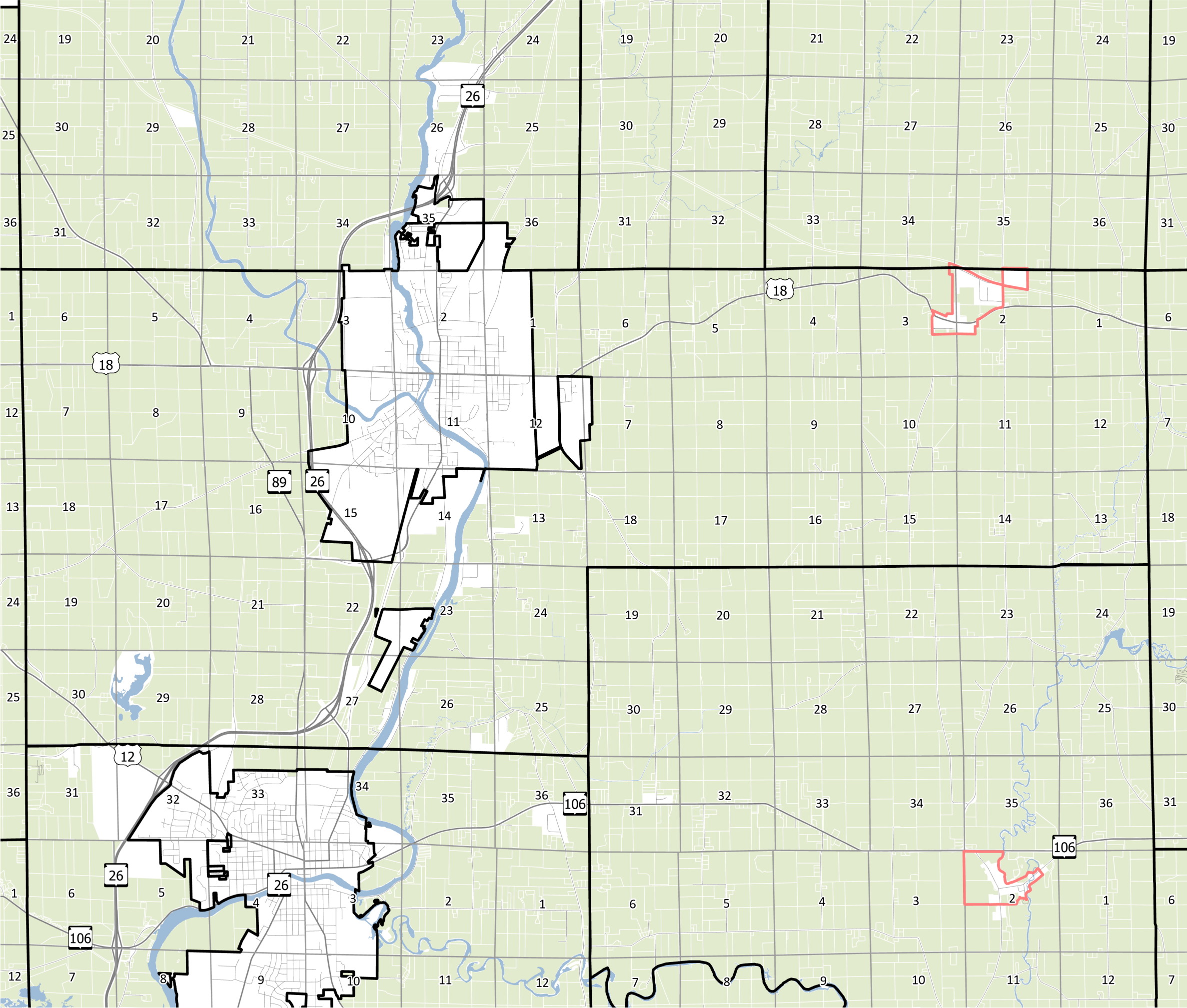
- Farmland Preservation Areas
- Town
- City
- Village
- Rural Hamlets
- Section Lines
- # Section Number
- Parcel Boundaries
- Interstate
- Highways
- Local Roads
- Lakes and Rivers

0 0.5 1 1.5 2 Miles

Source: Jefferson County, 2020



Figure 11: Farmland Preservation Plan Map for Town of Jefferson in Jefferson County



