

**OUTAGAMIE COUNTY COMPREHENSIVE PLAN
FARMLAND PRESERVATION PLAN
2011
Amended March 2012, 2014, 2016, 2018**

Purpose

The purpose of this plan is to provide a program to meet the agricultural needs for the residents of Outagamie County in an orderly and efficient manner and helps maintain a high quality of life with minimal conflicts between farmers and non-farm land uses, as well as to preserve this area's natural resources and open space features for future generations. The farmland preservation program has been in existence since 1977 and Outagamie County started its farmland preservation program in 1982, ultimately 7 of the 20 Towns electing to participate in the farmland preservation program which remains the same today. This planning process is being done to assist local governments and farmer's who want to help preserve agricultural lands and promote agricultural activities with the use of tax credits provided by the State. The intent of this plan is to meet the requirements of chapter 91 of the Wisconsin State Statutes for Farmland Preservation and help maintain sustainable agriculture economies in the County as well provide an informational base to assist decision makers in the preservation of farmland and agriculture related development within the County. The material contained in this appendix is meant to supplement and update the information contained elsewhere within the comprehensive plan for Outagamie County.

Farmland Goals and Objectives

Goal: To preserve the productive agricultural lands of Outagamie County and encourage the development of agricultural enterprises.

Objectives:

- To define and identify prime farmland.
- To protect current farming operations from incompatible land uses.
- Preserve land suitable for the production of food and fiber to meet present and future needs.
- To prevent future conflicts between urban and rural uses.
- Identify areas for intensive agriculture purposes.
- Support the development of business enterprises related to agriculture.

Goal: To encourage future urban development to locate near necessary public facilities.

Objectives:

- To encourage a pattern of growth consistent with the preservation of valuable farmland within the County.
- To promote a land use pattern that enables public facilities to be provided in an efficient and cost-effective manner.
- To encourage the continuation of agricultural uses until such time that urban expansion is necessary.
- Promote sustainable development.
- To promote residential developments in identified growth areas that is consistent with the County comprehensive plan.
- Use existing NR-121 sewer service area plans to direct growth to areas with services.

Development Trends

The agricultural census of 1860 reported that 1,131 farms had been established within Outagamie County. That figure continued to rise until 1935 when the highest number of farms was reported (3,903). Since then, the number of farms has been on the decline, which has mirrored both state and national trends, according to the 2007 National Agricultural Statistical Service.

Population

Population numbers are used as an identifier to show how much a community has grown, with numbers being provided by the United States Census. In Outagamie County, a large portion of the growth has happened in and around the Fox Cities, which is located in the southeast portion of the County. Some of the largest development pressure has been happening in the towns surrounding the cities and villages. Farmland has been under increasing pressure most of the last couple of decades because of a relatively poor agricultural economy that prompted farmers to sell land and a robust nonfarm economy that enabled many urban dwellers to realize their dream of living in the country. From 1990 to 2010 a total of 504 residential subdivision plats were recorded in the County. Of those 504 subdivisions, 235 were platted in the unincorporated areas of the County creating 7,121 residential lots. Also during the same time frame, over 2,800 certified survey maps were reviewed by the County that are located in the towns. From 1991 to 2007, over 1.2 million acres of Wisconsin farmland have been removed from agriculture. Over the same time span, Outagamie County has seen its quantity of farmland decrease by 37,000 acres, according to the Wisconsin Department of Agriculture, Trade and Consumer Protection. Land use inventories from 1971, 1980 and 2000 reveal similar trends regarding agricultural lands for Outagamie County, which are illustrated in exhibit F-1.

EXHIBIT F-1
OUTAGAMIE COUNTY AGRICULTURAL ACREAGE

Year	Acres	Square Miles	Percent of County	Change In Acres
1971	276,672	423.3	65.7%	---
1980	259,911	406.1	63.3%	-16,761
2000	212,402	331.9	51.4%	-47,509

Source: East Central Wisconsin Regional Planning Commission, Air Photo Interpretation.

Housing

Housing demographics for Outagamie County went from 60,530 households in 2000 to 72,393 in 2009 according to the U.S. Census. The Department of Administration is projecting that the County will need 93,470 houses by the year 2035, which is an increase of over 21,000 homes for the next 25 years.

However, housing does not always correspond with population growth. Over the years family sizes are getting smaller and more homes are being used to house fewer people per housing unit. As population increases, the number of houses will increase faster than in the past and depending on where the new homes are located; their density will determine the impact to the agriculture community of Outagamie County.

Transportation

Transportation in Outagamie County is connected with roads, railroads, airports, and multiuse trails throughout the County and its municipalities. Roads account for the majority of the transportation system. The existing road network of the County has 187 miles of State Highways, 348 miles of County Highways, and 1,452 miles of local roads, according to the 2009-2010 Wisconsin Blue Book. To see more detail about the County Transportation network refer to chapter 5 of the County Comprehensive Plan. The County has number of proposed updates to its road network since writing the transportation chapter of the Comprehensive Plan. CTH CB is to be extended north starting at STH 15 in Greenville and eventually linking up with Mayflower Drive in Grand Chute and continuing north

to CTH JJ. Another addition in the County will be expansion of STH 15 from Greenville to New London expanding to four lanes with a by-pass around the Village of Hortonville. Currently the exact route of the by-pass has not been determined other than it will go around the north side of the Village. Also the WisDOT is performing a three mile corridor study of highway 54 from French Road to STH 55 in the City of Seymour area. One of the proposals coming out of that study is to possibly relocate CTH C on the south of the city to the southeast side of the City of Seymour. None of these projects are scheduled to be constructed at this time. However, the County and WisDOT are developing long-range plans to coordinate a highway facility that will be consistent and meet the state and local priorities for future needs of transportation.

Utilities and Communications

Utilities along with the County's transportation system have a large impact to the growth of Outagamie County. An analysis of the County utilities is provided in chapter 6 of the County Comprehensive Plan. Some recent additions to the County utilities are the completion of the Fox Energy Center peaking power plant which is a natural gas fired plant. Also there has been a natural gas pipeline extension from Jefferson County into the east side of Outagamie County with lateral leading into Fox Cities region. Renewable energy sources are getting increased attention around the State and Outagamie is not immune to the possibilities of this energy resource. As the County pushes to become more sustainable and support the continuing efforts by utility companies to generate more energy using renewable sources, this could have an impact to agriculture in the County. A growing industry in Wisconsin is the use of biodigesters which produce methane gas from animal waste, crop residue, or byproducts from milk and cheese. In 2010 the United States had 156 farm scale biodigesters and 26 of them are located in Wisconsin. An added advantage to the biodigesters is they can reduce the environmental problems associated with manure waste such as stream, and groundwater contamination. Wind turbines are becoming more

popular for electricity generation and it is possible that the increased numbers of turbines will have an impact to farmland preservation. Wind turbines are typically installed in rural areas which will have some impacts to the agricultural landscape. An unintended result from wind farms is they provide deterrence to nonfarm residential development, helping to preserve agricultural activities in and around the wind farm locations. The same can be said for communication towers, as they tend to be placed non-residential areas. They also have some impact to agriculture, but again they tend to be a deterrence for residential developments near the locations of these types of structures.

Waste Management

Outagamie County Landfill is located in the southeast portion of the County on the north side of the Fox Cities. All 32 municipalities in the County use the County landfill for their waste. The Solid Waste Department has 462 acres with about 450 acres available for waste disposal. In 2003, the County entered into a Tri-County regional operation with Brown and Winnebago Counties which will have 65 communities hauling waste to the Outagamie County Landfill. By the end of 2012, Brown and Winnebago Counties will be hauling an estimated 500,000 tons of waste per year along with 50,000 tons of recyclables. In 1992, Solid Waste started the Agricultural Clean Sweep Program and with grant funding the, Solid Waste Department in 2012 will have a drop-off site for agricultural chemical waste at the Seymour Highway Garage. The Solid Waste Department has also been working with farmers to try recycling plastic products such as large poly feed storage bags used in place of silos and milk house cleaner product containers to help farm operation become greener in their operation in terms of waste. The current landfill site is predicted to be large enough to meet the County needs for many decades to come.

Municipal Expansion

Outagamie County covers 640.34 square miles and is home to 20 towns, 10 Villages, and 4 Cities for a population of 176,695 people, according to the 2010 U.S. Census, with a projection of an addition increase of over 67,000 people by 2035. With population growing just under 10%, municipal expansion will continue to be a problem for agriculture preservation in Outagamie County. As municipalities expand, land is annexed into a city or village and the land being annexed is usually farmland. There are cooperative boundary agreements and extra-territorial zoning in parts of the County but the agreements are in place to protect the municipal development interests for development and not for protection of agricultural lands.

Environmental Preservation

Outagamie County's natural resources are facing increased pressures from a growing population. Unplanned and poor development patterns for many decades have created an increase for land, water, and raw materials. Rural landscapes are being diminished in the County for "county style living" at the cost of natural areas and agricultural lands. There are State regulations to help protect the environmental areas such as wetlands and water bodies which are some of Wisconsin's greatest resources. The County has approximately 74,221 acres of wetlands and 202 miles of streams. Outagamie County is very limited with the number of lakes having only five natural lakes totaling less than 20 acres. The rivers of the County help offset the deficiency in lakes. The Fox and Wolf Rivers and their tributaries provide an additional 2,404 acres of surface water. Except for the City of Appleton, groundwater is the supply for its residents for drinking, irrigation, commercial, and industrial use. One issue that's becoming more of a problem in the County is natural occurring arsenic in certain areas of the County. In 2004, the Wisconsin Department Resources came out with well requirements in Outagamie County requiring sealed well casing along

with well depth requirements. With development pressure, there will be increasing challenges to groundwater resources with increased withdrawal and increasing potential for contaminated sources from both residential and agricultural uses of fertilizers and other chemicals. The County should direct development away from environmental sensitive areas and environmental corridors to help further protect these areas. Chapter 2 of the County Comprehensive Plan talks about environmental recommendations that relate to farmland preservation and development.

Economic Development

Despite the loss of farmland in the state, farming is still a large part of Wisconsin commerce. According to the University of Wisconsin Extension (2009), Wisconsin agriculture generated over \$59.16 billion in economic activity for the state. Wisconsin has more than 3.4 million people that make up the state's workforce and agriculture contributes almost 354,000 jobs to that total or 10% of the state's employment. These jobs include farm owners, on-farm employees, veterinarians, crop and livestock consultants, feed and fuel suppliers, food processors, and farm machinery manufacturers and dealers, to name a few. The direct economic effect of agriculture is \$38.8 billion for Wisconsin. Over 50% of the total value of agricultural products sold in the country comes from nine states and Wisconsin is ranked 9th in the nation. Wisconsin ranks in the top three in 20 of 43 agricultural categories nationally and in the top ten in 30 categories for 2008, according to the Wisconsin 2009 Agricultural Statistics compiled by the United States Department of Agriculture. Wisconsin farmers earned \$940.9 million in net farm income in 2008 which is down slightly from \$950 million in 2003. This could be due to current recession the nation is experiencing. However the agricultural census numbers still shows the importance of agriculture to the overall economy in Wisconsin.

Existing Agriculture Uses

The numbers of farms in Outagamie County have been in decline along with number of acres, but farming is still an important part of the local area economy. Included below are some of the highlights of Outagamie County with data provided from the 2007 Census of Agriculture.

- There are 1,362 farms on 247,482 acres (average farm size is 182 acres). The average farm size is below the state average of 194.
- The estimated value of land and buildings per farm is \$671,959, compared to a state average of \$624,428.
- The estimated value of all machinery & equipment per farm is \$128,126, compared to a state average of \$96,278.
- The market value of agricultural products sold is on average \$173,791 per farm, which is significantly higher than the state average of \$114,288.
- Countywide crop sales account for \$53,853,000 of total value, while livestock, poultry and their products account for \$182,850,000 of total value.
- There are 86,472 head of cattle and calves located on 615 farms in the County. Additionally, there are 2,313 beef cows on 165 farms and 37,687 milk cows on 283 farms.
- Outagamie County ranks as the ninth highest county in the state for the number of milk cows and milk production.
- There are 3,062 hogs and pigs located on 52 farms, 1806 chicken layers on 95 farms and 3,117 broilers and other meat-type chickens on 35 farms.
- Out of the 3,824 acres of cabbage grown for processing in the state, 2,607 acres are located in Outagamie County (68%).
- There are 190,251 acres of harvested cropland spread across 938 farms in the County led by corn for grain (66,044 acres on 552 farms) and corn for silage (23,613 acres on 353 farms). Other significant crops in the County include soybeans (41,523 acres) and forage (47,459 acres).
- Total income from farm-related sources (before taxes and expenses) was \$6,249,000 for the County.

- There are 350 farms that hire 1,471 workers across the County, which involves \$19,052,000 in total payroll.
- Market value of agricultural products sold in the County was \$236,703,000.

The southeast portion of the county is where the majority of the County population is located, in and around the Fox Cities area. However, in the last twenty plus years there has been increased development pressure further out into the rural areas of the County creating an urban sprawl problem. Census numbers from 2000 to 2010 show that 10 of the 20 towns had more than 10% growth during that time span with the Town of Greenville having the largest growth of over 42%. During that same time frame only two villages and one city had population growth larger than 10% while the County average was 8.96%. Farmland with rural subdivision developments are creating increased conflicts with farming operations. Nonfarm residents create more traffic on county roads, which can conflict with large slow moving farm equipment. Other conflicts with standard farming activities include late night plowing or harvesting of field crops, manure spreading, and the application of pesticides. Agriculture is still a multi-billion dollar business in the County and is a significant source of employment for this area, thus making it a necessary component of the Outagamie County economy and protection of farmland is more critical than ever.

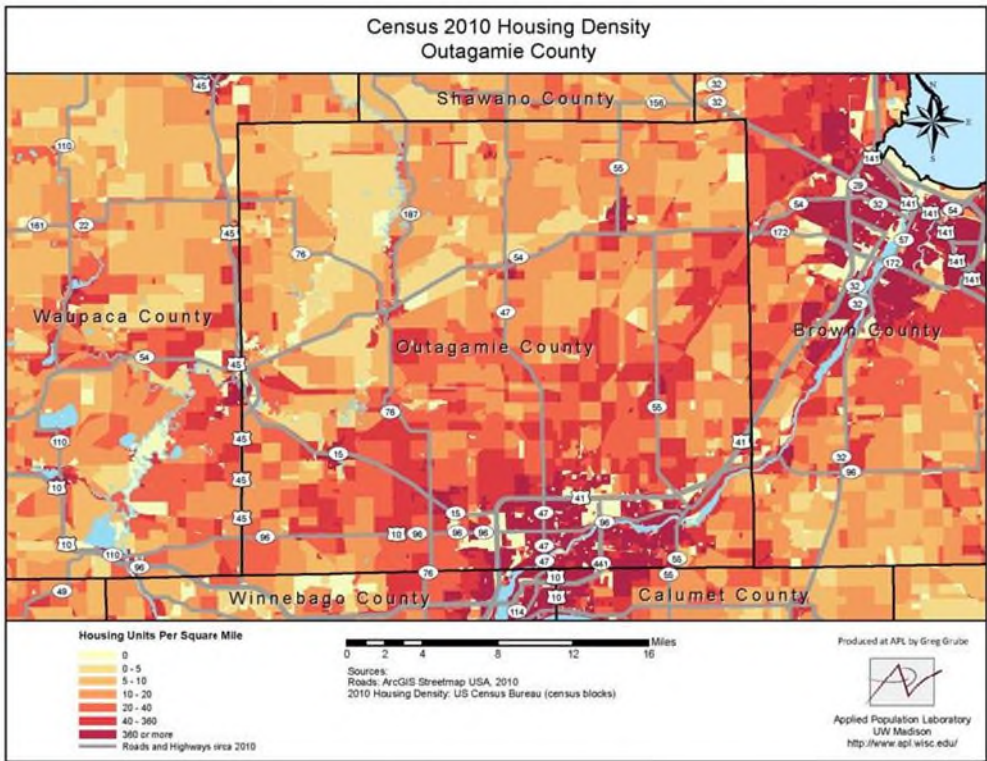
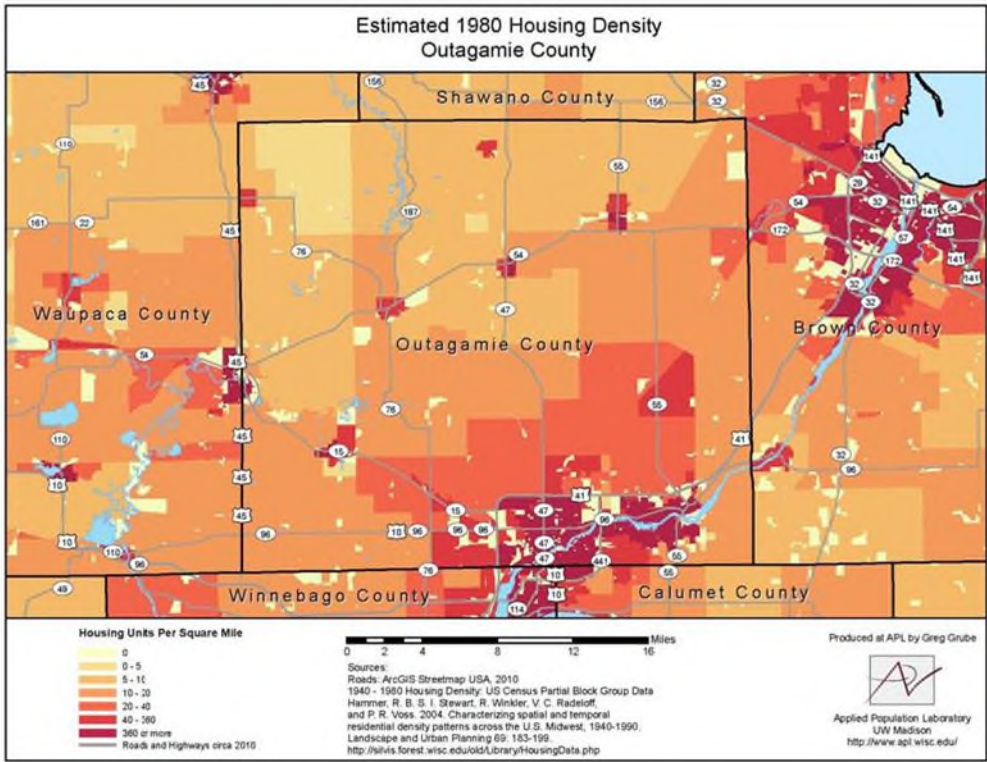
Agricultural Trends

Farming has undergone considerable changes in the last few decades. Between 2002 and 2007 according to the Census of Agriculture, Outagamie County has lost over 16,000 acres of farmland and during that same time frame there were over 10,300 building permits issued in the rural area of the County. The UW Madison Applied Population Laboratory also backs up this information with mapping that shows housing density per square mile by decades in Outagamie County as shown in Exhibit F-2. In 1980 housing units per square mile were

concentrated in and around the cities and villages for the most part. By 2010 the south half of the County is heavily covered with densities of 20 or more housing units per square mile. In 1980 the north half of the County for the most part was rural with density numbers of 10 housing units or less in a square mile. In 2010 the density has dramatically changed with higher densities throughout the whole north portion being dominated with 20-40 housing units per square mile. During this time of rural development, the small farm started disappearing from the local landscape. The development pressure moving into the rural areas of the County resulted in driving up land values forcing the farm community to expand to larger farming operations which are now becoming the norm. Also as the farm population ages and many of the next generation choosing not to continue farming, land is being sold or rented to other farm operators. The result has been larger farm operations have an increased role in the agriculture economy. An example of this is illustrated in cabbage production. Outagamie County has approximately 4,000 acres in cabbage production making it one the largest cabbage producers in the State. Cabbage farming has been changing in that most companies grow their own product for Sauerkraut. The small local farms used to plant and harvest their cabbage crop then find a buyer. Today the independent grower will not plant a cabbage crop unless they have a contract for their cabbage crop. This has forced some small growers to identify new crops and markets.

With the popularity of farmers markets and sustainability practices to grow and buy local, there has been some small specialty farms which target the local vegetable and fruit markets.

EXHIBIT F-2



Key Infrastructure

To have a viable agriculture industry there needs to be a strong infrastructure in place to service and supply existing farming operations otherwise it would be difficult for farming operations to function efficiently. Outagamie County and the surrounding area have the necessary balance of services and suppliers in place for the agriculture industry to remain a viable business. The following is a list of some key infrastructure for processing, storage, transportation, and supply facilities that is currently in place to support Outagamie County agriculture.

- Dealers for, Equipment, Parts, and Repair Service
- Dairy consulting, Equipment, and Supplies
- Feed dealers and Manufactures
- Agriculture Consulting
- Fertilizer Suppliers
- Soil Testing
- Veterinary services
- Livestock Buyers, Dealers, and Auction Services
- Meat processing
- Farmers Markets
- Manure Hauling
- Fuel Suppliers
- Existing Road and Rail Network

Anticipated Changes

Farming culture has been through many changes over the years dealing with changing demographics, political policy, advancements in farming techniques, and farm size to name a few. NR 151, of the Wisconsin Administration Code is a program that addresses performance standards with runoff management, controlling pollution from not only agriculture farms and fields but also includes construction sites and developed urban areas. ATCP 51 of the Wisconsin

Administration Code is a program addressing Livestock siting rules. The statute directs the Department of Agriculture, Trade and Consumer Protection (“DATCP”) to promulgate rules specifying standards for siting and expanding livestock operations taking into account the following factors:

- Protective of public health or safety.
- Practical and workable.
- Cost effective.
- Based upon peer-reviewed science.
- Designed to promote the growth and viability of Wisconsin animal agriculture.
- Designed to balance the economic viability of farm operations with protecting natural resources and other community interests.
- Usable by officials of political subdivisions.

Agriculture will likely see existing large scale farms increase in both size and numbers. The County is going to need to take a proactive approach to agriculture as population grows and the increased demand for food and fiber will also grow along with increased development pressure for non-agriculture development. As the nation moves out of this current slow economy, development pressure will once again start putting a burden on the rural areas of the County. As nonfarm development increases land values, it will continue making it difficult for farming operations to expand their operations and further fragmenting rural areas of the County.

Key Agricultural Resources

Even though the values for farmland being sold for development has eased over the last year due to the nation’s slow economy, it is most likely past trends will resume creating development pressure in the rural areas of the County. If past development trends continue, proper steps need to be taken to not consume large

tracts of farmland in the County. Land sales information from 2008 for Wisconsin indicates that the average price for farmland sold for non-farm uses (5,335 acres) went for an average of \$8,421 per acre, while land sold for farming purposes (62,932 acres) went for \$3,683 per acre. Future development needs to be directed away from prime farmland areas where it will have minimal impacts on agricultural lands. One way of addressing the agricultural areas is identifying the prime agricultural soils in Outagamie County, as shown in Exhibit 2-2 (Chapter 2 of the Comprehensive Plan). The relationship between farming and soil is critical. While urban development can be designed to deal with soil limitations, this is not the case with agriculture. This is the reason for protecting the prime agricultural soils of the county. For the purpose of agriculture planning, soils are considered “prime” if they are classified as capability groups I or II in the USDA Soil Survey for Outagamie County.

Class I soils have the fewest limitations that restrict their use. They are generally well-drained and nearly level, with high natural fertility. These soils are well suited to all crops commonly grown in the County. Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices. These soils are well suited for most crops grown in the County, especially corn, alfalfa and oats.

Prime agriculture soils cover most of Outagamie County. The larger areas of non-prime soils are part of extensive wetland areas, especially the Embarrass and Wolf River basins located in the northwest part of the County. Exhibit 2-4 (Chapter 2 of the Comprehensive Plan) again shows the location of prime agricultural soils, but this time with areas of development, as of the year 2010 shown as an overlay. This exhibit helps illustrate the amount of urbanization that has taken place. As explained in the Issues and Opportunities chapter of the County comprehensive plan, Outagamie County has experienced consistent

growth in population. The development pressure that is associated with growth has also been consistently increasing. However, in the past year development pressure has eased considerably in the County due to the slow economy. The exhibit below shows the amount of land that development has consumed over the past few decades.

**EXHIBIT F-3
OUTAGAMIE COUNTY LAND USE ACREAGES**

LAND USE TYPE	ACRES		
	1971	1980	2000
Agricultural	276,672	259,911	212,402
Residential	17,908	21,330	26,399
Commercial	2,297	2,538	3,218
Industrial	1,377	2,346	4,286
Communication/Utilities	555	303	195
Public Facilities	2,793	1,430	2,822
Recreation/Open Space	9,386	9,561	14,480
Transportation	952	808	1,316
Vacant/Undeveloped	100,201	112,541	118,307
Road-Railroad Right-of-Way	n.a.	n.a.	19,520
Water	n.a.	n.a.	8,095
Construction	n.a.	n.a.	379
Total Acres	412,141	410,768	412,992
Total Developed Acres	35,268	38,316	74,118
Population	119,398	128,730	160,971
Persons Per Developed Acre	3.4	3.4	2.2

Source: East Central Wisconsin Regional Planning Commission,
Aerial Photography Interpretation

Acreage differences, especially between the 1971 and 1980 interpretations, are a result in differences in the amount of technology available. The 1971 calculations were done manually, the 1980 calculations were completed using early generation computers, and the 2000 calculations were done utilizing current GIS technology.

The developed acres include all the categories, with the exception of agriculture, vacant/undeveloped and, for the 2000 inventory, water. Previous inventories

grouped water into the vacant/undeveloped category, while right-of-way acreage was split among all categories. In reviewing the population against the number of developed acres, one can see that during the 1971 and 1980 inventories the calculations worked out to 3.4 persons per developed acre of land. Meanwhile, the 2000 land use inventory indicated that there were only 2.2 persons per developed acre of land. This indicates that we are developing in a manner that is using more land – a less dense style of development. Since most of the vacant and undeveloped land are wetlands or otherwise unsuited for development, agricultural land is the only available source for future development. The conversion of some of the agricultural land is inevitable. However, if steps are not taken to slow that conversion, the future of agriculture as a viable piece of the County's economy may be in jeopardy. In the following section are some proposals to help with land development that will help meet the needs for population growth and still allow for a viable agriculture future in Outagamie County.

Agricultural Resource Protection Tools

- Conservation Subdivisions – Also known as cluster subdivisions, this form of land division encourages the preservation of open space, natural areas or farmland. Typically, a development will have at least 50 percent of the project protected from further development, while the remaining land is divided into smaller lots that are clustered together. The area to be preserved as open space or farmland is protected indefinitely, usually through the recording of conservation easements or via deed restrictions. Land trusts (such as the Northeast Wisconsin Land Trust) can provide assistance to persons wanting to develop conservation easements.
- Conservation Easements – A conservation easement is a voluntary agreement between a landowner and a land trust that limits future development alternatives. Under the easement, the landowner retains

ownership and the land trust takes responsibility of the conservation of the site. There are tax benefits of this type of arrangement.

- Purchase of Development Rights (PDR) – A PDR program is one way for landowners to obtain development value for their land without selling it for development. This voluntary program pays the landowner the difference between a property's values as developable land versus farmland. For this payment, the landowner places a conservation easement on the land restricting its use to agriculture in perpetuity. This program is generally administered by a unit of government and is an expensive program.
- Transfer of Development Rights (TDR) – A TDR program is one where there are areas designated for development, while other areas are designated for preservation. This type of program generally works better if there are restrictions to the amount of development allowed, more specifically if there are density limitations. For development to take place that is at a higher density than typically allowed, a developer needs to transfer development rights from areas designated for protection. The developer must pay the landowner for the development rights, rather than a unit of government.
- Maximum lot sizes and/or maximum densities – Most zoning ordinances include language that establishes minimum lot sizes and the permissible density that is allowed within a particular zoning district. An approach some communities are taking is to look at maximum lot sizes (i.e. one acre) and setting more restrictive density (i.e. four units per forty acres) in agricultural areas.
- Right To Farm Deed Restrictions – In an effort to mitigate potential conflict, some local communities are requiring persons wishing to build in the country to read and sign a statement that essentially outlines the activities (manure spreading, night planting/harvesting, animal odors, etc.)

that may occur on neighboring farmland. This is usually done at the time a building permit is applied for and a copy of it is recorded with the deed to alert potential future owners of the home.

- Change Zoning rules to require higher development densities and allow density bonuses for small lot developments that are based on a walkable community design and allowing for single family, two family, and multifamily units.
- Identify areas in the County that would be good locations for infill development through the County using community comprehensive plans as a guide.
- Encourage commercial and Industrial development in areas serviced by public sewer and water to help minimize the impacts on agricultural lands.
- Do not allow rezoning of lands that isolates farmland parcels that would further fragment areas of agricultural lands.
- Institutional and educational support for agriculture such as the UW Extension, Fox Valley Technical College, and Center for Integrated Agricultural Systems (CIAS)

As Outagamie County population grows, the County will continue to face challenges that will have impacts on the open space and agricultural lands of the area. With the increase in popularity of farmers markets and food security of local grown foods the County needs to take a proactive approach to development to help ensure that development will have minimal impacts to the area's natural resources and the agriculture industry stays a viable industry that remains sustainable for future generations.

County Actions for Agriculture Development

The following are some of the tools the County has and will continue to use to promote agriculture development in Outagamie County. The County will continue to have exclusive agriculture zoning (AED) available to towns that want to participate in the Working Lands Initiative program. This allows farmland owners the ability to collect \$7.50 an acre for farmland that meets DATCP standards. The County currently has seven towns that have AED zoning, four of which zoning is administered by the County, and three by each individual town.

Since 2012, the County has been working to preserve agricultural land by assisting towns and land owners that have an interest in establishing Agricultural Enterprise Areas (AEA). In 2014, the County worked with the Town of Greenville to help establish the “Greenville Greenbelt AEA,” consisting of 1,400 acres in the Town. Later that year, the County amended its Farmland Preservation Plan’s Town of Greenville Map, which allowed the Town to expand the “Greenville Greenbelt AEA” to 6,178 acres the following year. In 2018, Outagamie County worked with Waupaca County and seven towns (two in Outagamie County) to create a multi-county AEA, “Three Rivers AEA,” totaling 111,186 acres.

The County will continue in its efforts with land owners and towns to establish and expand AEA’s in the region and encourage the preservation of the agricultural lands in Outagamie County. The County still has several large areas of prime farmland that would be suitable locations for future AEA’s. These areas can receive \$5.00 per acre if the farmland is zoned for general agriculture (AGD), or \$10.00 per acre if the land is zoned for exclusive agriculture (AED). As AEA’s expand or new ones are approved by DATCP, the County will include AEA maps as part of the Farmland Preservation Plan.

After initial adoption of this plan, the County amended its General Zoning Code (Ch 54), creating limits for non-agricultural uses in AED. With regards to the

zoning changes, the County code no longer allows residential development on land zoned AED. Should residential development be desired, the county's General Zoning Code now requires a landowner desiring a residential use that is not agriculture-related to pursue rezoning the property out of AED. Said non-agriculture related residential rezoning proposals are only allowed a maximum lot size of two acres for home sites to be rezoned out of the AED, per county code.

This section amended on January, 22, 2019 (Z2 – 2018 - 19)

Farmland Preservation Plan and Comprehensive Plan Consistencies

To assure the consistency, the Planning Department created the Farmland Preservation Plan as an appendix to the County Comprehensive Plan. The agriculture portion from the Agriculture, Natural, Cultural Resources chapter was used as the basis for the Farmland Preservation Plan referencing the same maps and charts. When creating the Farmland Preservation Plan Maps, the County used the most recent aerial photography (spring 2010) to help identify large farm tracts throughout the County.

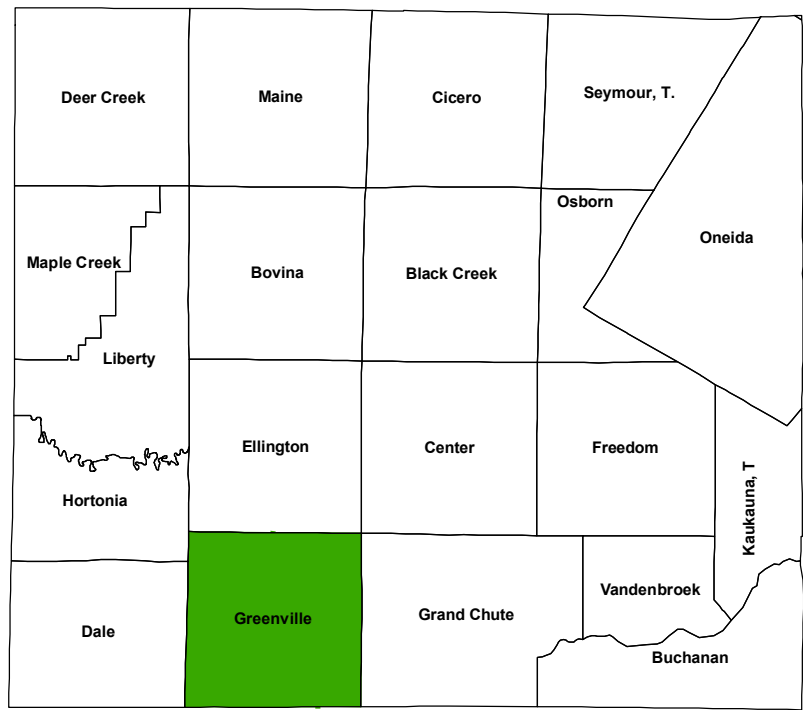
When initially creating the Farmland Preservation Maps, Planning Staff identified areas that had some sort of agricultural activity present, even if only part of the parcel was being used for agriculture purposes. If a parcel had a residence or other nonagricultural use on the parcel with no agriculture buildings and was less than 15 acres in size, the parcel was not included in the Farmland Preservation Maps. Planning Staff also did not include the forested parcels of the County which are mostly located in the area referred to the Wolf River Bottoms region. This region includes large areas of wetlands and floodplain and does not have suitable soils for productive farming. The next step was to compare this information with the County Comprehensive Plan for consistency and make sure there were no conflicts with the future land use map. The County developed a farmland preservation plan that is in compliance with state statute requirements and allows interest land owners be eligible for farmland tax credits for their agricultural land. The Planning Department asked to be on the agenda at the Outagamie County Chapter of the Towns Association July 19, 2010.

Planning Staff presented the new Working Lands Initiative Program by the State at the meeting. The Planning Department let it be known that if a town wanted more information about the program to contact the Planning Office and would come out and meet with the Town on an individual basis. After creation of maps, copies were sent to the Towns for their review and comment for any additions or changes.

The Farmland Preservation Maps are not consistent with all Town comprehensive plans in the County. The Farmland Preservation Maps does not mesh with the Towns of Dale, Ellington, Center, and Vandebroek. The future land use in their comprehensive plans identifies the whole Town being developed and not preserving any lands for agriculture. Copies of the proposed Farmland Preservation Maps were sent out to the Towns and Planning Staff asked for feedback from the Towns. The Towns of Deer Creek, Cicero, Seymour, Maple Creek, Black Creek, Hortonia, Greenville, Grand Chute, and Buchanan responded by having staff come to the Town to discuss the Working Lands Initiative and review preliminary mapping. The Towns of Black Creek, Maple Creek, Cicero, Seymour had multiple meetings that public was invited to come and participate in reviewing the mapping. In meeting with the Towns, adjustments were made to the maps with Town and County approval. The biggest change was in the Town of Cicero decided to include woodlands as part of their Farmland Preservation area. The woodlands in Cicero do not have a strong association with wetlands and floodplain as other areas in the County such as the Wolf River Bottoms area to the west. Cicero felt the woodlands in their Town are just as important as agriculture land, and viewed the woodland areas of the Town as an agricultural commodity and felt these areas also needed protection. Most other changes were minor tweaks that did not conflict with Town or County comprehensive plans, or if so amends will be made accordingly. The remaining Towns opted not to participate in the working lands process and the County received no feedback or comments

from those Towns.

On September 7, 2011 the Planning Department held an open house meeting to present the plan with press releases from area newspapers and letters to the clerks including Town, City, and Villages about the Plan. The purpose of the open house was to inform anyone interested about the program and let the public and local government how the Plan will affect the local community before submitting the Plan for consideration to the County Zoning Committee and eventually to County Board for adoption.



Outagamie County Town's

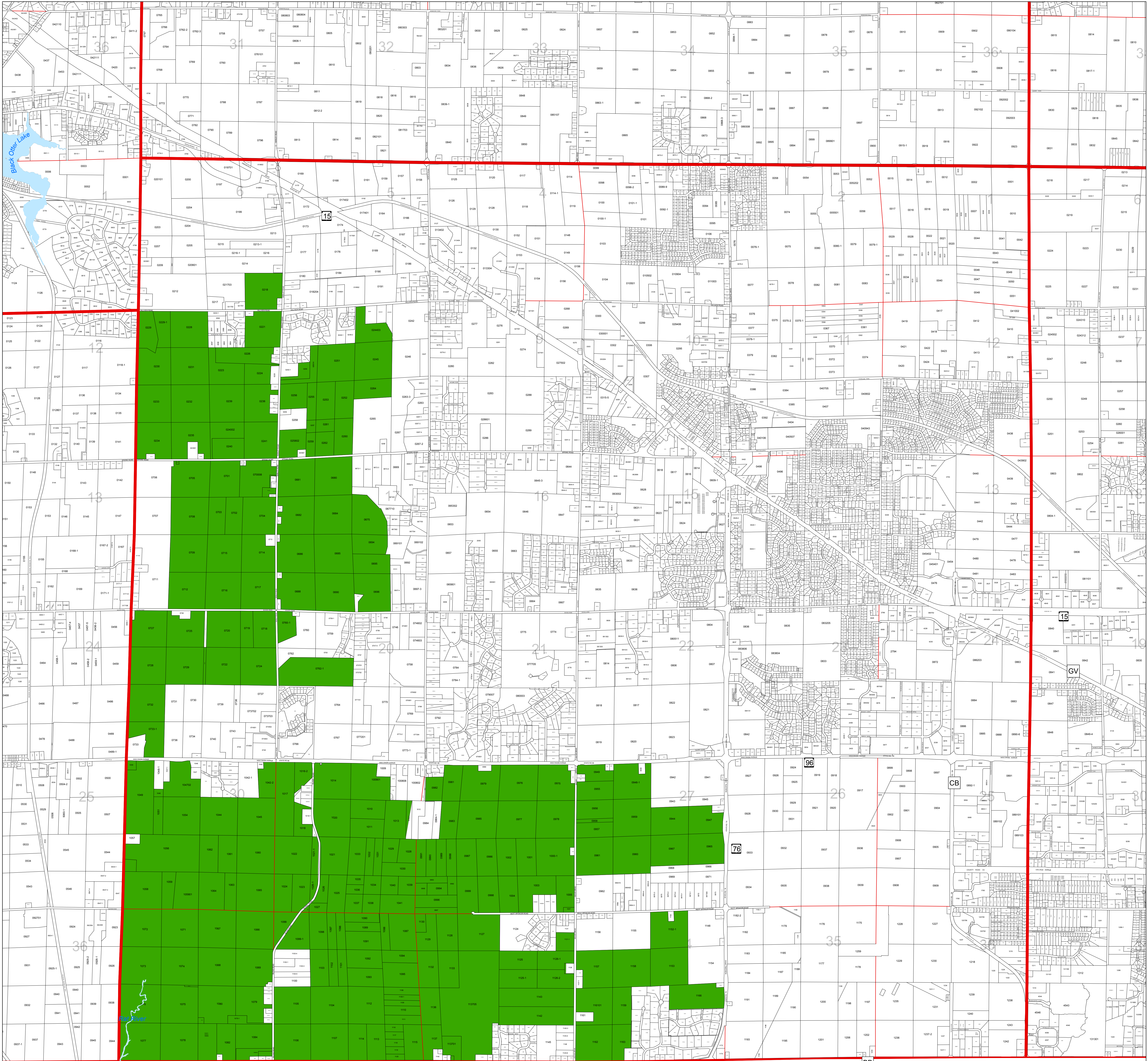
Greenville Greenbelt AEA Map

Town of Greenville

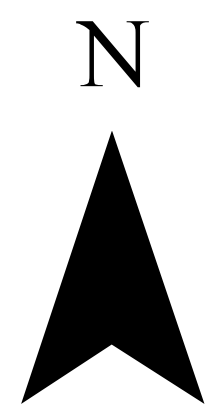
2015



Wisconsin Counties



- AEA Area
- Non AEA Parcel
- Town Boundary
- Water
- Section Line
- Parcel Line
- Public Right-of-Way
- Section Number



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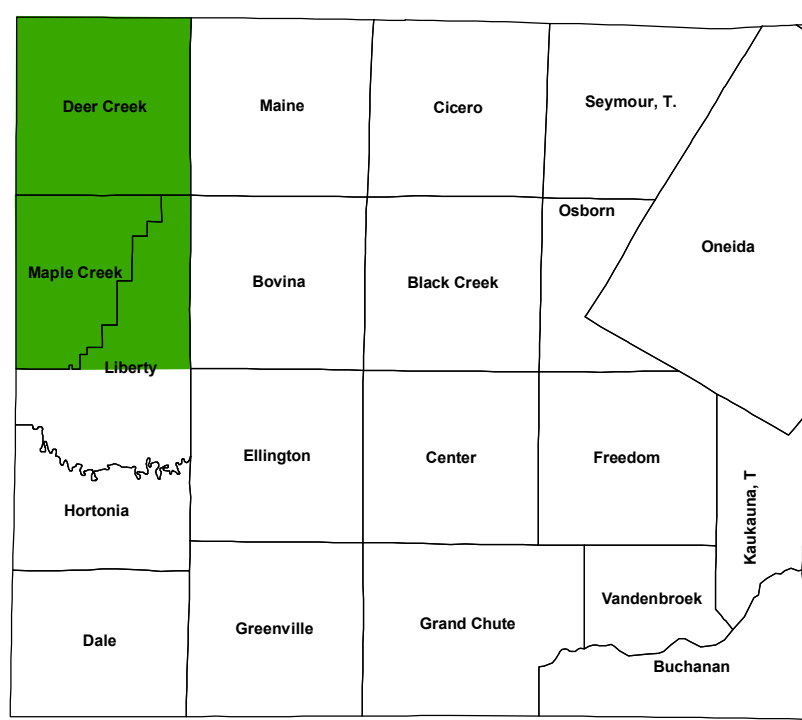
The Outagamie County
Farmland Preservation Plan Maps
supersedes the County
Comprehensive Plan Maps.
November 19, 2014