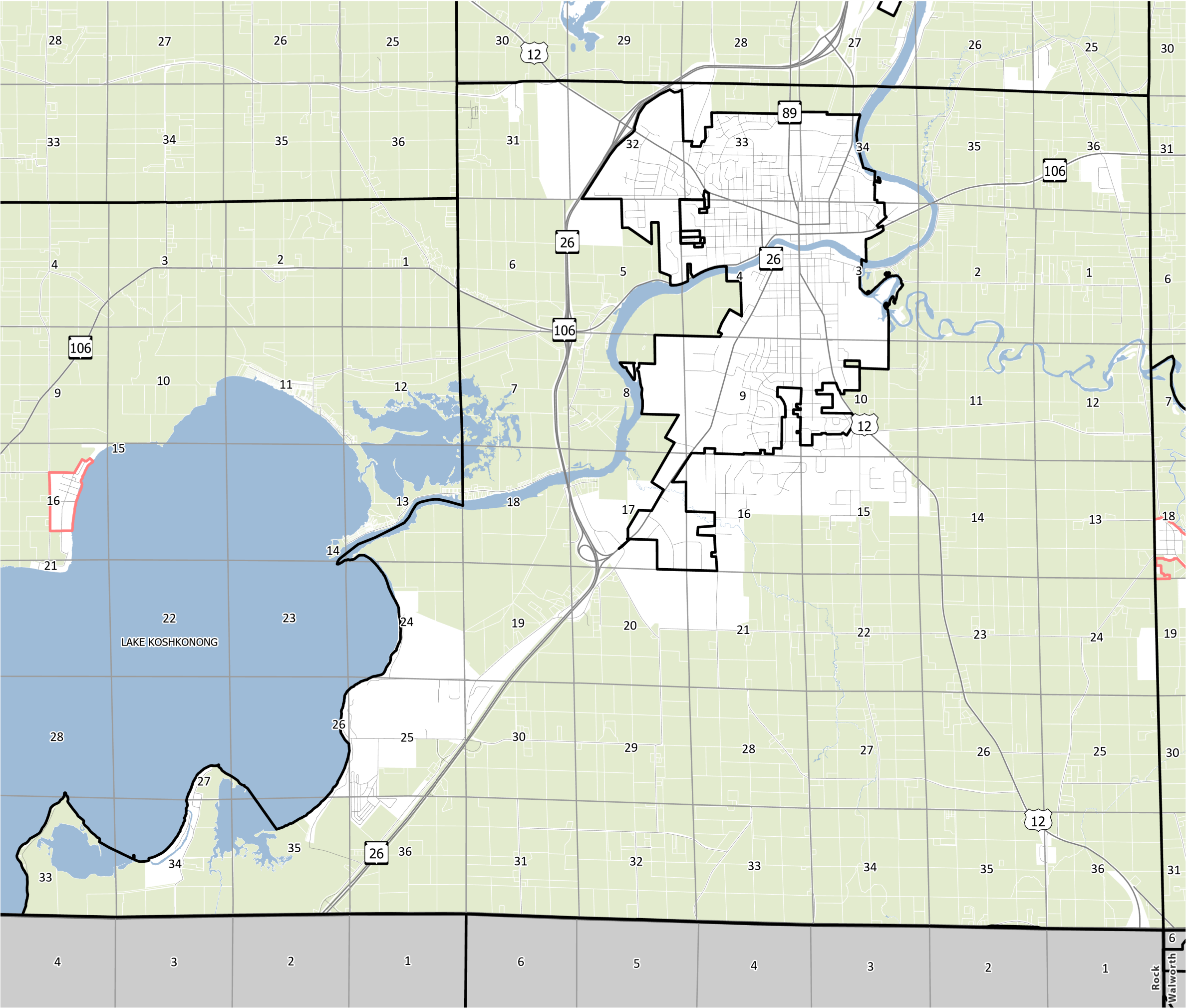
- Farmland Preservation Areas
- Town
- City
- Village
- Rural Hamlets
- Section Lines
- # Section Number
- Parcel Boundaries
- Interstate
- Highways
- Local Roads
- Lakes and Rivers

0 0.5 1 1.5 2 2.5 3 Miles

Source: Jefferson County, 2020



Figure 12: Farmland Preservation Plan Map for Town of Koshkonong in Jefferson County