Wis. DATCP Certification : _____ Date

Outagamie County Adoption : _____ Date

Prepared by: Outagamie County Planning Department
410 S. Walnut St.
Appleton WI 54911

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Outagamie County Town's

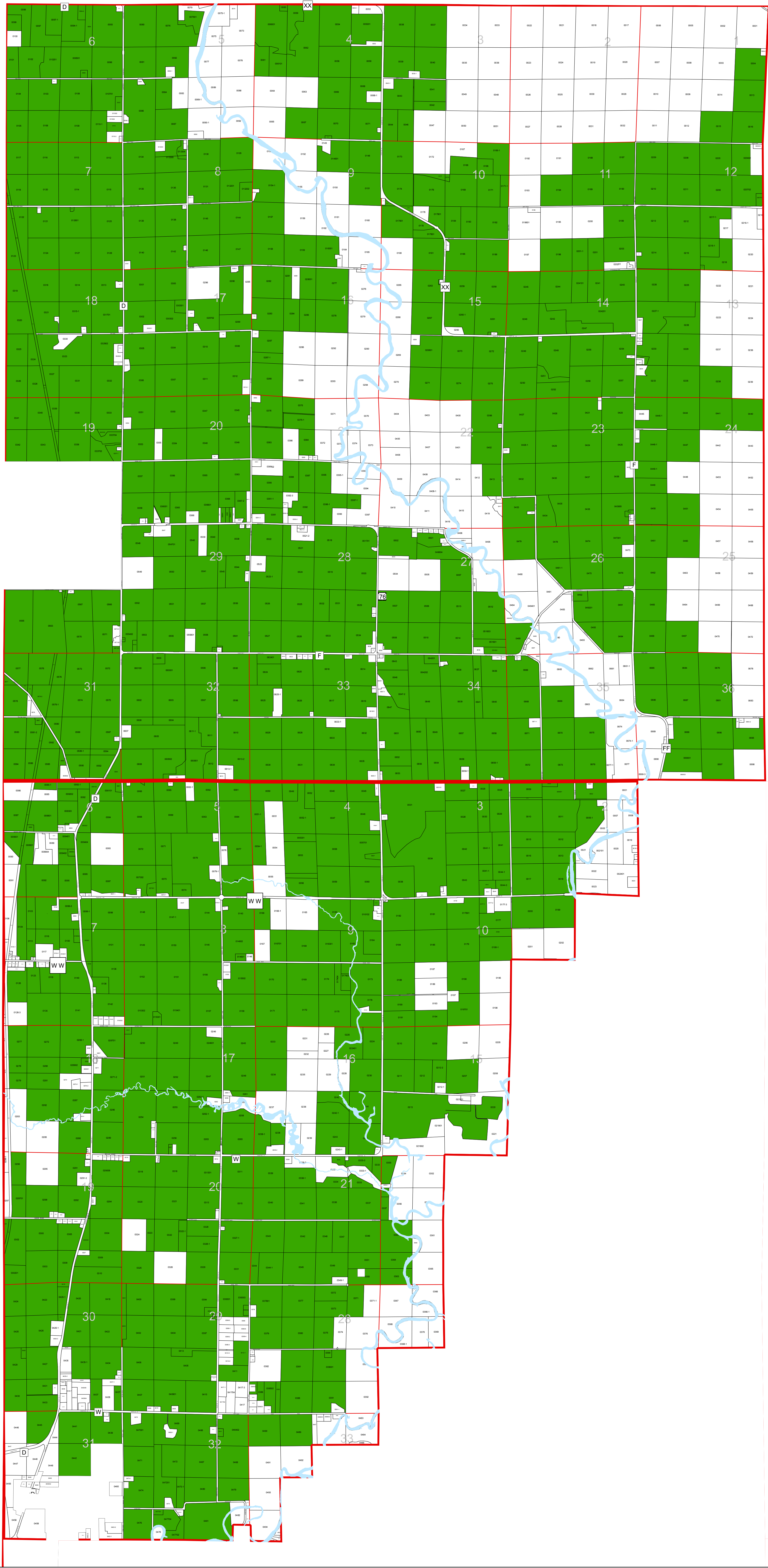
Three Rivers AEA Map Outagamie County Portion

Town of Deer Creek and Town of Maple Creek

2018

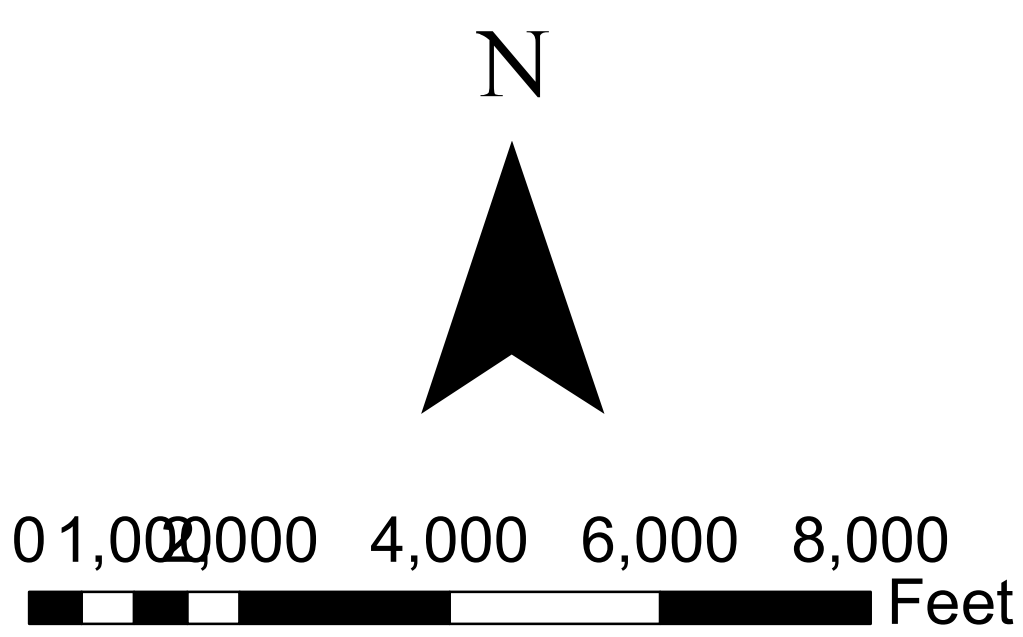


Wisconsin Counties



- AEA Area
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- Parcel Line
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- Section Number

36



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November 19, 2014

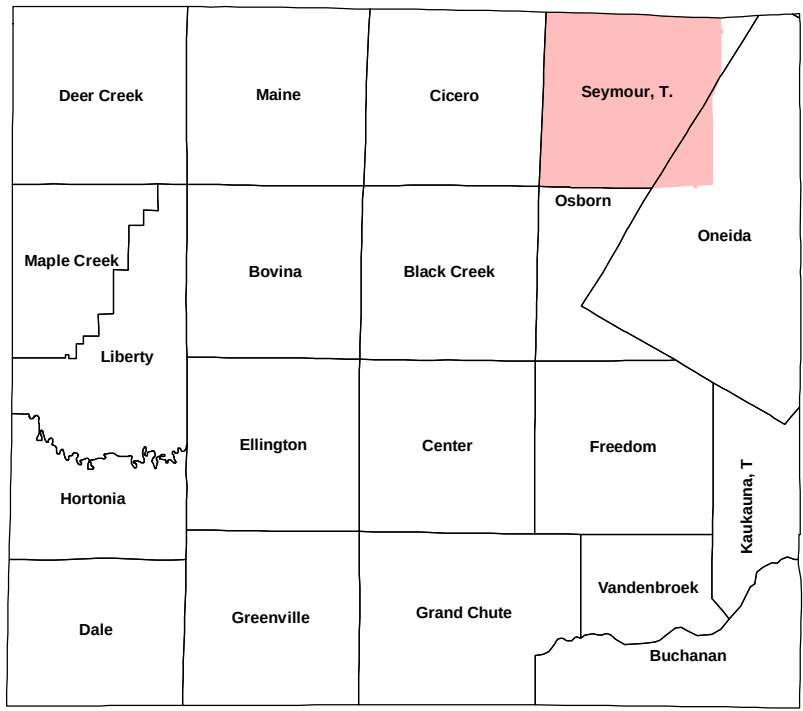
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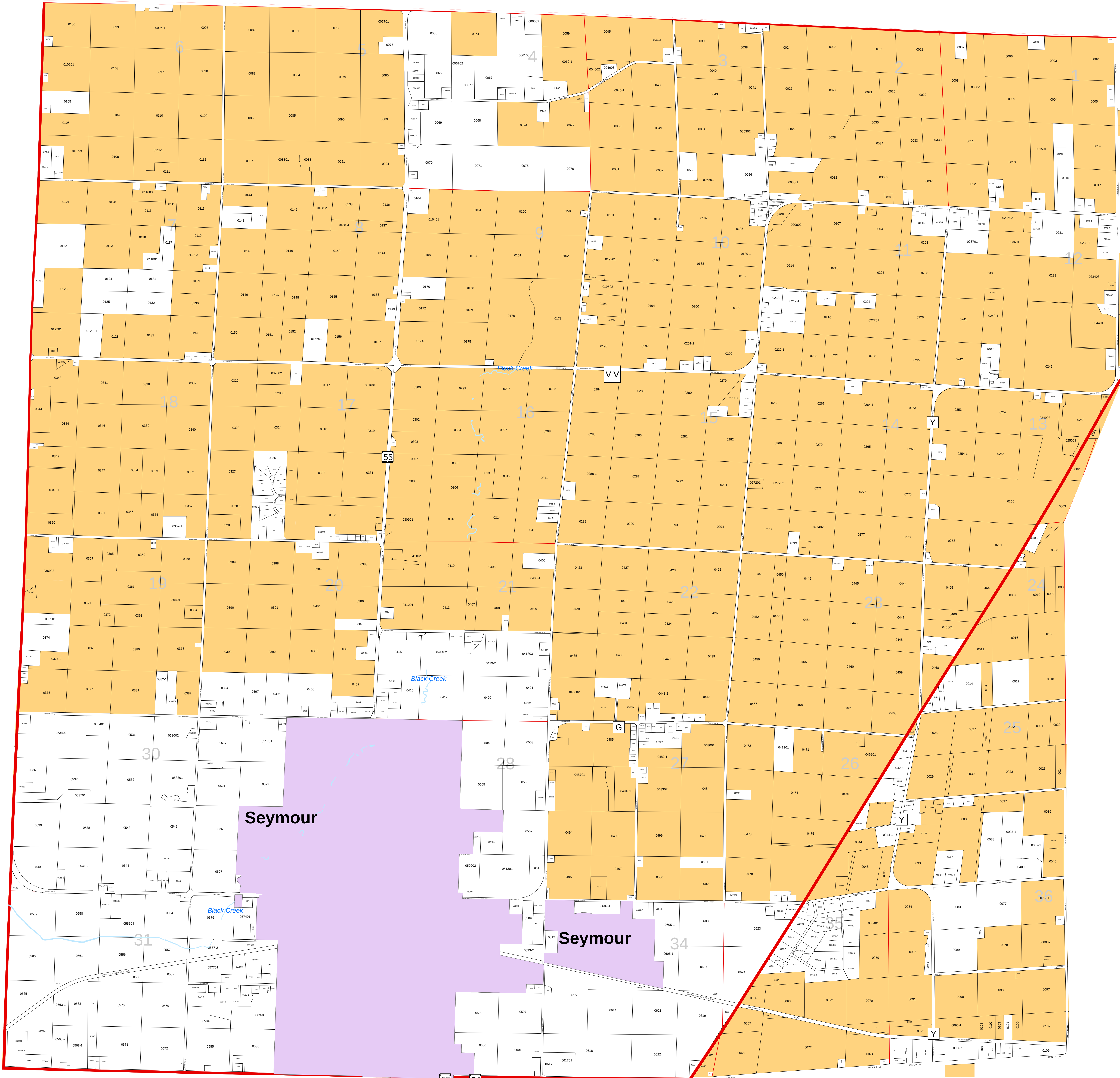
Farmland Preservation Plan Map
Seymour (W) & Oneida (NW)
T.24N. R.18E.
Outagamie County
2nd Amended September 27, 2016



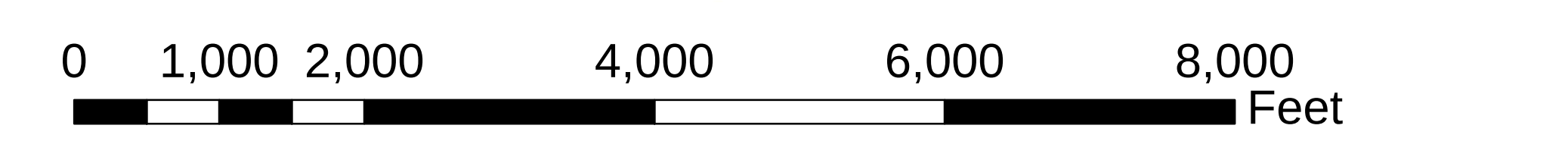
Outagamie County Town's



Wisconsin Counties



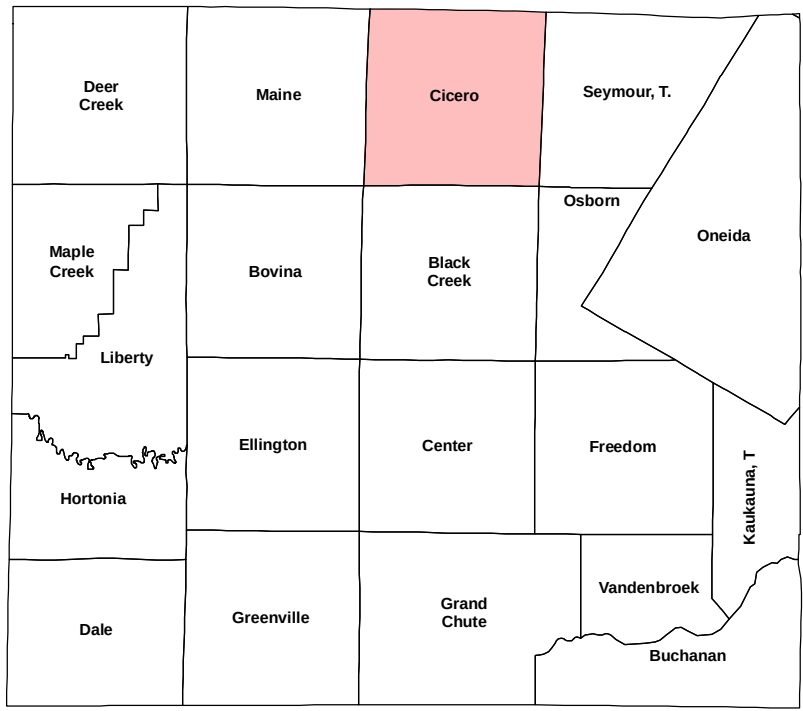
- Farmland Preservation Area (Parcel Based)
- Non Preservation Parcel
- Town Boundary
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- Village
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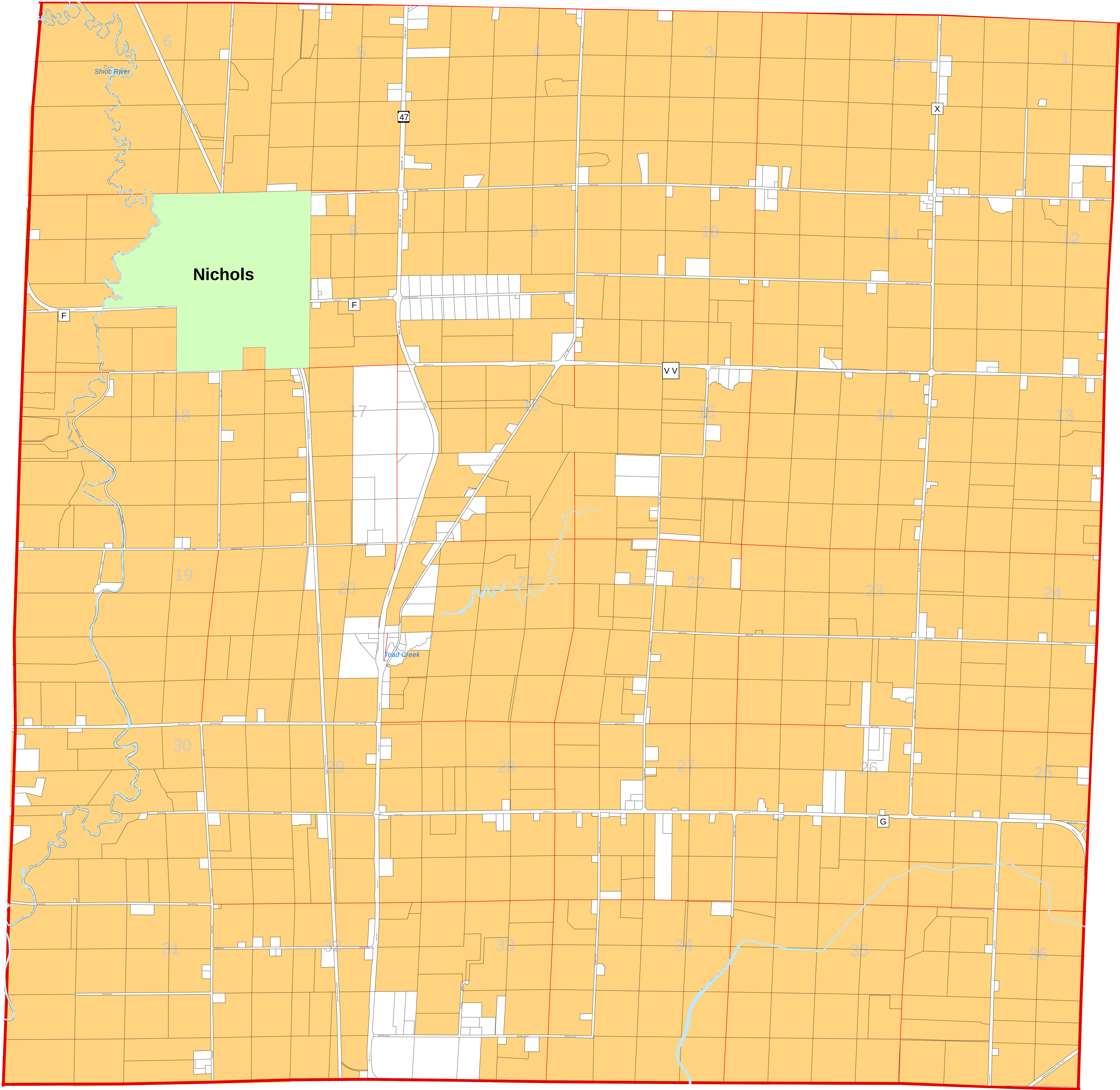
Farmland Preservation Plan Map
Cicero
T.24N. R.17E.
Outagamie County
Amended December 19, 2014