Farmland Preservation Areas

Town

City

Village

Rural Hamlets

Section Lines

Section Number

Parcel Boundaries

Interstate

Highways

Local Roads

Lakes and Rivers

N

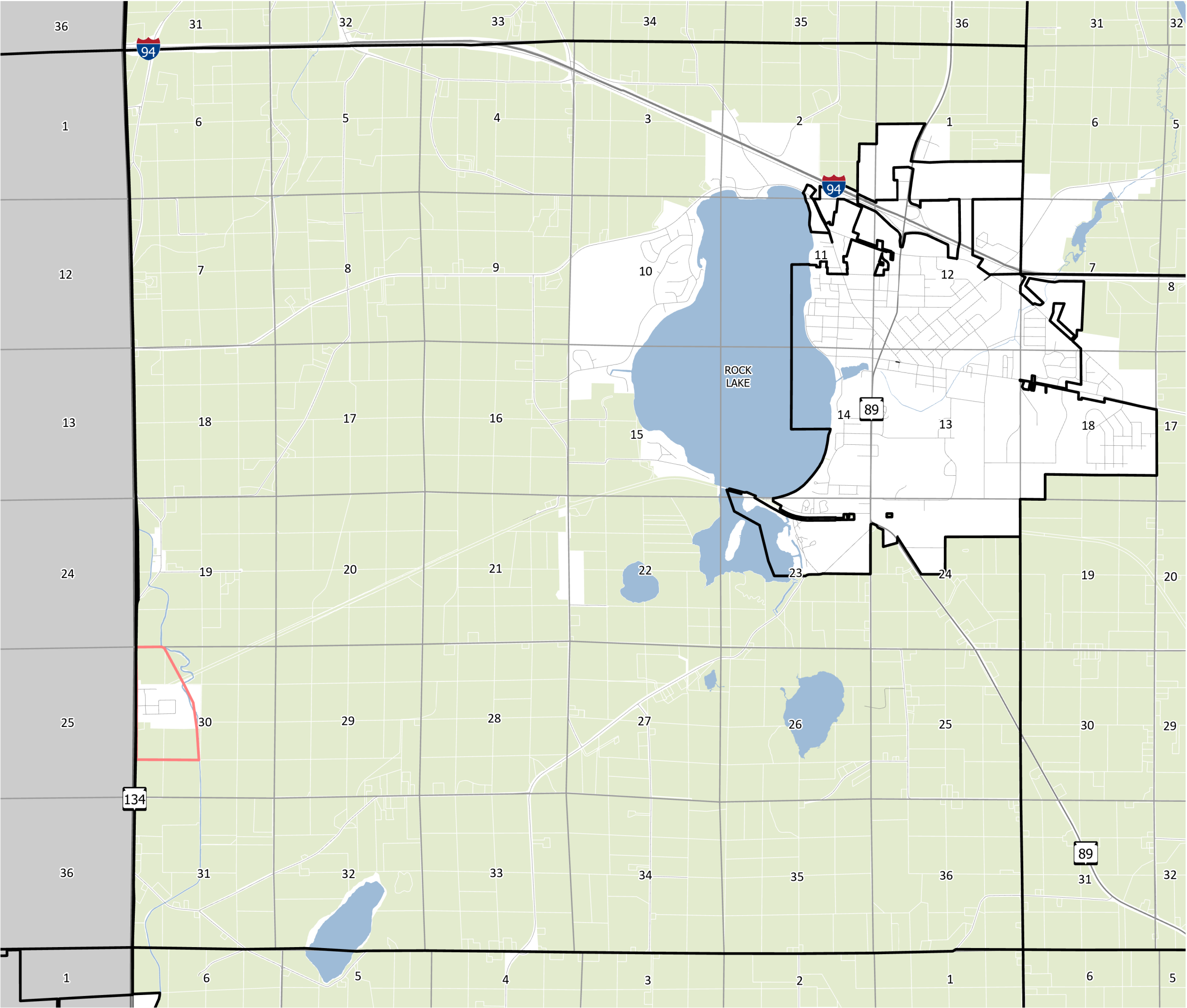
0 0.5 1 1.5 2 Miles

Source: Jefferson County, 2020



**Jefferson County 2040 Agricultural
Preservation & Land Use Plan**

Figure 13: Farmland Preservation Plan Map for Town of Lake Mills in Jefferson County



Farmland Preservation Areas

Town

City

Village

Rural Hamlets

Section Lines

#

Section Number

Parcel Boundaries

Interstate

Highways

Local Roads

Lakes and Rivers



Source: Jefferson County, 2020



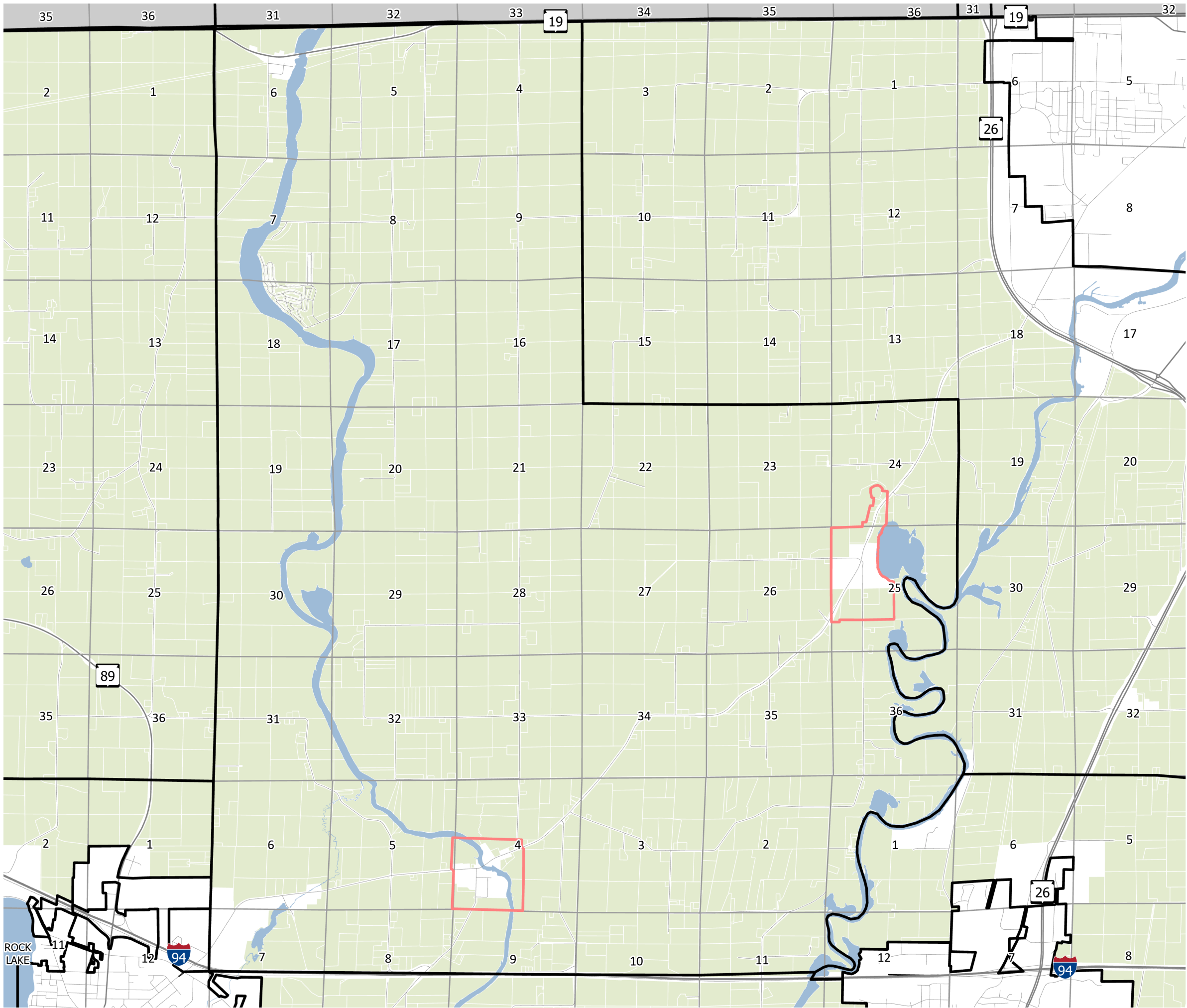
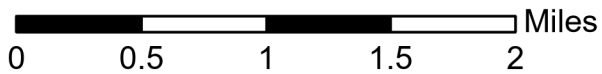


Figure 14: Farmland Preservation Plan Map for Town of Milford in Jefferson County

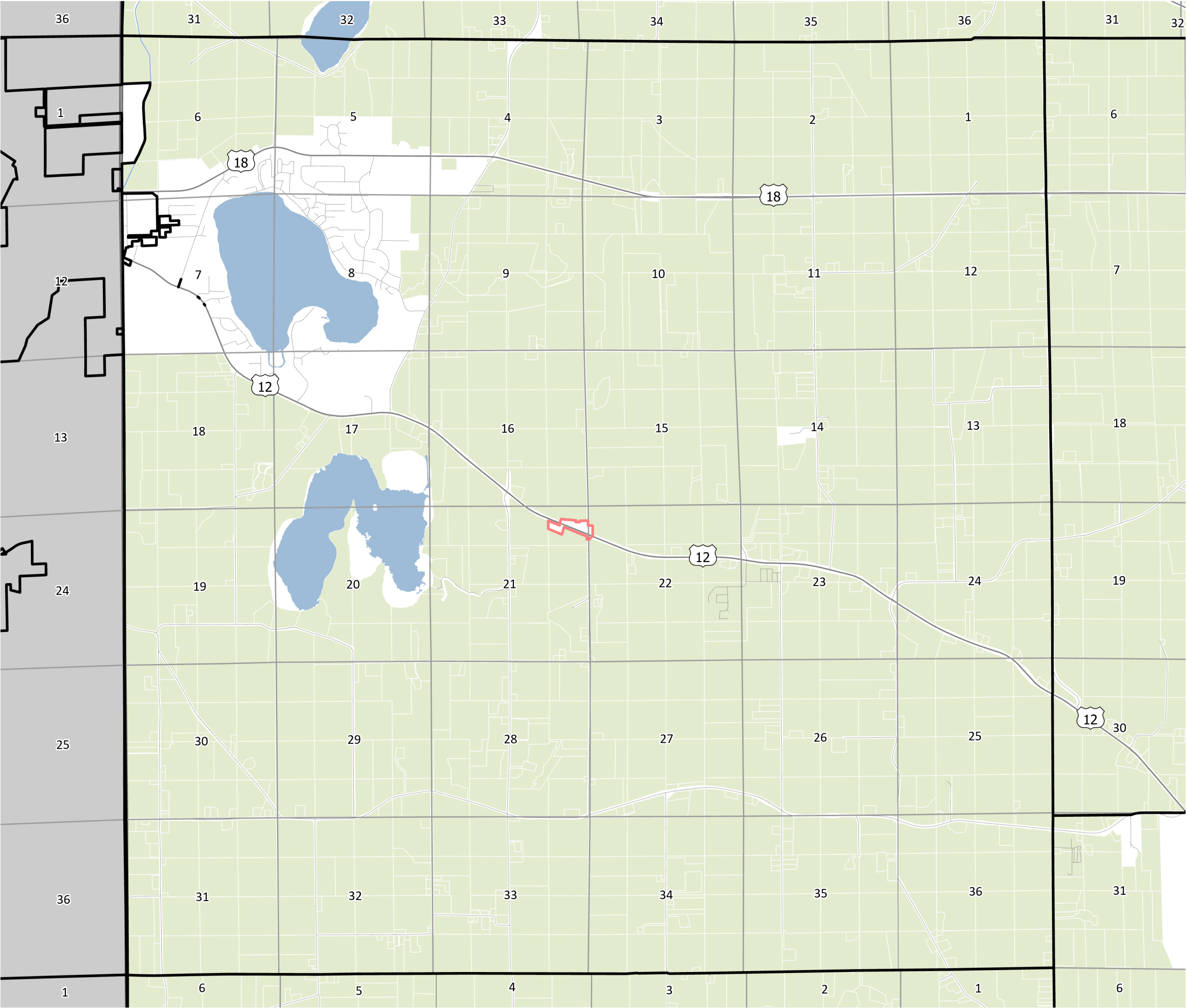
- Farmland Preservation Areas
- Town
- City
- Village
- Rural Hamlets
- Section Lines
- # Section Number
- Parcel Boundaries
- Interstate
- Highways
- Local Roads
- Lakes and Rivers



Source: Jefferson County, 2020



Figure 15: Farmland Preservation Plan Map for Town of Oakland in Jefferson County