Outagamie County Town's



Wisconsin Counties



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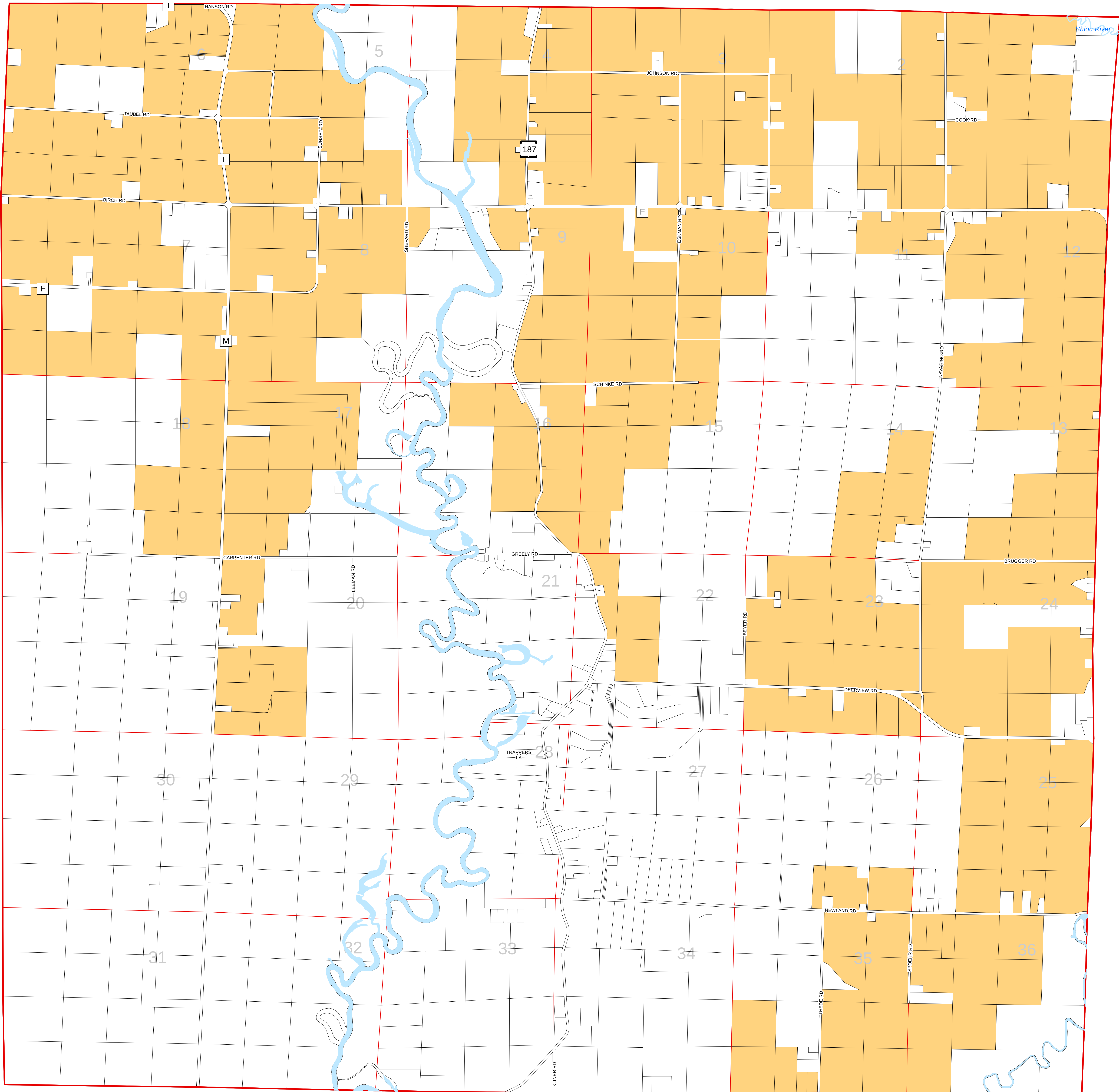
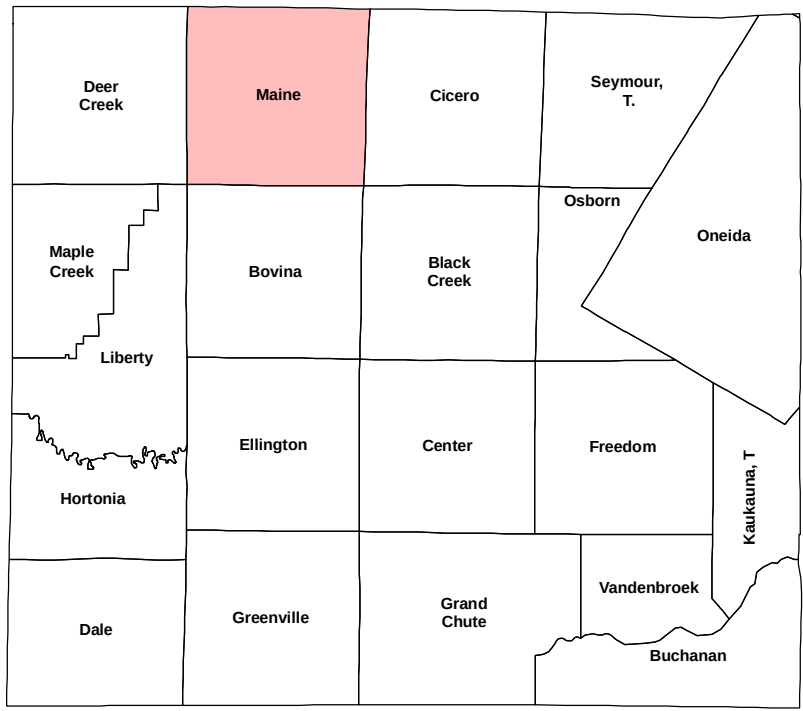
Farmland Preservation Plan Map

Maine

T.24N. R.16E.

Outagamie County

2011



- Farmland Preservation Area (Parcel Based)
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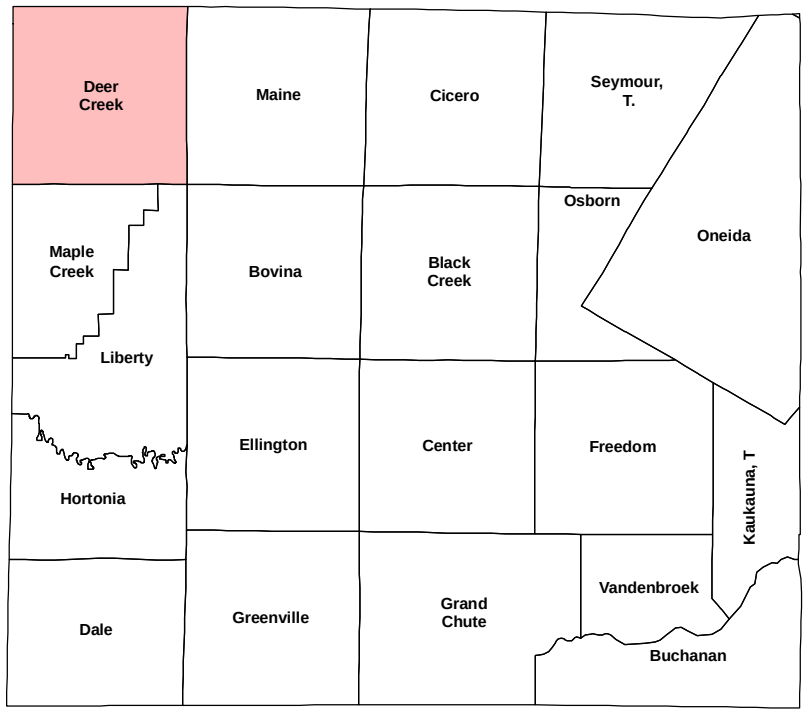
Farmland Preservation Plan Map

Deer Creek

T.24N. R.15E.

Outagamie County

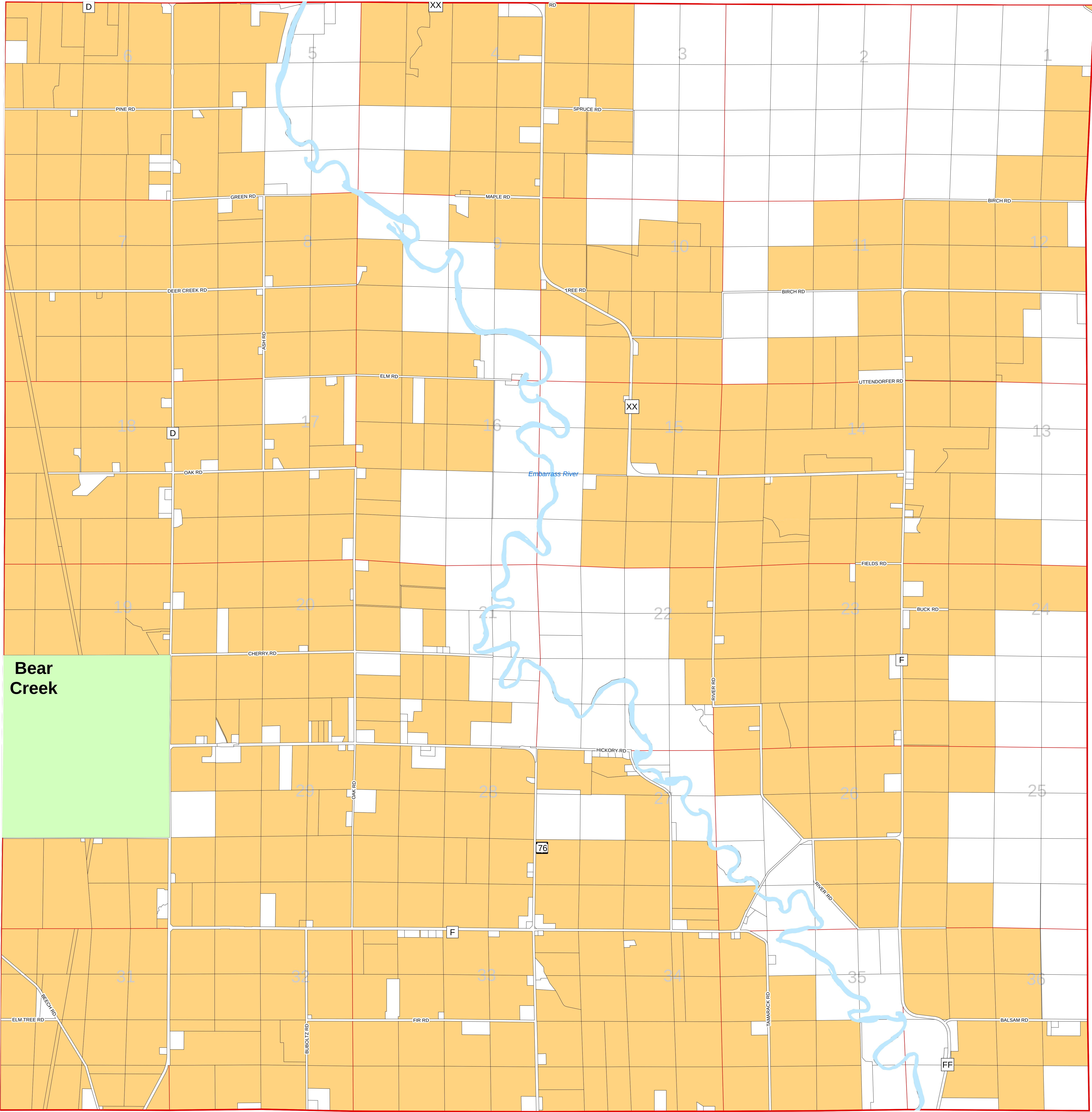
2011



Outagamie County Town's



Wisconsin Counties



- Farmland Preservation Area (Parcel Based)
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 - Town Boundary
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 - Village
 - Water
- Section Line
- Parcel Line
- Public Right-of-Way
- Section Number
- 36
- Amended March 2012



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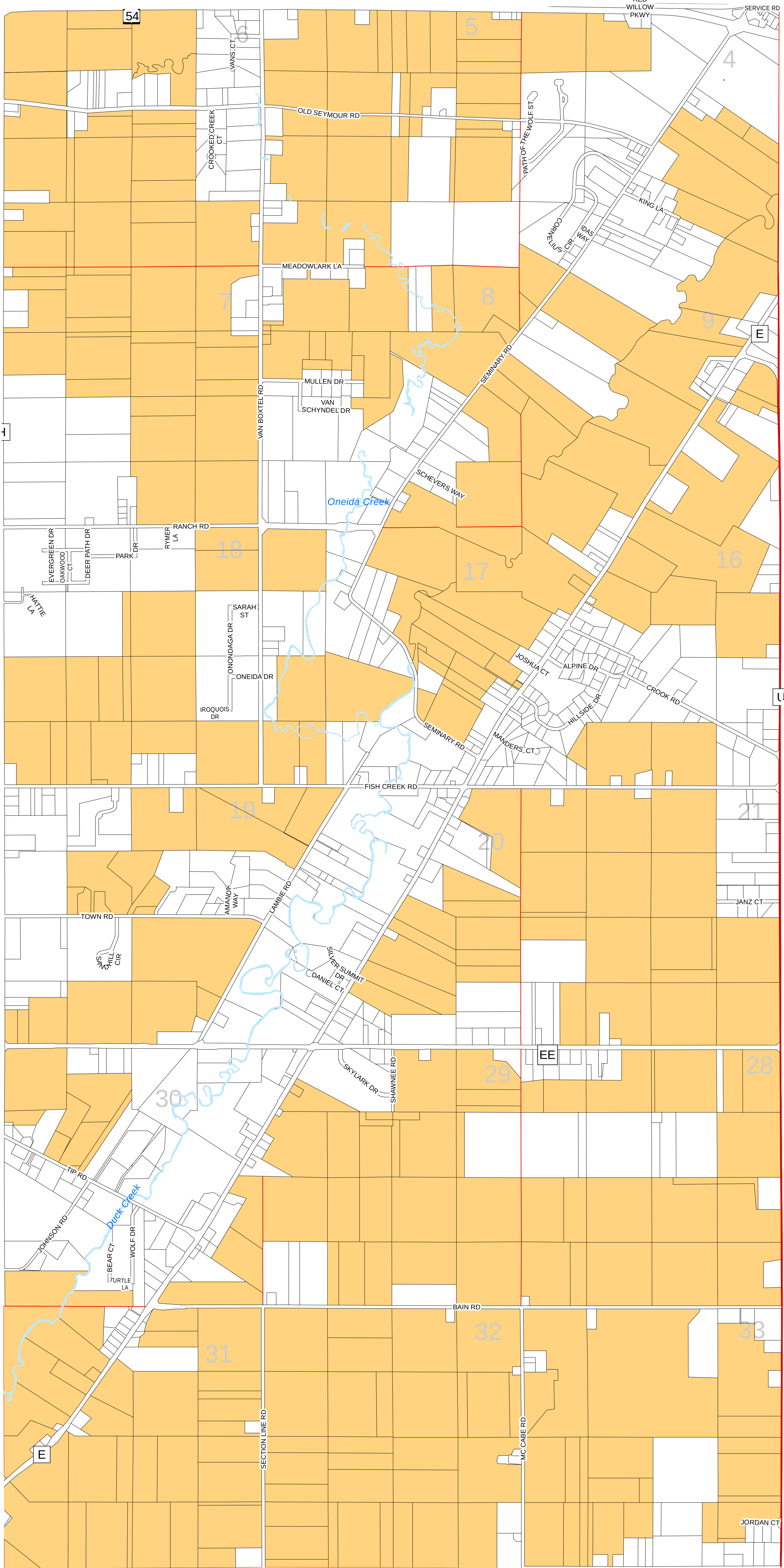
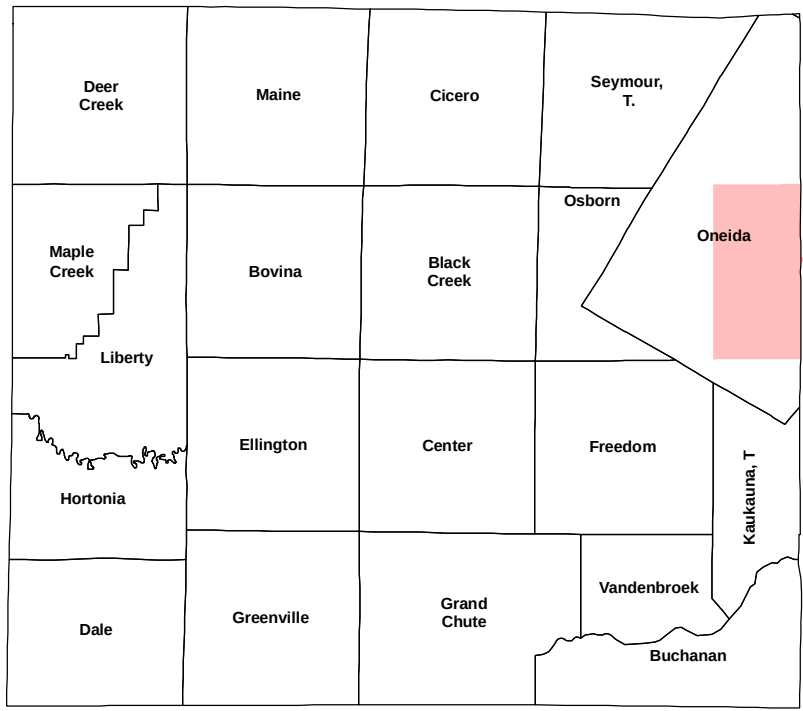
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Farmland Preservation Plan Map
Oneida (EC)
T.23N. R.19E.
Outagamie County
2011



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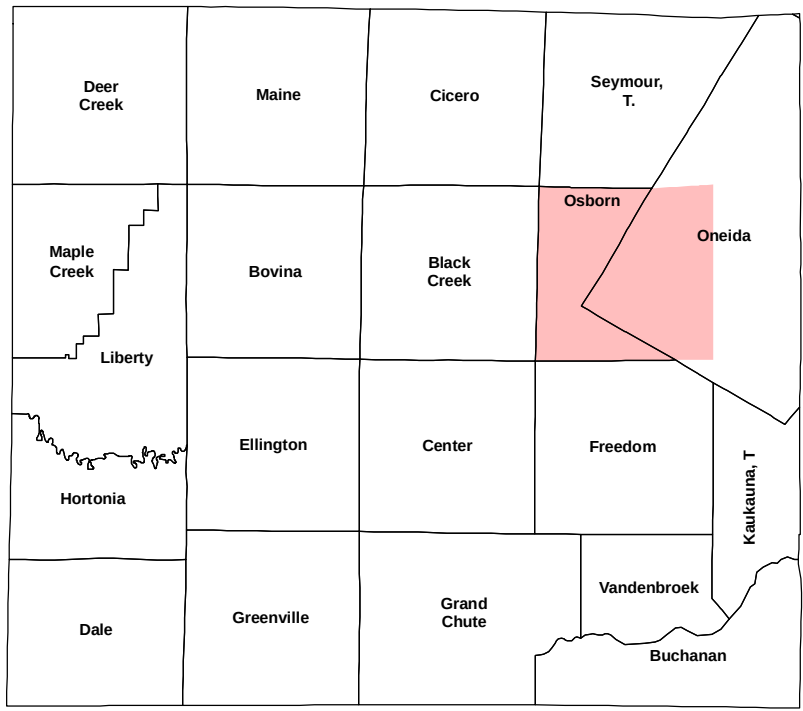
Farmland Preservation Plan Map

Osborn & Oneida (WC)

T.23N. R.18E.