Farmland Preservation Areas

Town

City

Village

Rural Hamlets

Section Lines

Section Number

Parcel Boundaries

Interstate

Highways

Local Roads

Lakes and Rivers

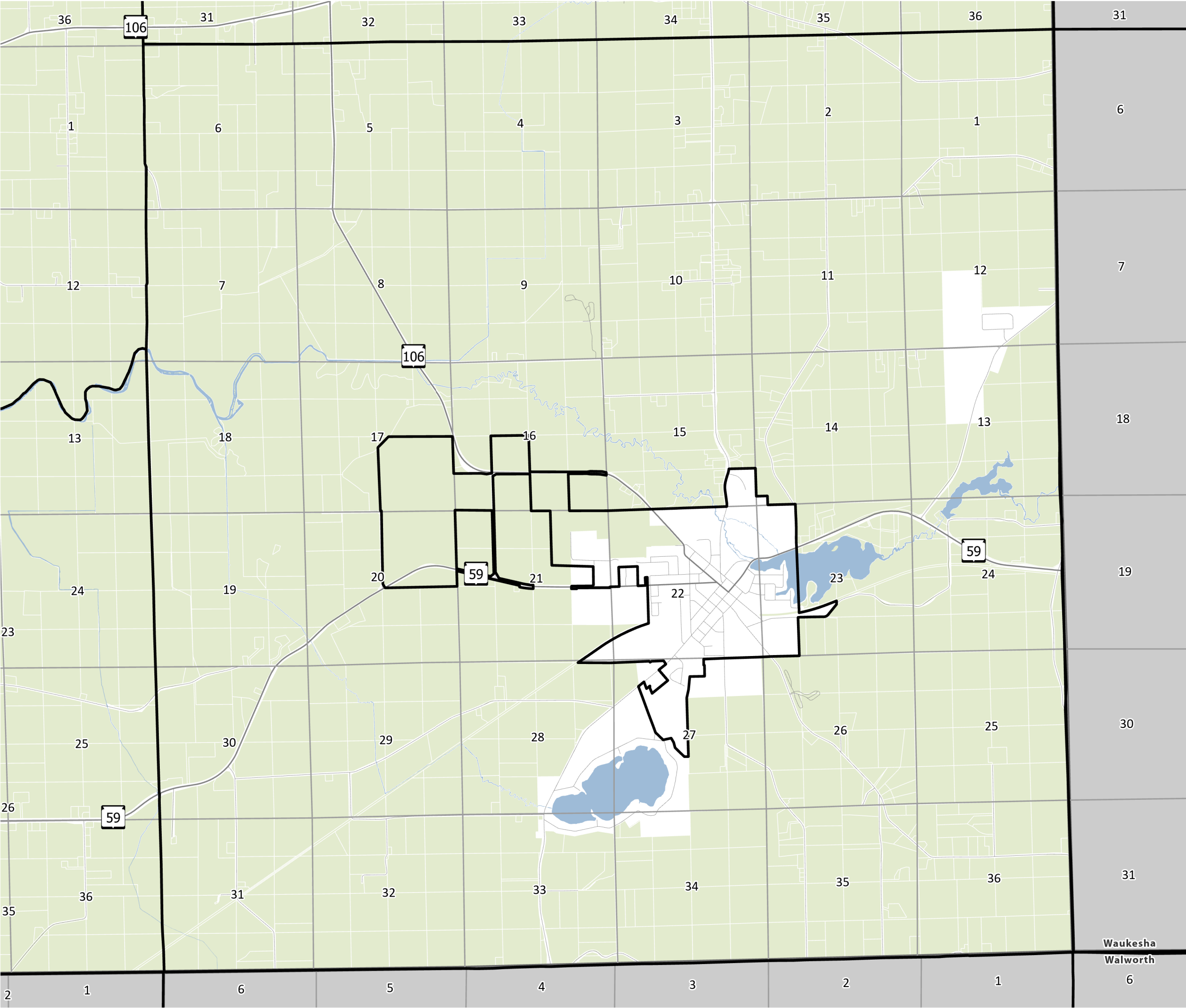
0 0.5 1 1.5 2 Miles

Source: Jefferson County, 2020

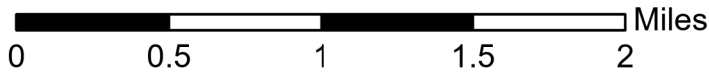


**Jefferson County 2040 Agricultural
Preservation & Land Use Plan**

Figure 16: Farmland Preservation Plan Map for Town of Palmyra in Jefferson County



- Farmland Preservation Areas
- Town
- City
- Rural Hamlets
- Section Lines
- Section Number
- Parcel Boundaries
- Interstate
- Highways
- Local Roads
- Lakes and Rivers