Outagamie County

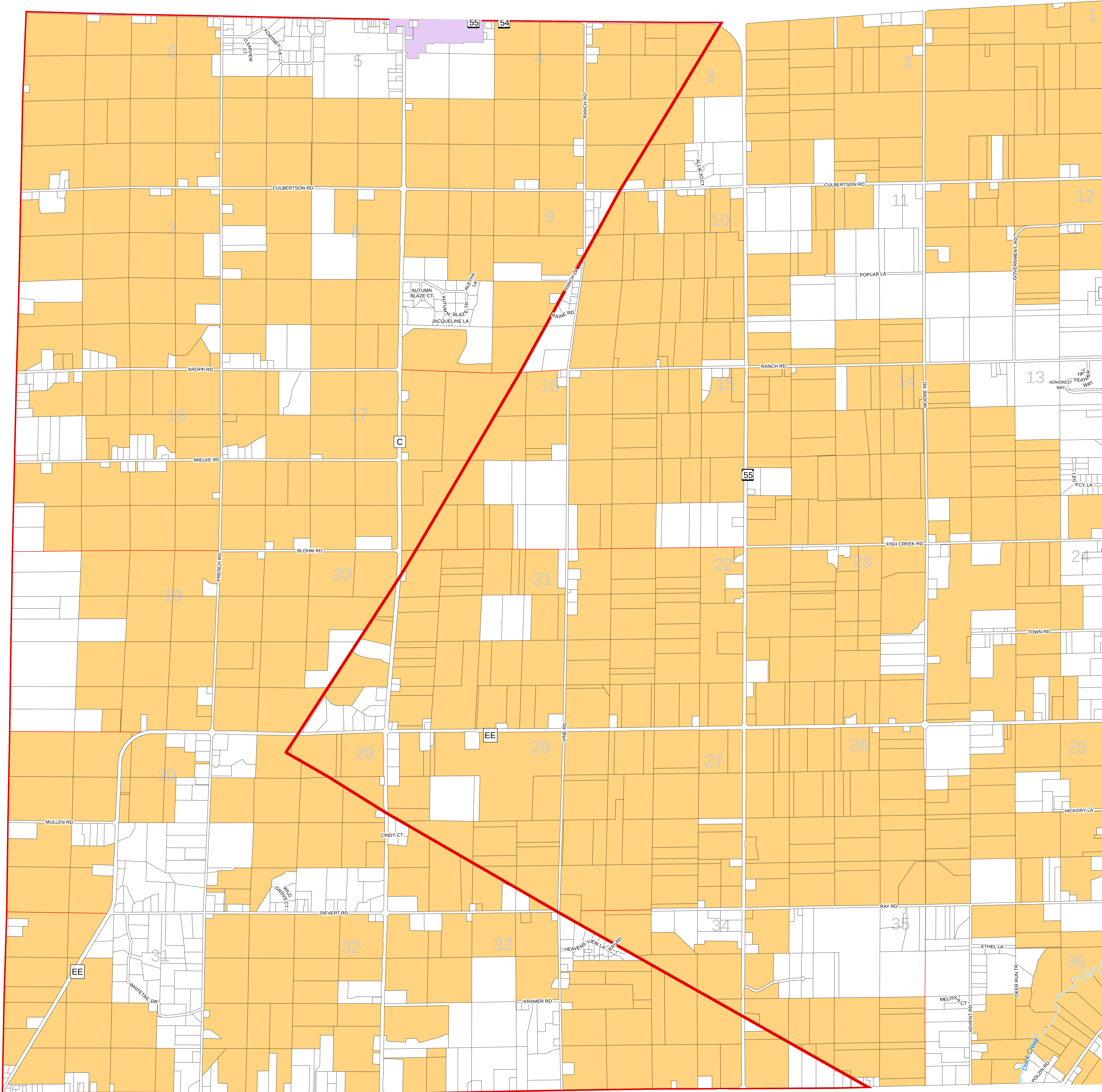
2011



Outagamie County Town's



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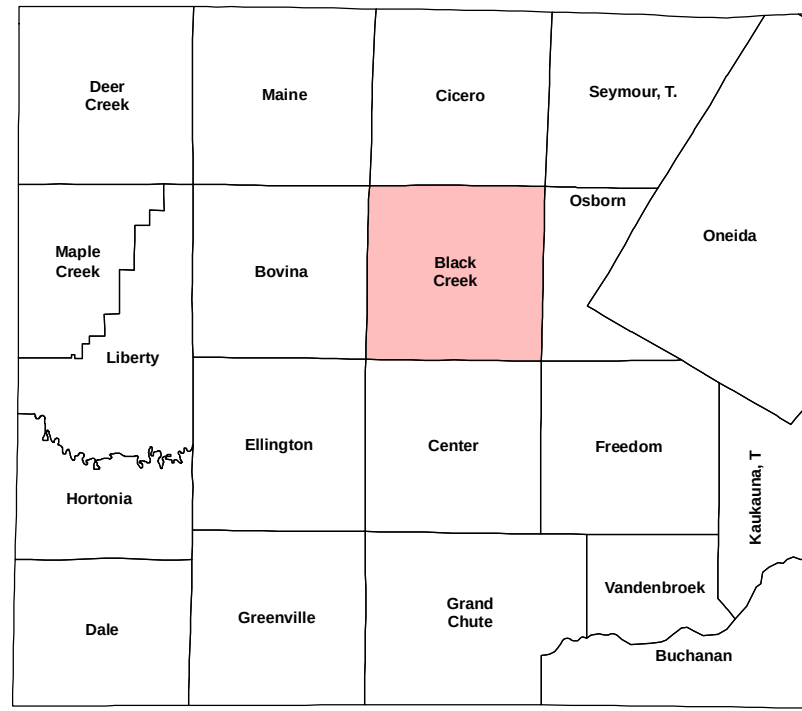
Farmland Preservation Plan Map

Black Creek

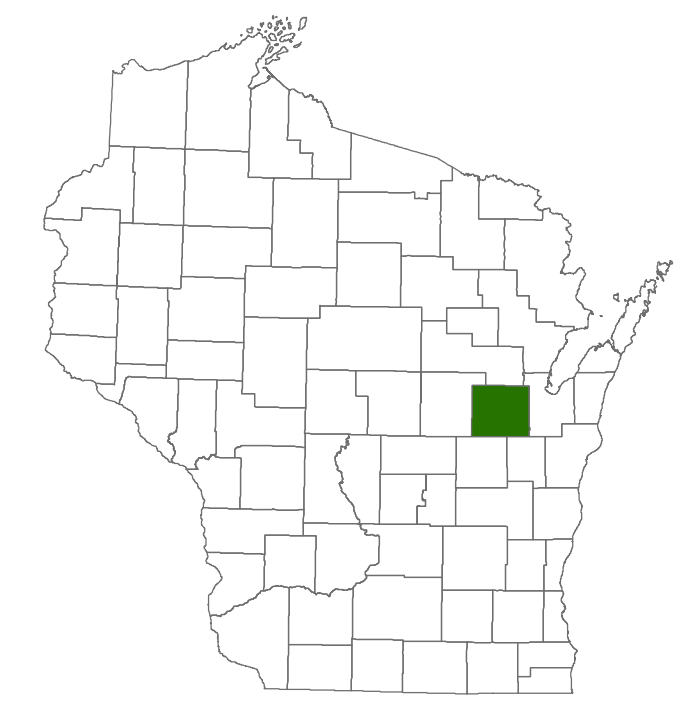
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Outagamie County

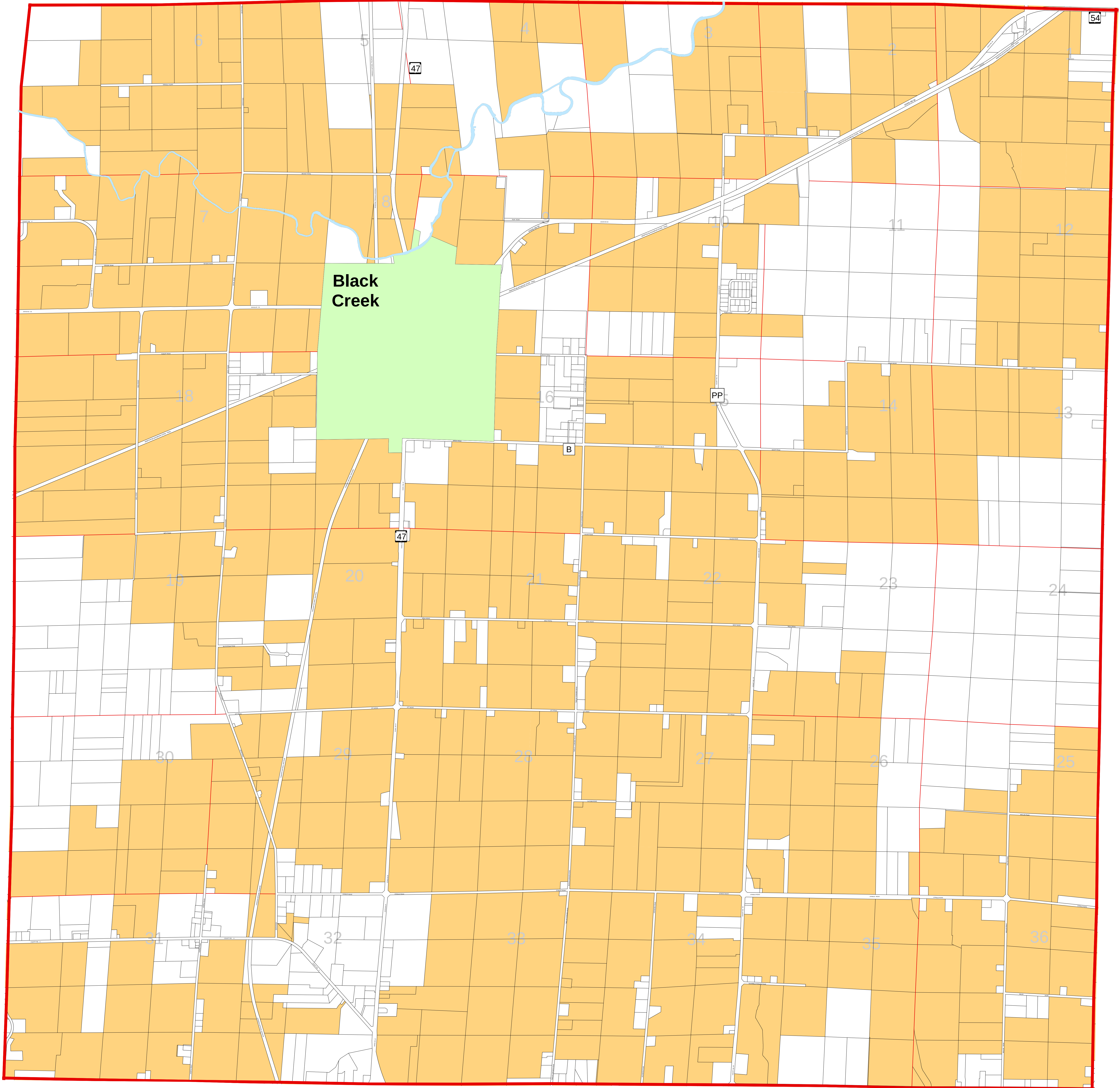
Amended December 2, 2014



Outagamie County Town's



Wisconsin Counties



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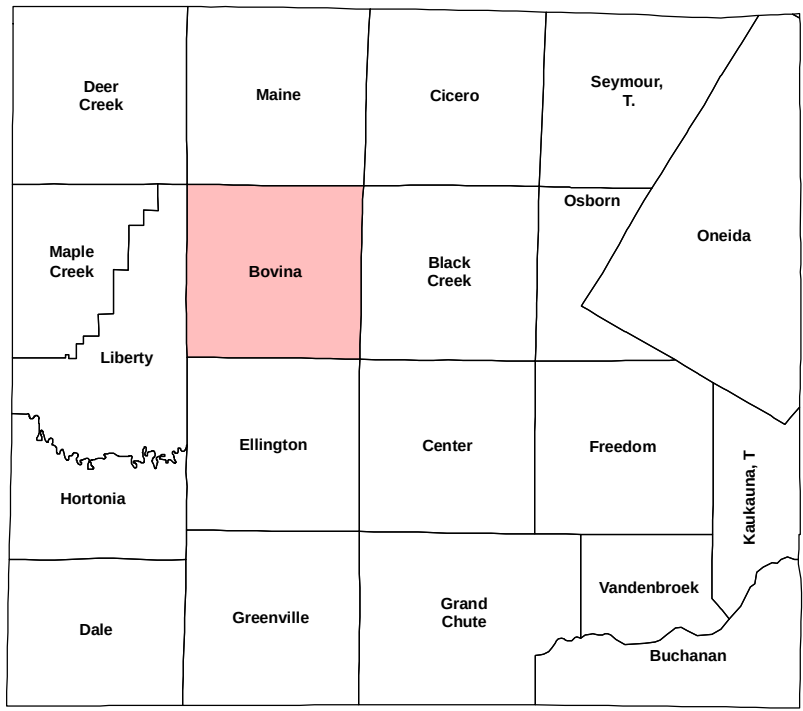
Farmland Preservation Plan Map

Bovina

T.23N. R.16E.

Outagamie County

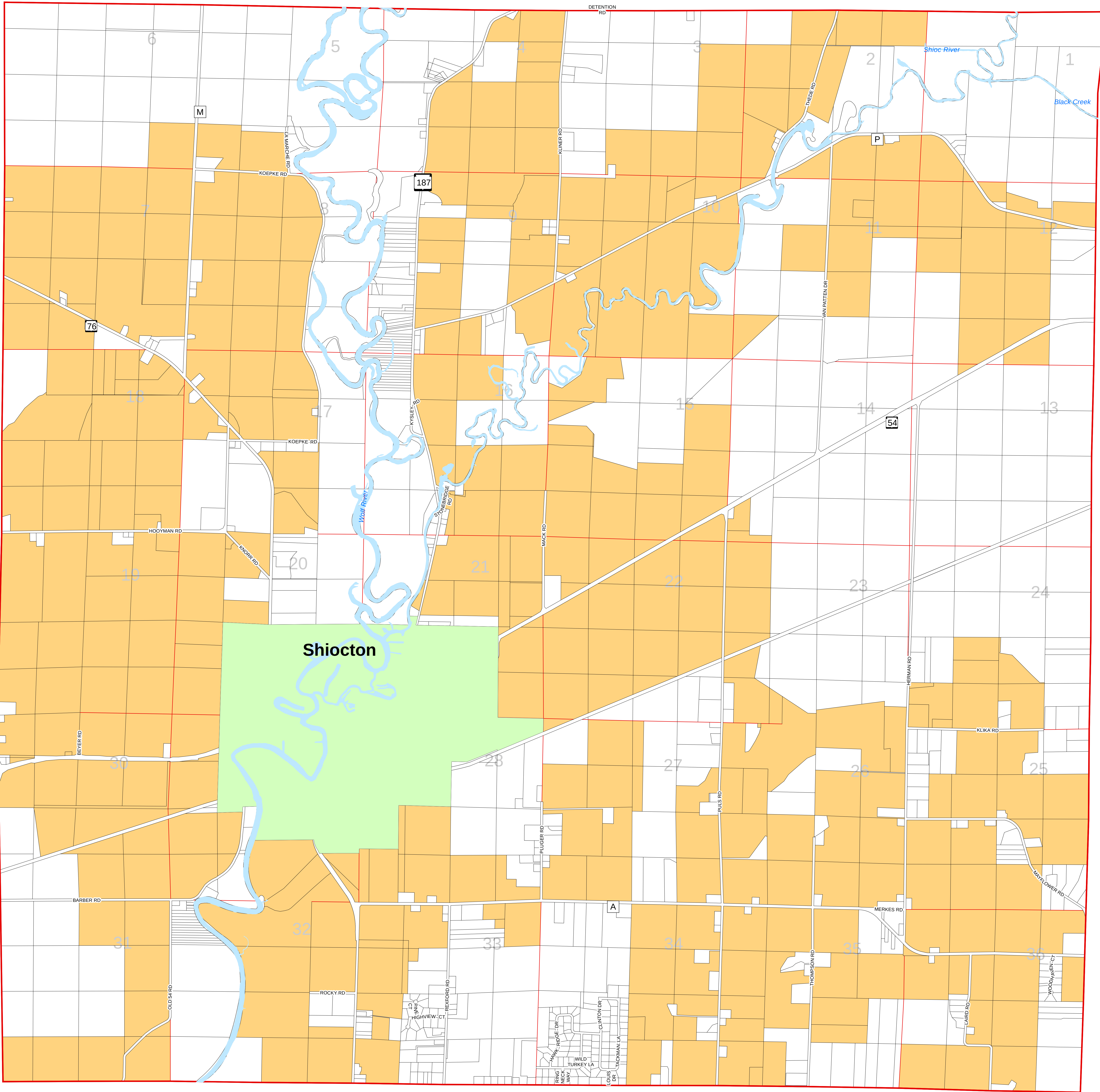
2011



Outagamie County Town's



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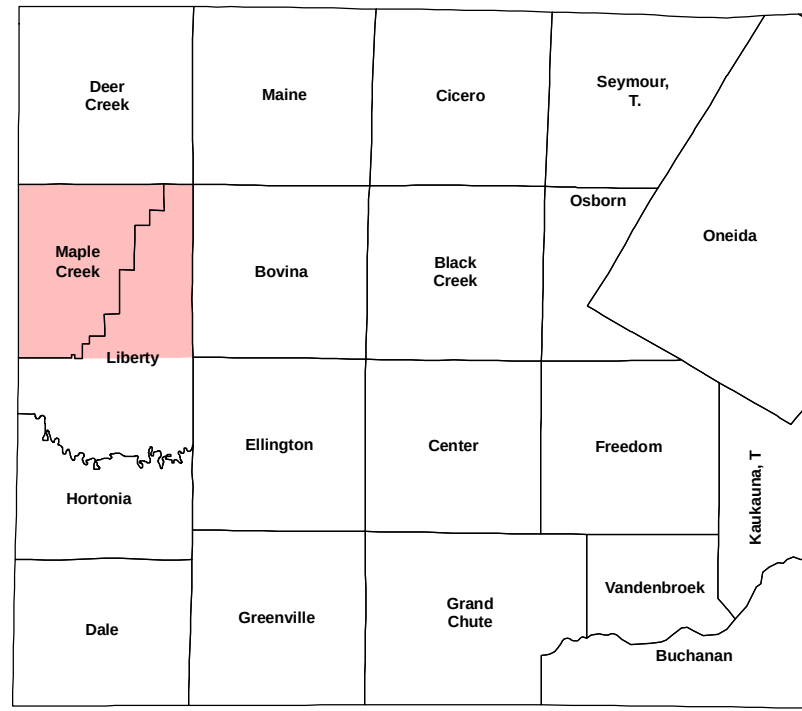
Farmland Preservation Plan Map

Maple Creek & Liberty (N)

T.23N. R.15E.

Outagamie County

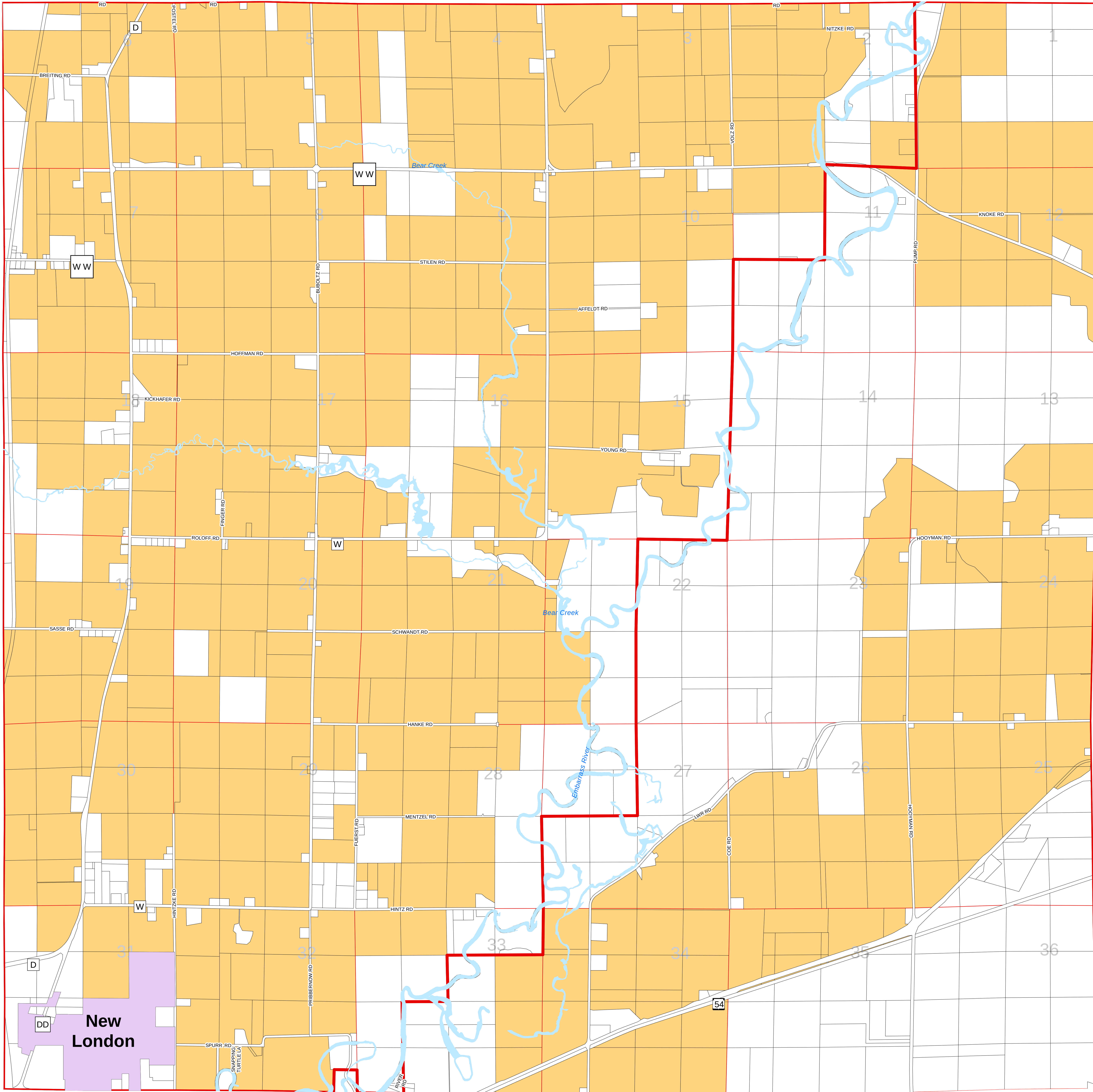
2011



Outagamie County Town's



Wisconsin Counties



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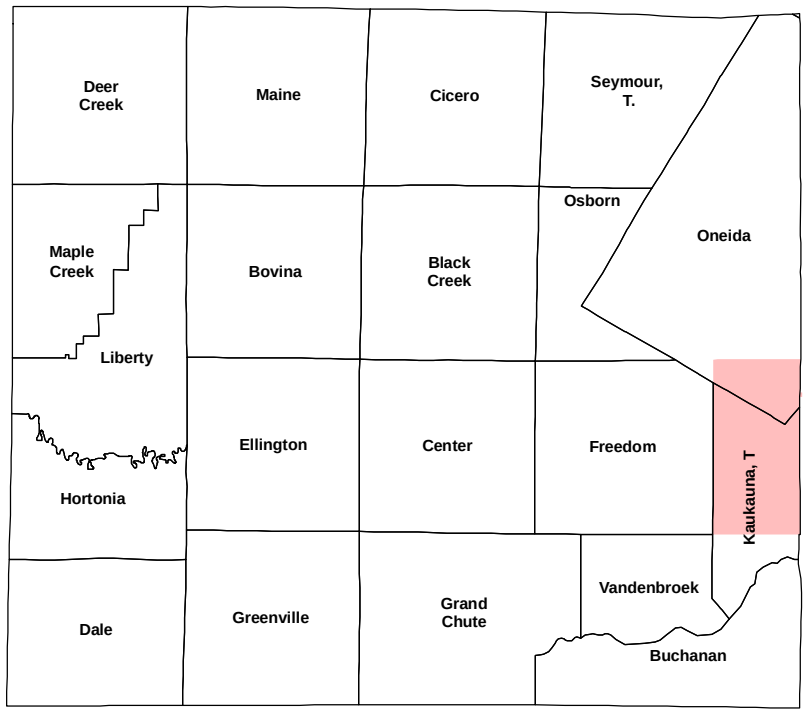
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Outagamie County Town's