Source: Jefferson County, 2020



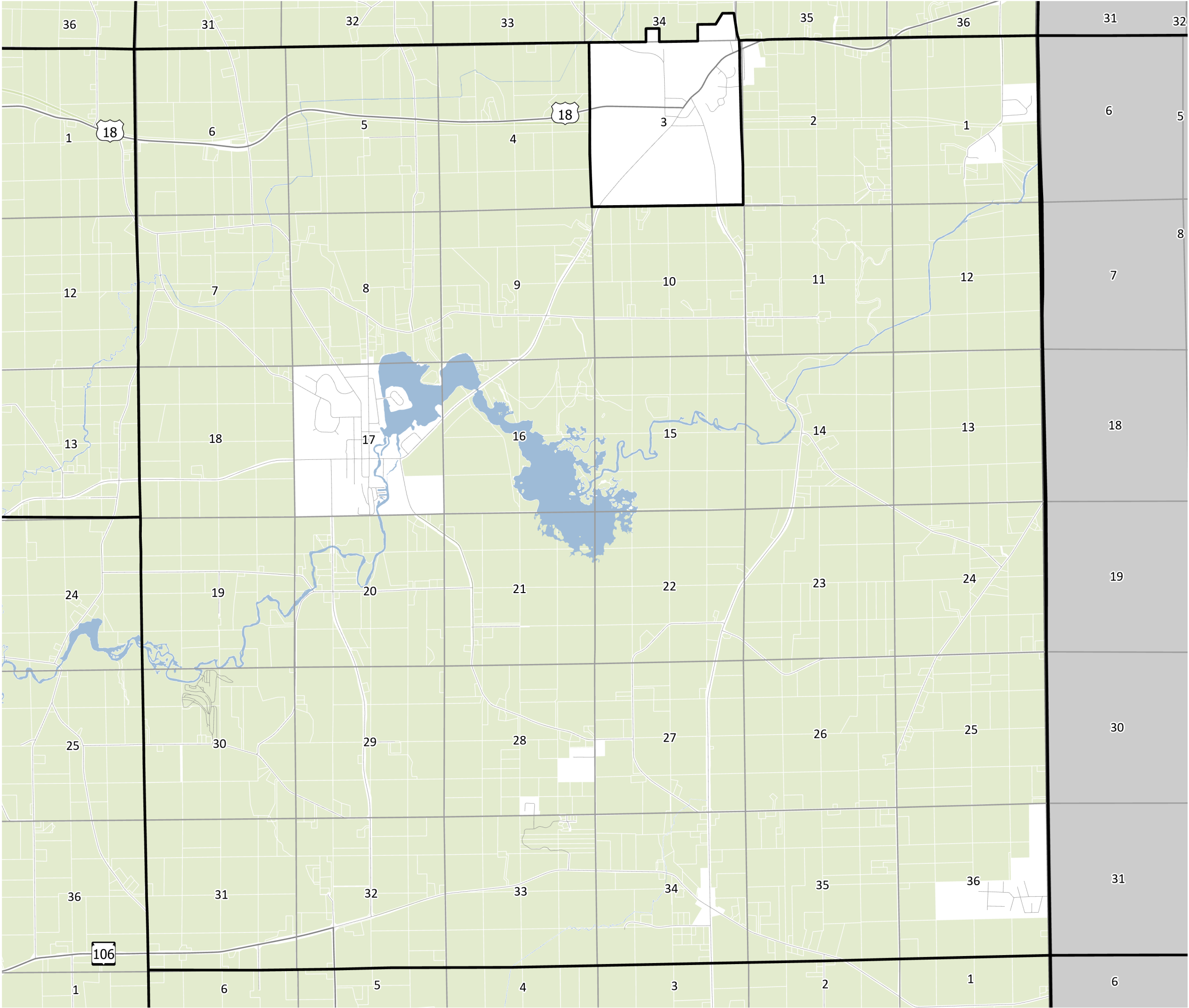














Figure 17: Farmland Preservation Plan Map for Town of Sullivan in Jefferson County

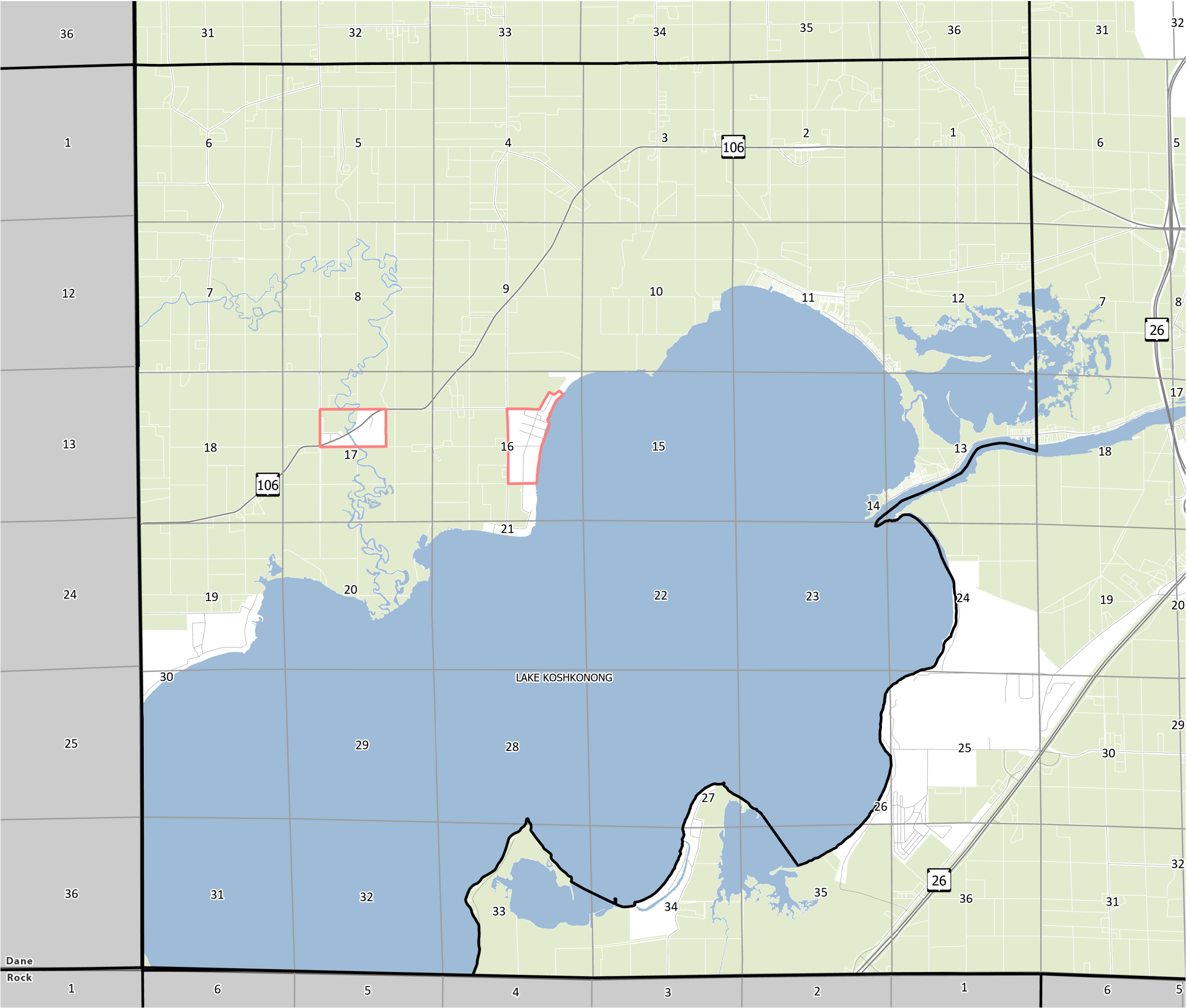
-  Farmland Preservation Areas
-  Town
-  City
-  Village
-  Rural Hamlets
-  Section Lines
-  Section Number
-  Parcel Boundaries
-  Interstate
-  Highways
-  Local Roads
-  Lakes and Rivers



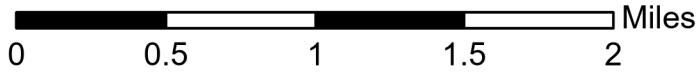
Source: Jefferson County, 2020



Figure 18: Farmland Preservation Plan Map for Town of Sumner in Jefferson County



- Farmland Preservation Areas
- Town
- City
- Village
- Rural Hamlets
- Section Lines
- # Section Number
- Parcel Boundaries
- Interstate
- Highways
- Local Roads
- Lakes and Rivers



Source: Jefferson County, 2020

Dane
Rock



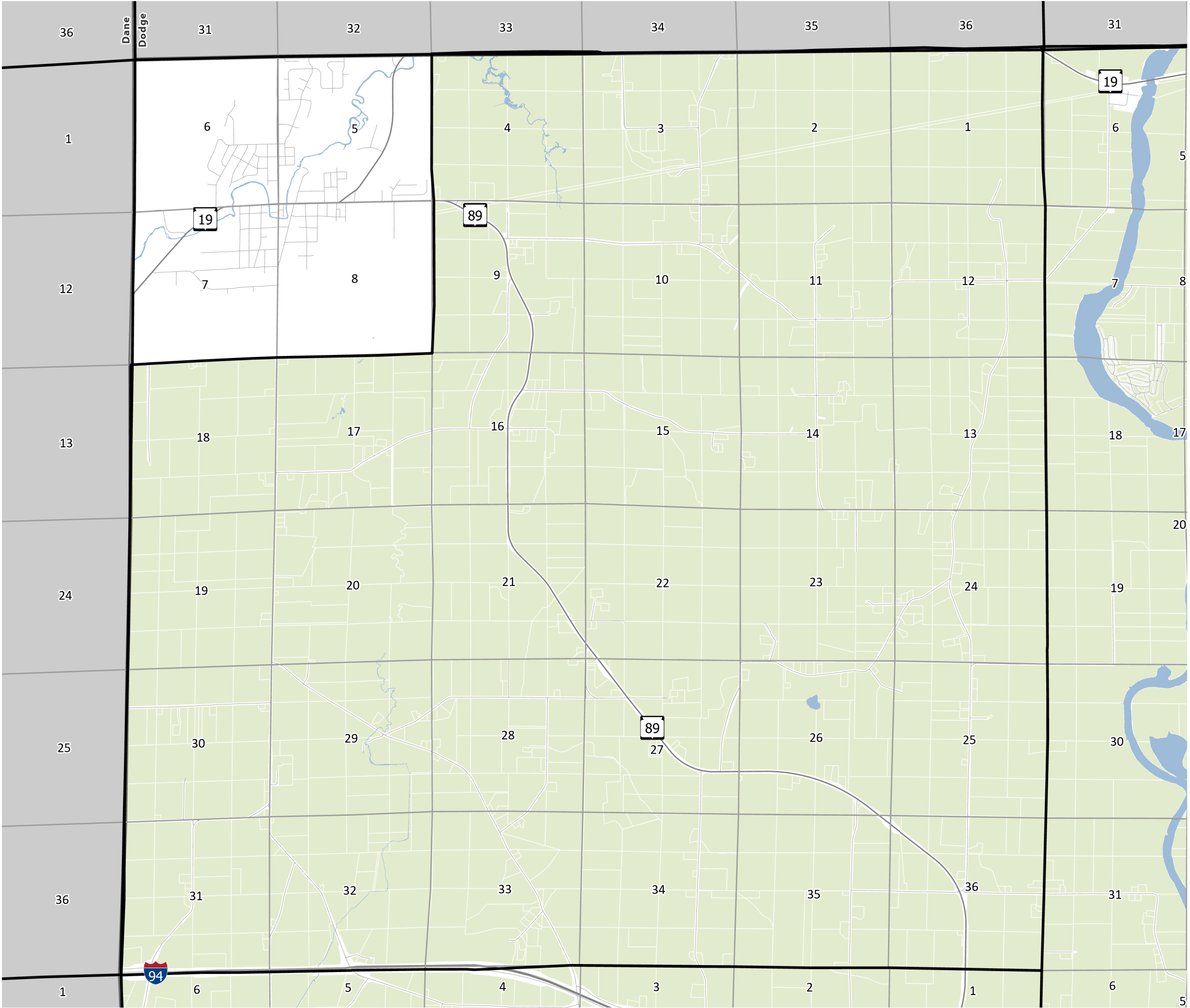












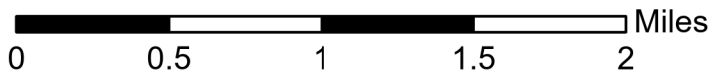


Figure 19: Farmland Preservation Plan Map for Town of Waterloo in Jefferson County