Farmland Preservation Plan Map

Kaukauna (N) & Oneida (SE)

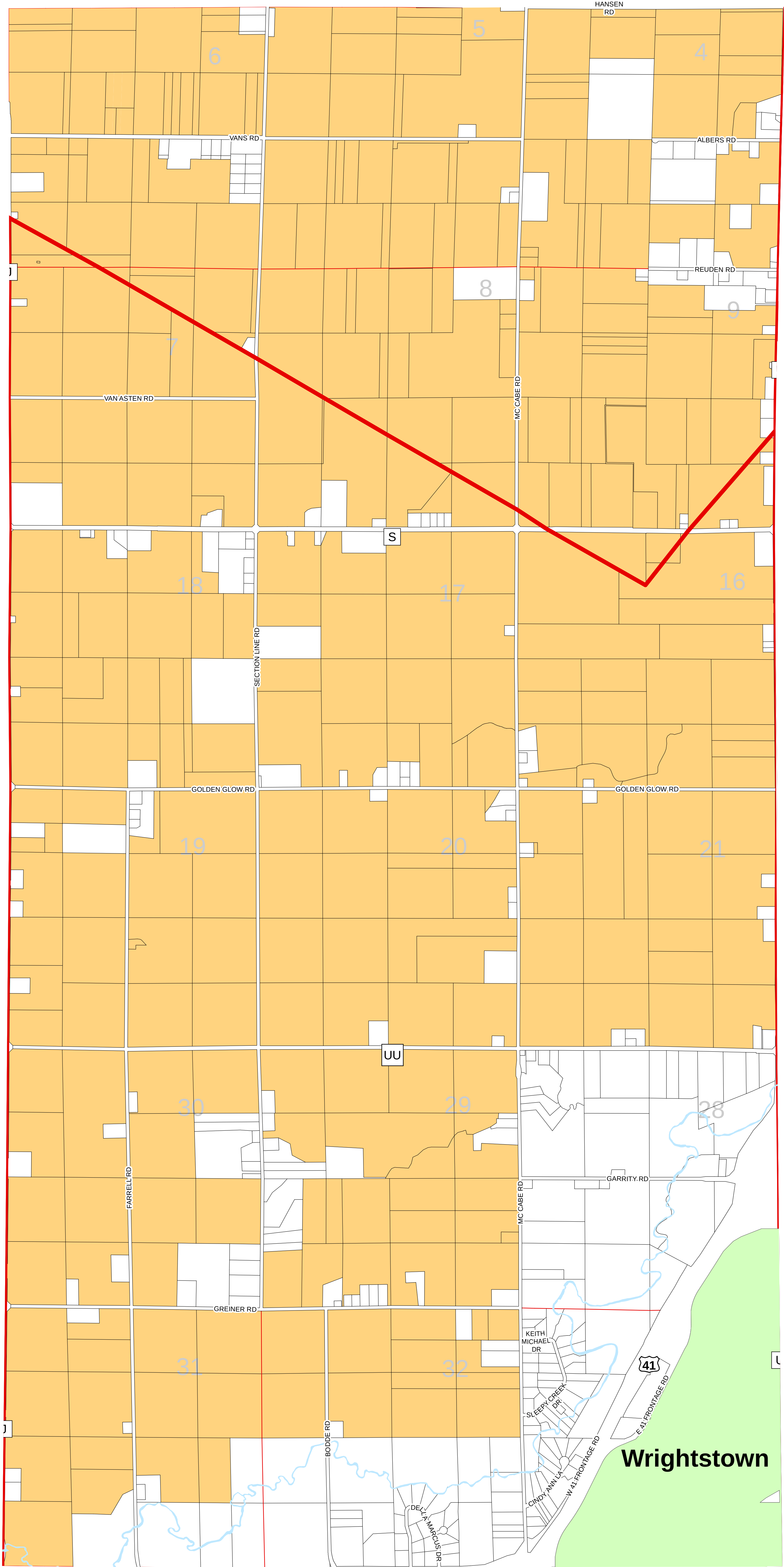
T.22N. R.19E.

Outagamie County

2011



Wisconsin Counties



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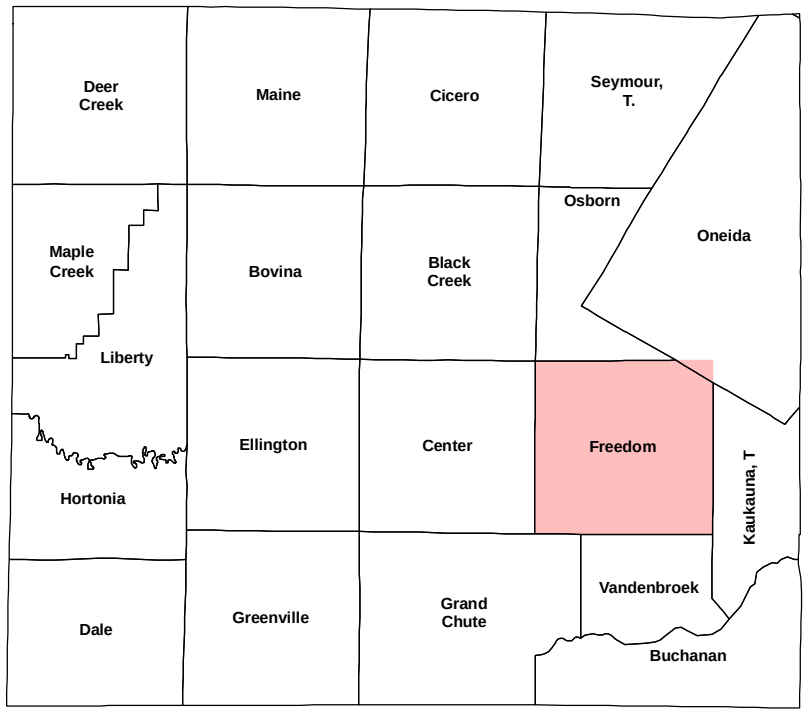
Farmland Preservation Plan Map

Freedom & Oneida (SW)

T.22N. R.18E.

Outagamie County

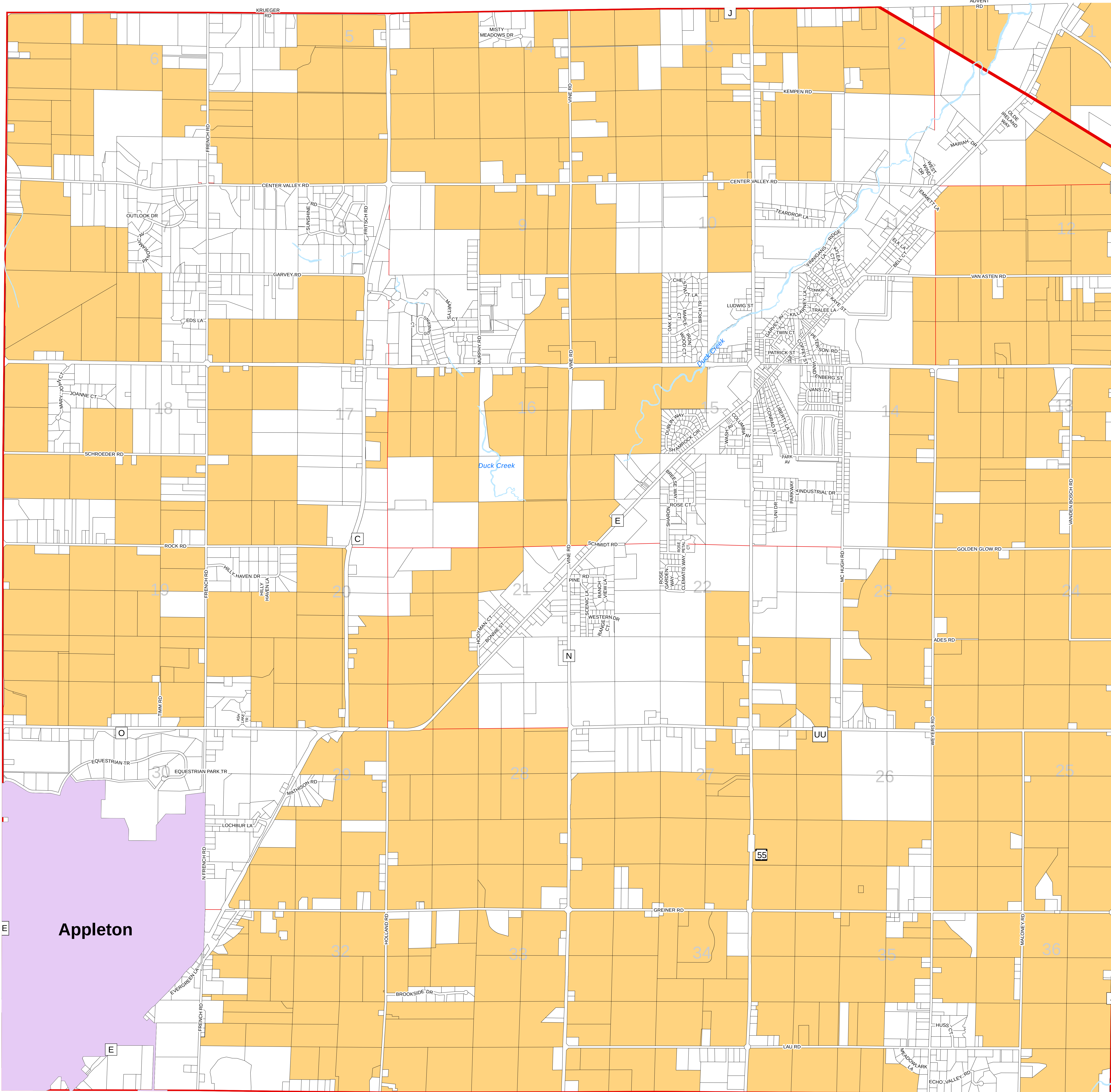
2011



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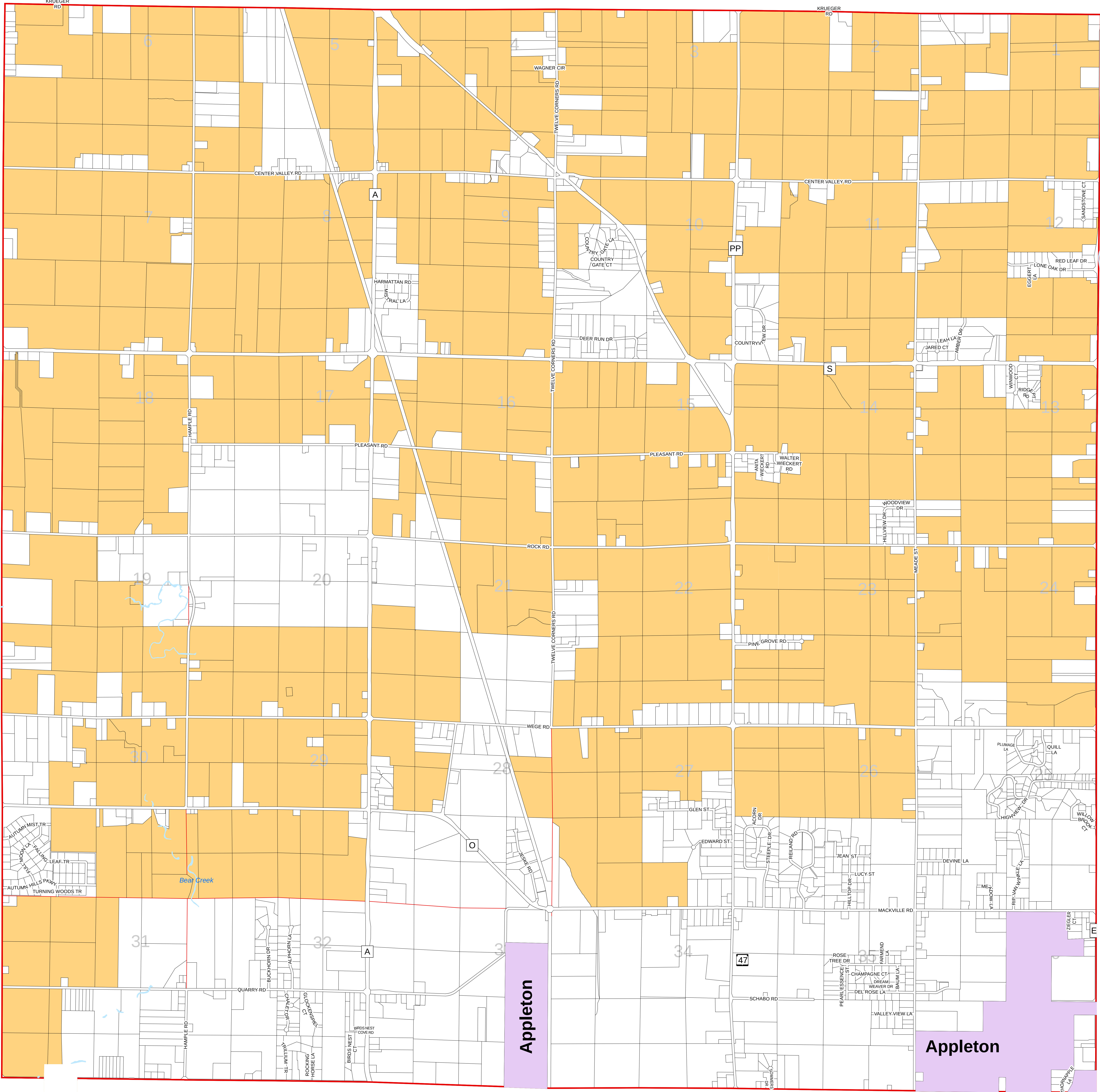
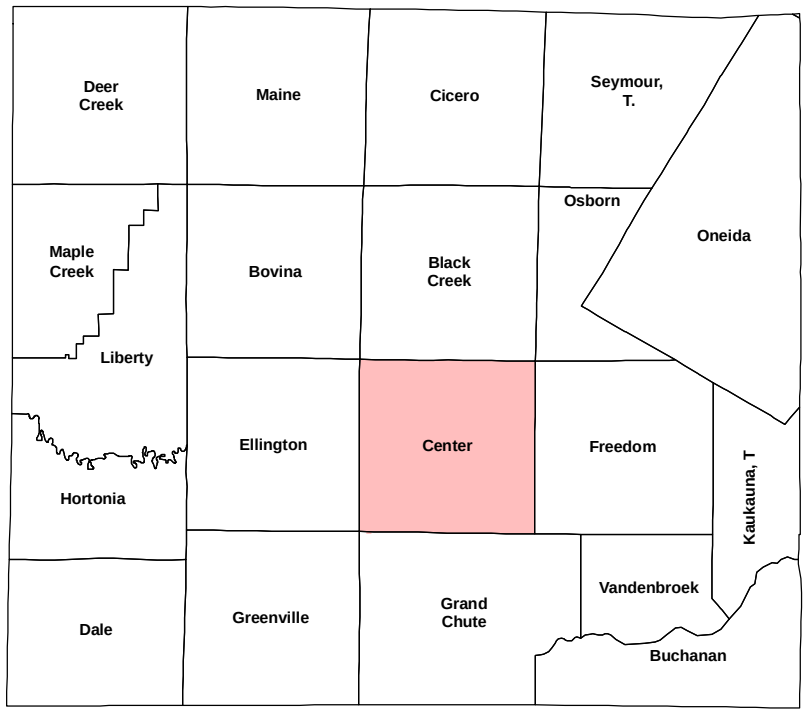
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Farmland Preservation Plan Map
Center
T.22N. R.17E.
Outagamie County
2011



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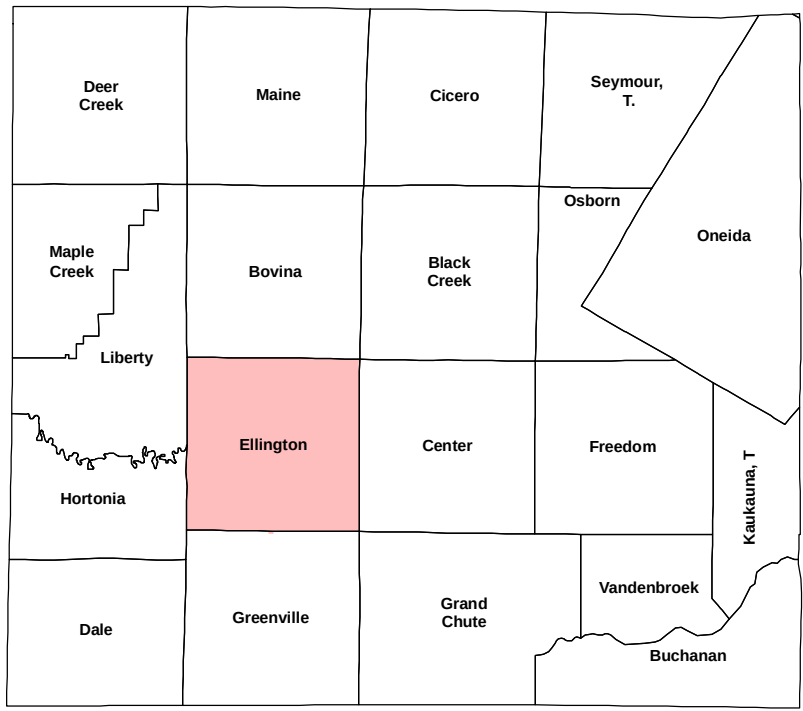
Farmland Preservation Plan Map

Ellington

T.22N. R.16E.