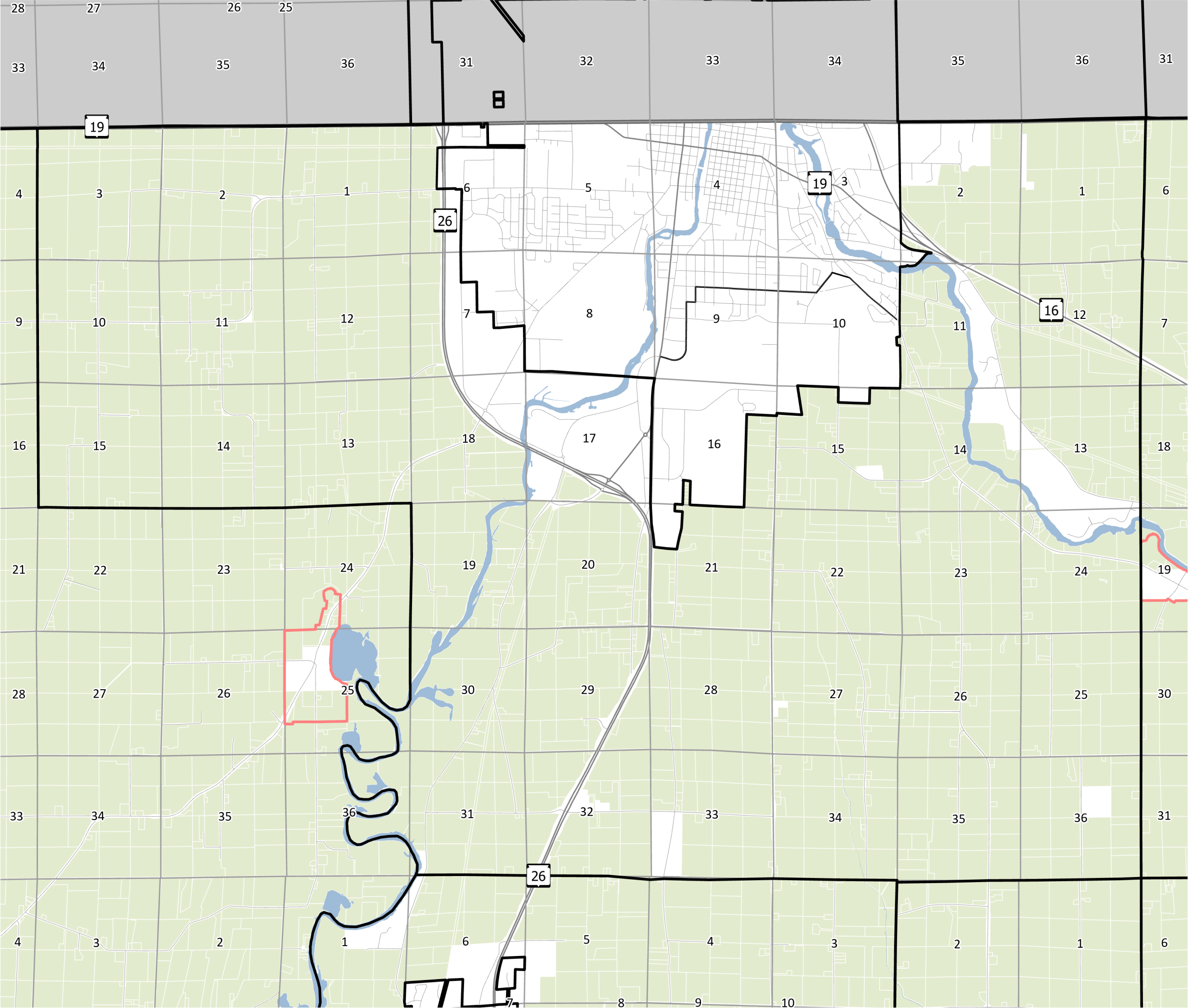
-  Farmland Preservation Areas
-  Town
-  City
-  Village
-  Rural Hamlets
-  Section Lines
-  # Section Number
-  Parcel Boundaries
-  Interstate
-  Highways
-  Local Roads
-  Lakes and Rivers



Source: Jefferson County, 2020



Figure 20: Farmland Preservation Plan Map for Town of Watertown in Jefferson County



Farmland Preservation Areas

Town

City

Village

Rural Hamlets

Section Lines

Section Number

Parcel Boundaries

Interstate

Highways

Local Roads

Lakes and Rivers

0 0.5 1 1.5 2 Miles

Source: Jefferson County, 2020