Outagamie County

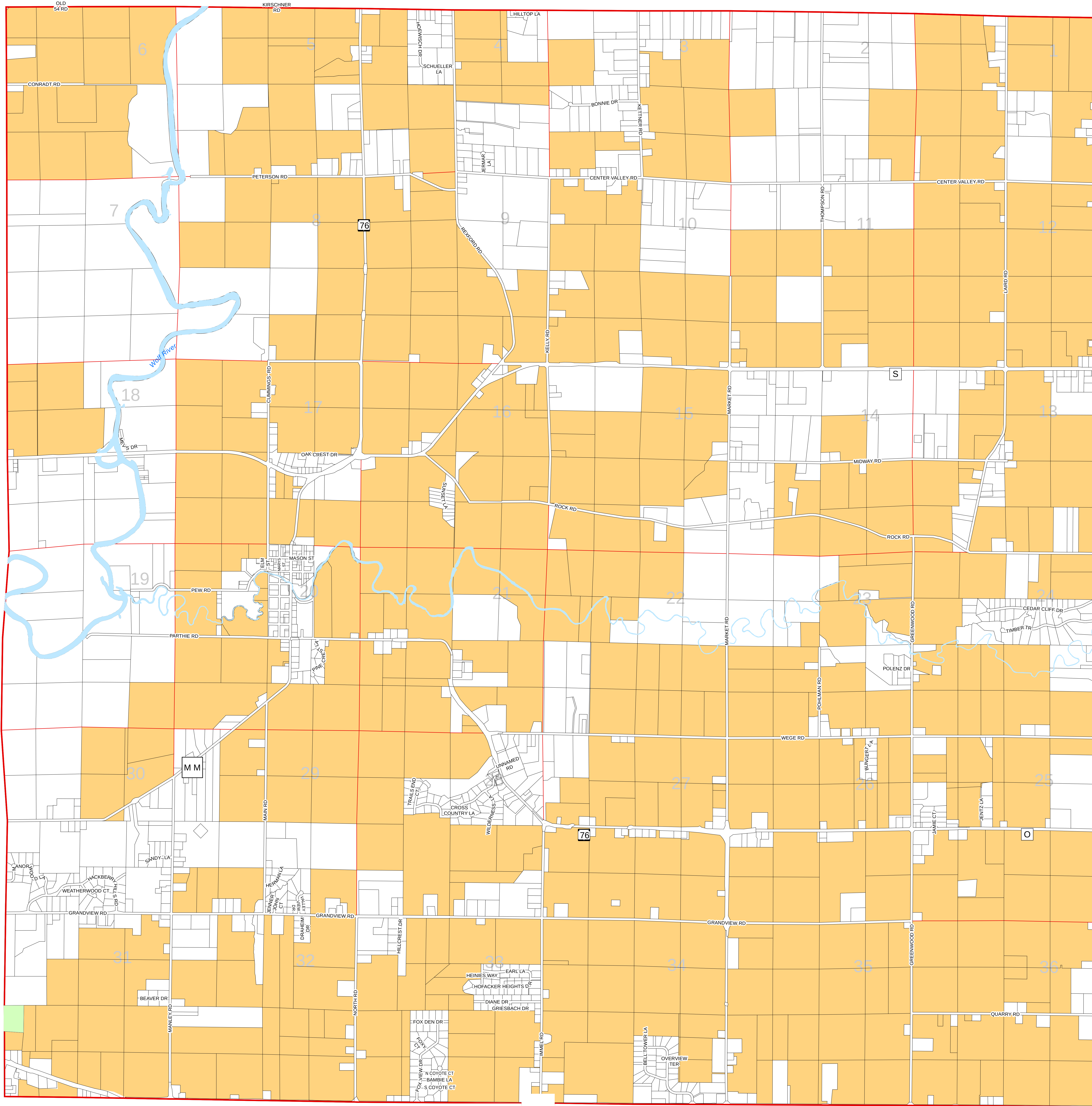
2011



Outagamie County Town's



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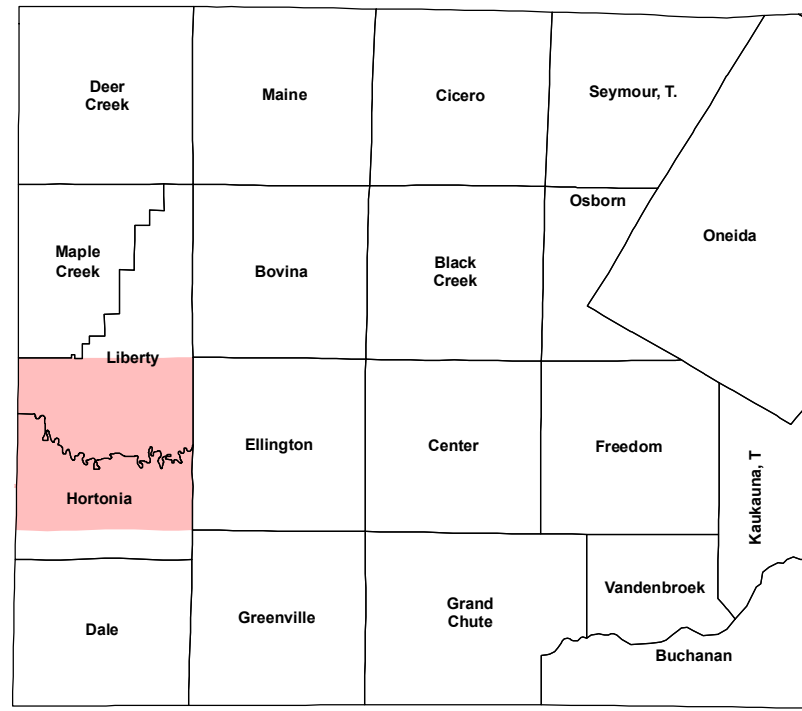
Farmland Preservation Plan Map

Liberty (S) & Hortonville (N)

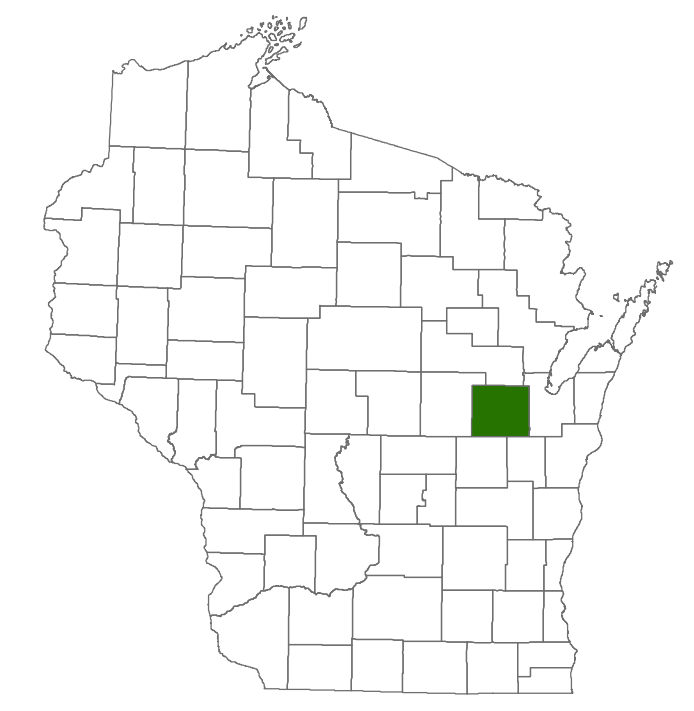
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Outagamie County

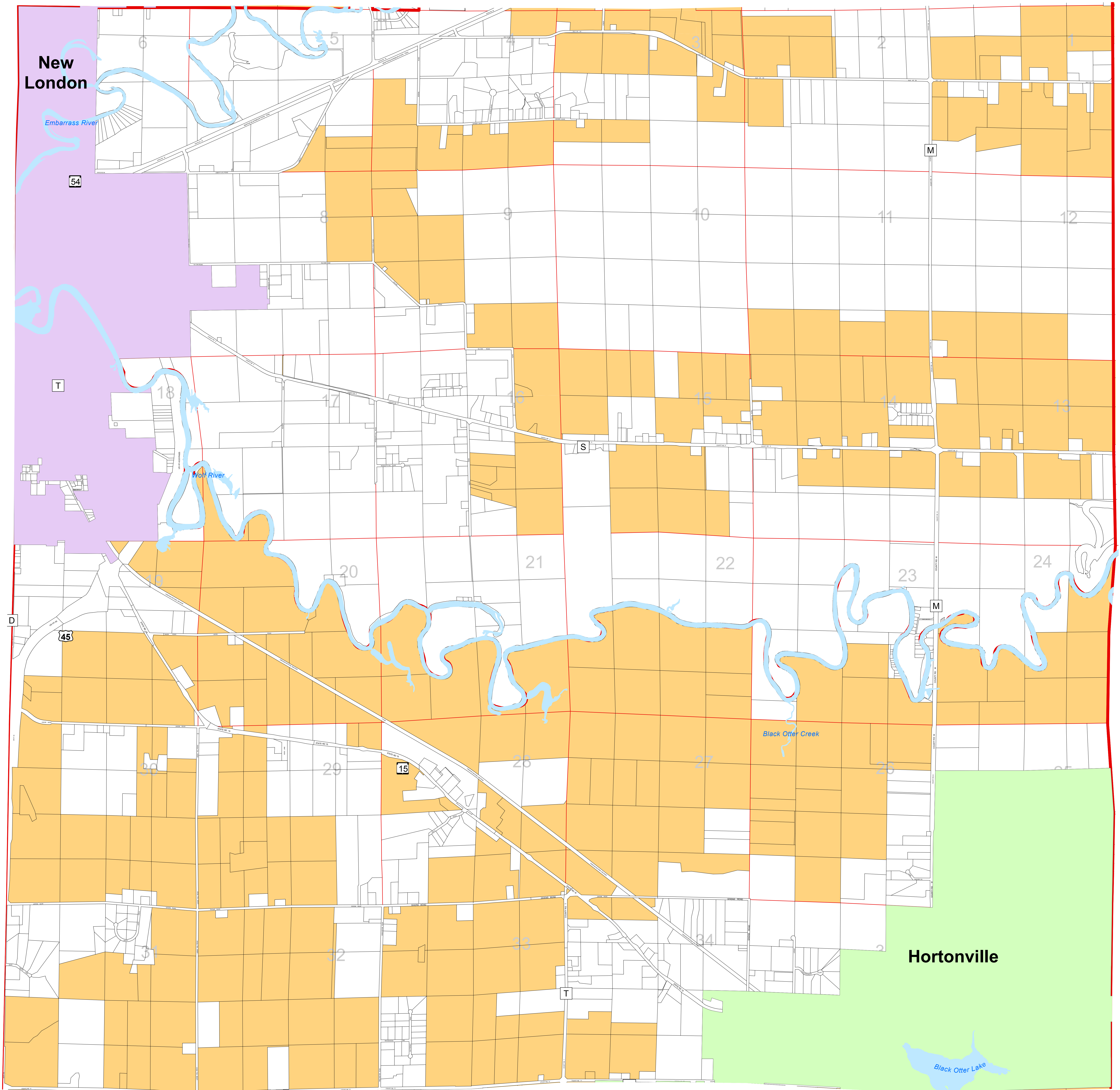
Amended December 19, 2014



Outagamie County Town's



Wisconsin Counties



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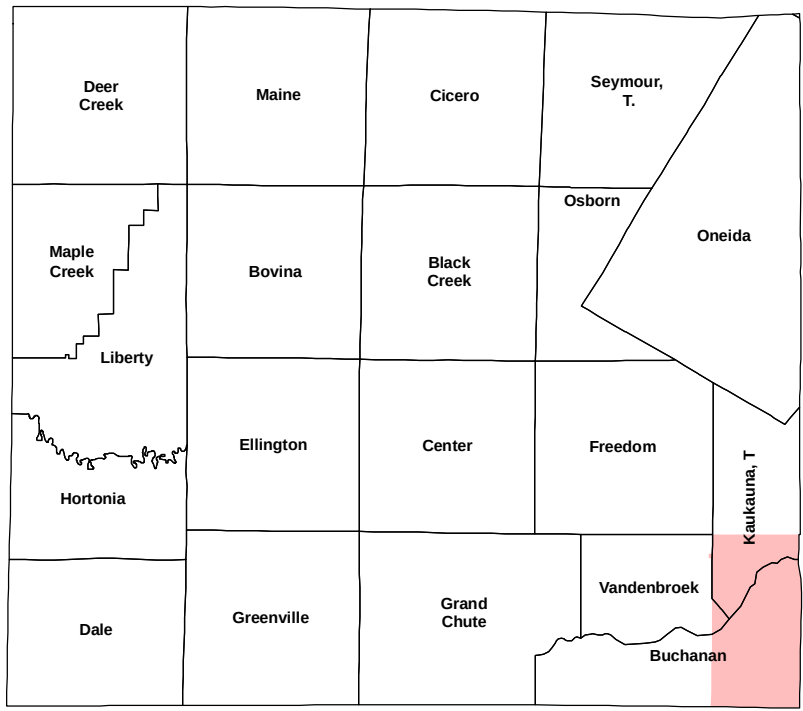
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Outagamie County Town's

Farmland Preservation Plan Map

Buchanan (E) & Kaukauna (S)

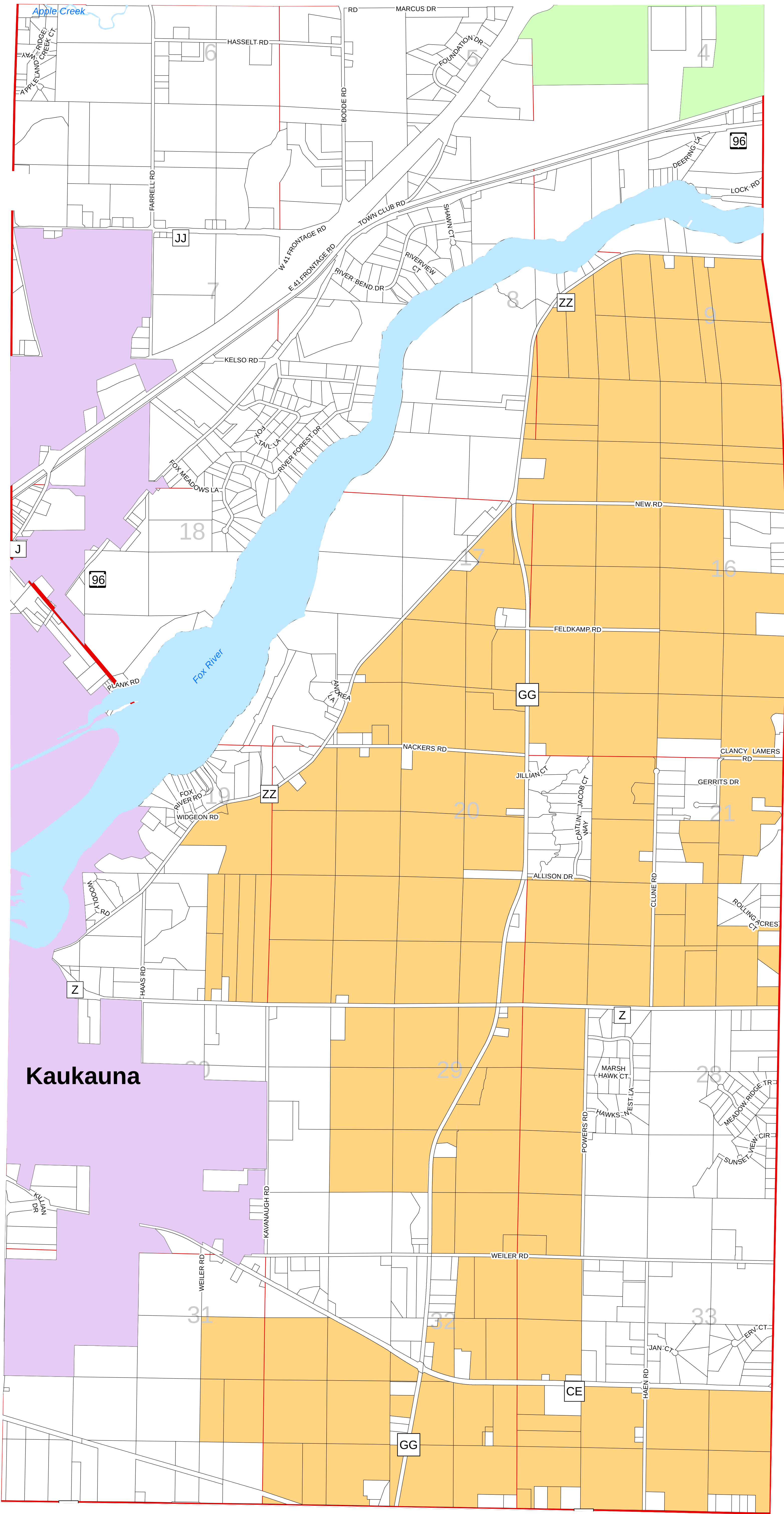
T.21N. R.19E.

Outagamie County

2011



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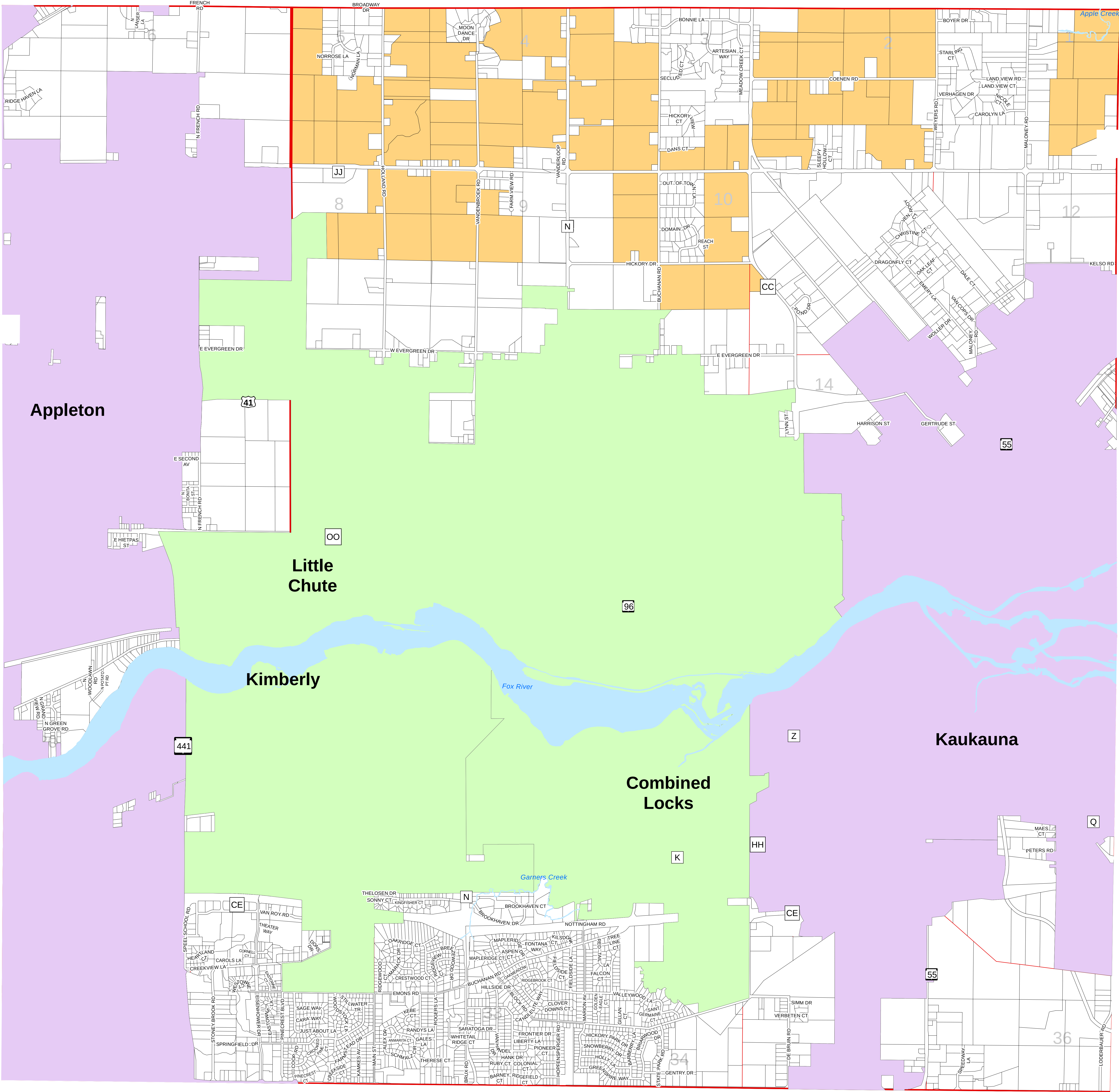
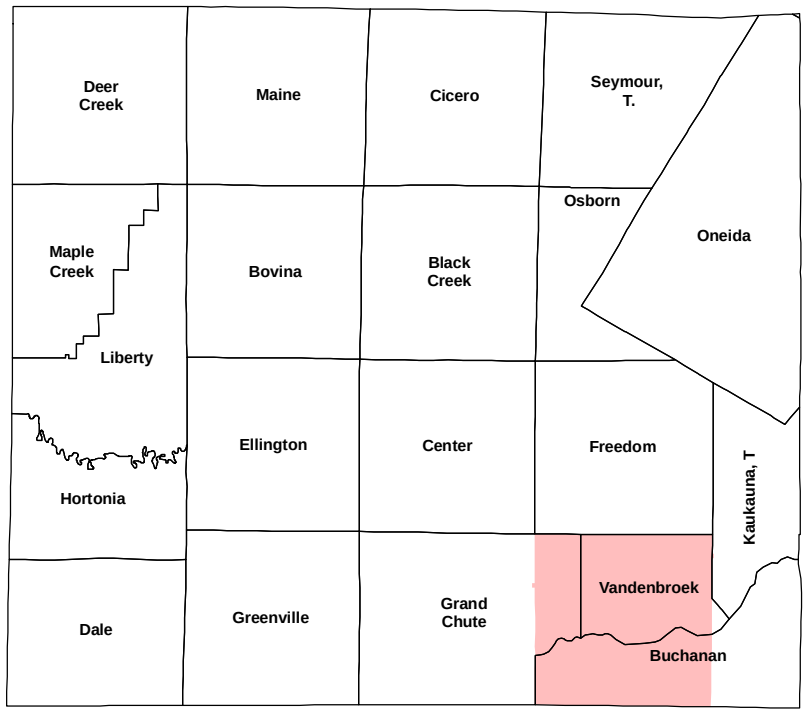
Farmland Preservation Plan Map

Grand Chute (E) & Buchanan (W) & Vandebroek

T.21N. R.18E.

Outagamie County

2011



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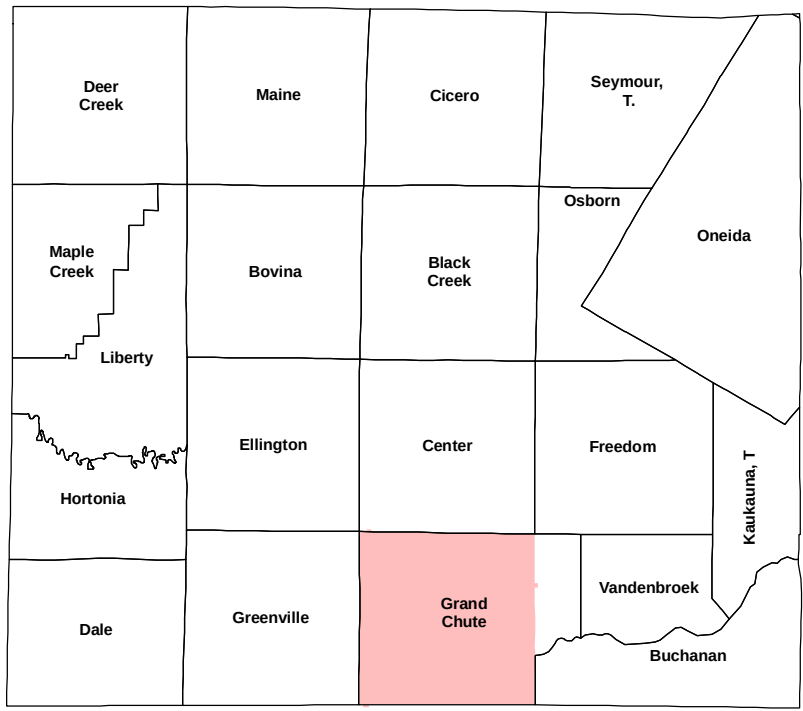
Farmland Preservation Plan Map

Grand Chute (W)

T.21N. R.17E.

Outagamie County

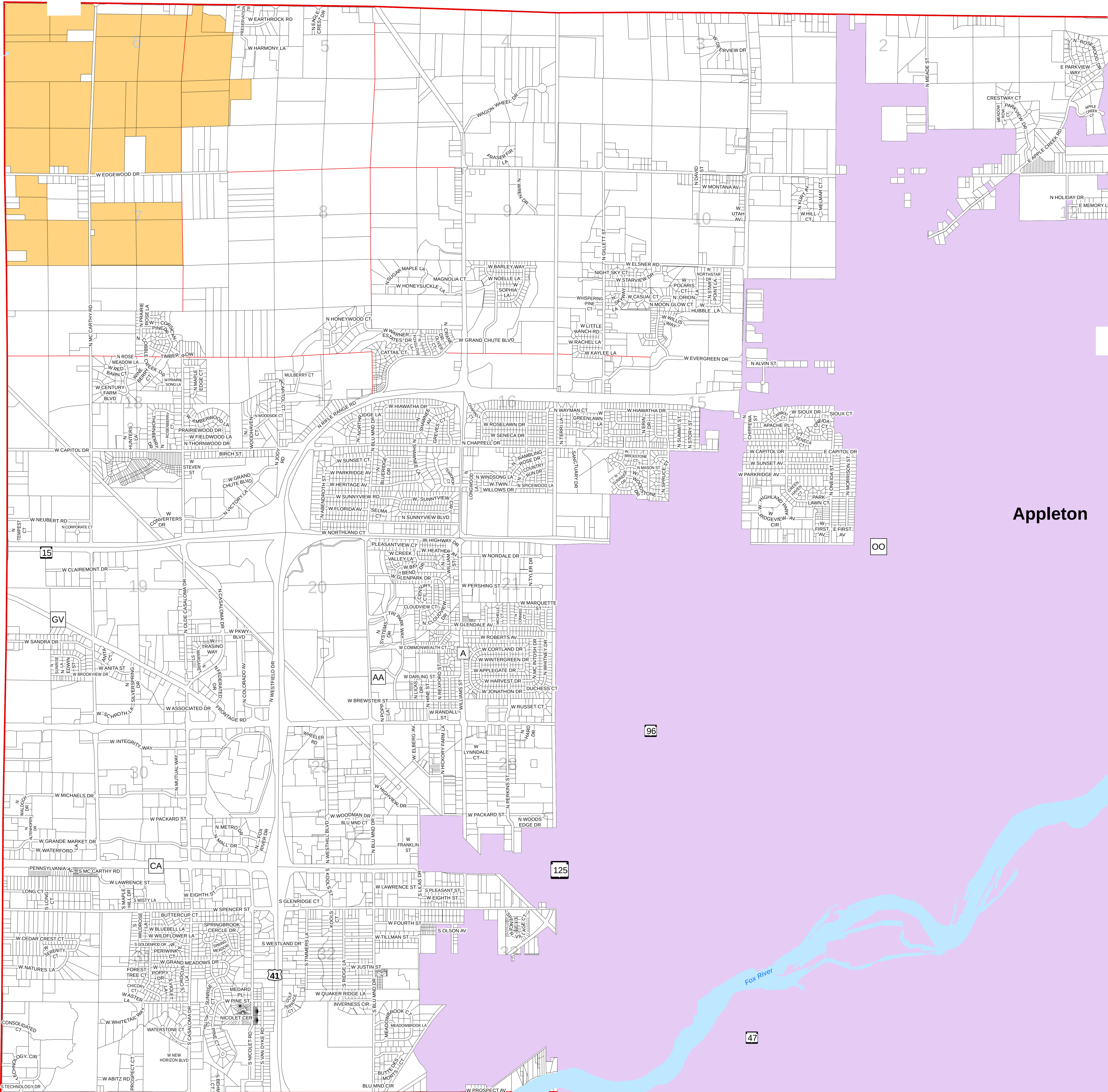
2011



Outagamie County Town's



Wisconsin Counties



- Farmland Preservation Area (Parcel Based)
 - Non Preservation Parcel
 - Town Boundary
 - City
 - Village
 - Water
- Section Line
Parcel Line
Public Right-of-Way
Section Number



0 1,000 2,000 4,000 6,000 8,000 Feet

Wis. DATCP Certification : _____ Date

Outagamie County Adoption : _____ Date

Prepared by: Outagamie County Planning Department
410 S. Walnut St.
Appleton WI 54911

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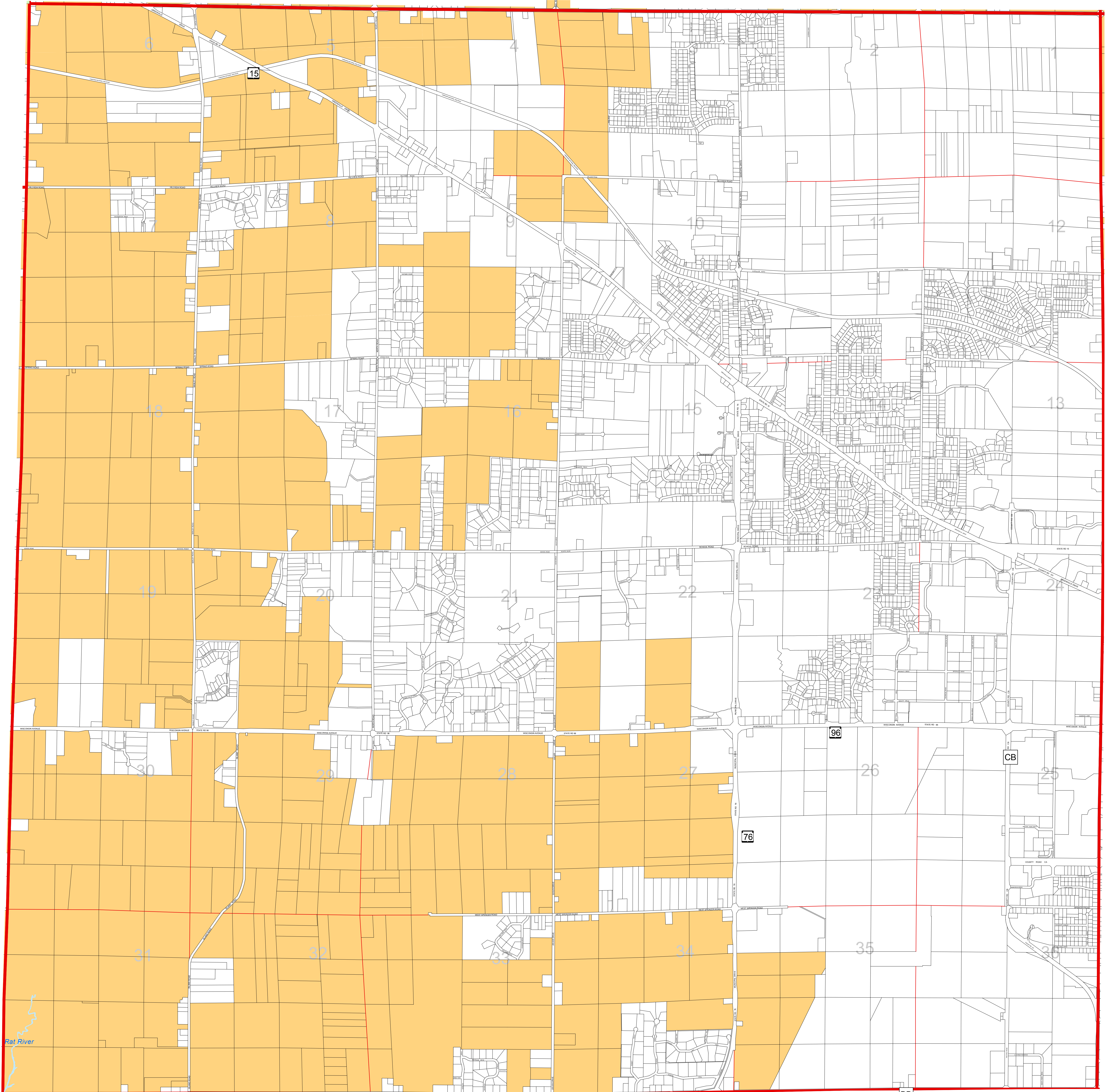
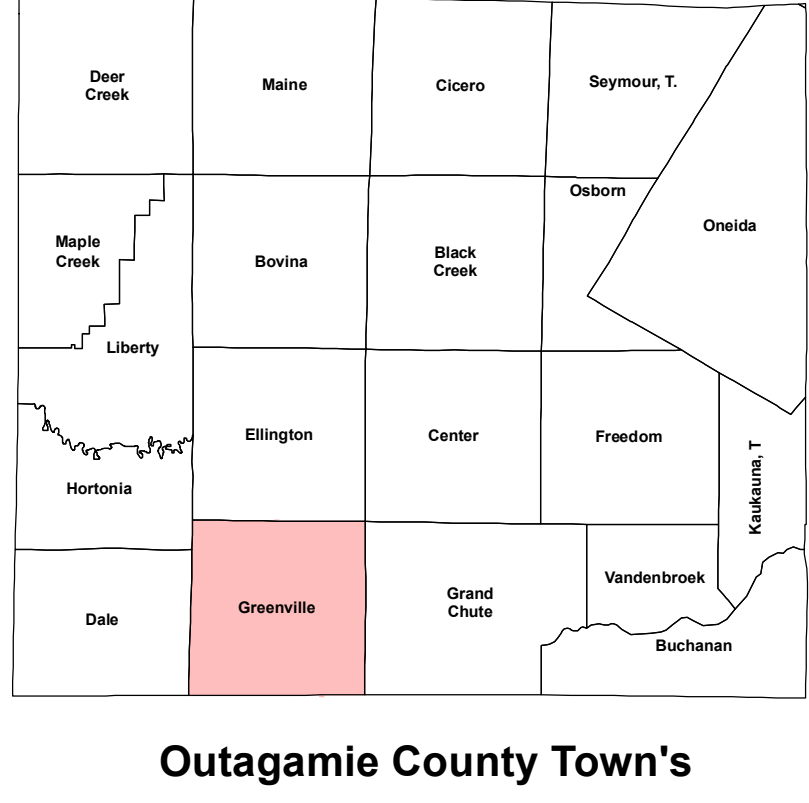
Farmland Preservation Plan Map

Greenville

T.21N. R.16E.

Outagamie County

Amended December 19, 2014



- Farmland Preservation Area (Parcel Based)
- Non Preservation Parcel
- Town Boundary
- City
- Village
- Water
- Section Line
- Parcel Line
- Public Right-of-Way
- Section Number



0 1,000 2,000 4,000 6,000 8,000 Feet

The Outagamie County
Farmland Preservation Plan Maps
supersedes the County
Comprehensive Plan Maps.
November 19, 2014

Wis. DATCP Certification : _____ Date

Outagamie County Adoption : _____ Date

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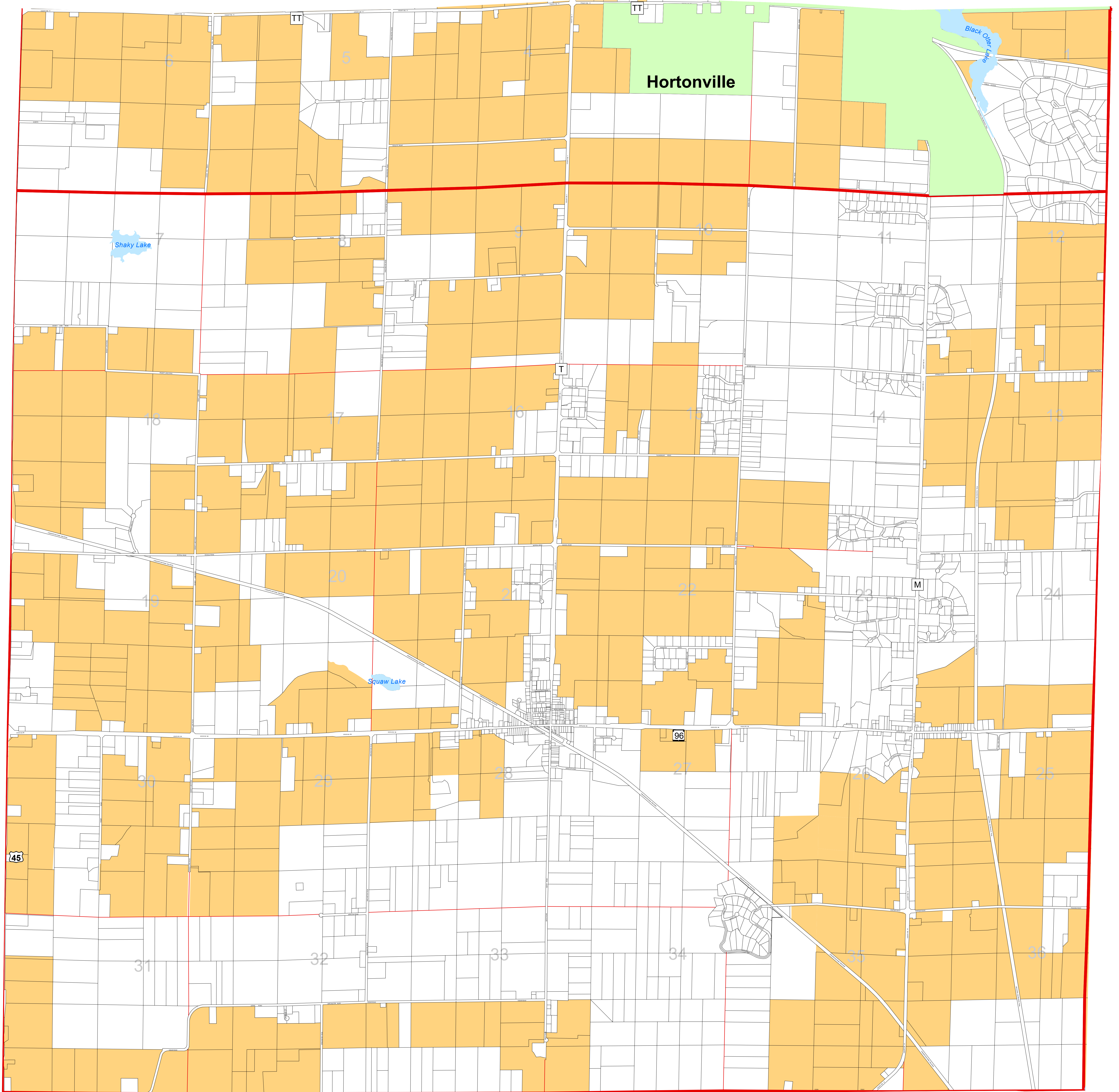
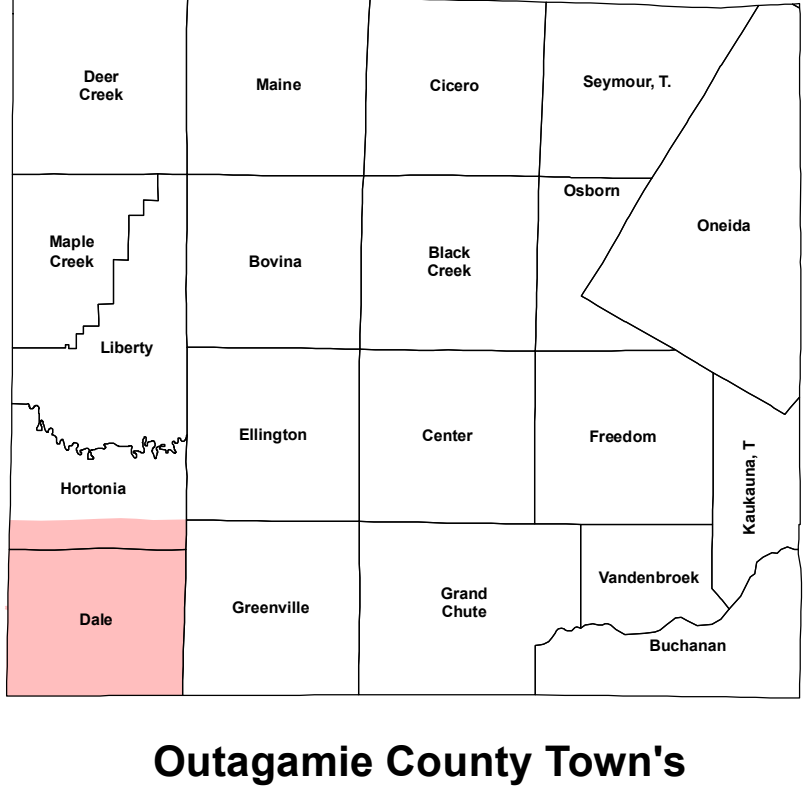
Farmland Preservation Plan Map

Dale & Hortonville (S)

T.21N. R.15E.

Outagamie County

Amended December 19, 2014



- Farmland Preservation Area (Parcel Based)
- Non Preservation Parcel
- Town Boundary
- City
- Village
- Water
- Section Line
- Parcel Line
- Public Right-of-Way
- 36 Section Number



0 1,000 2,000 4,000 6,000 8,000 Feet

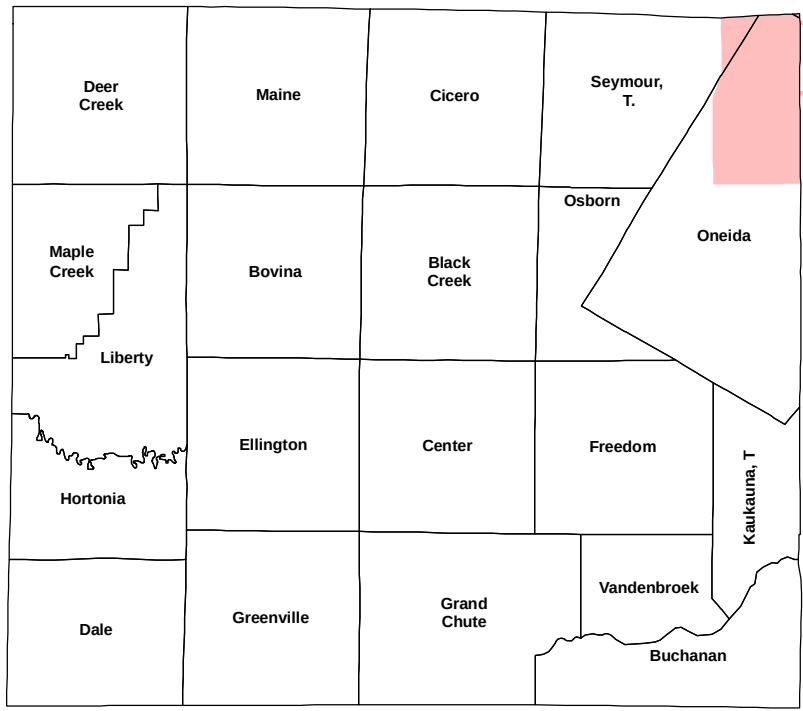
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Outagamie County Town's

Farmland Preservation Plan Map

Seymour (E) & Oneida (NE)

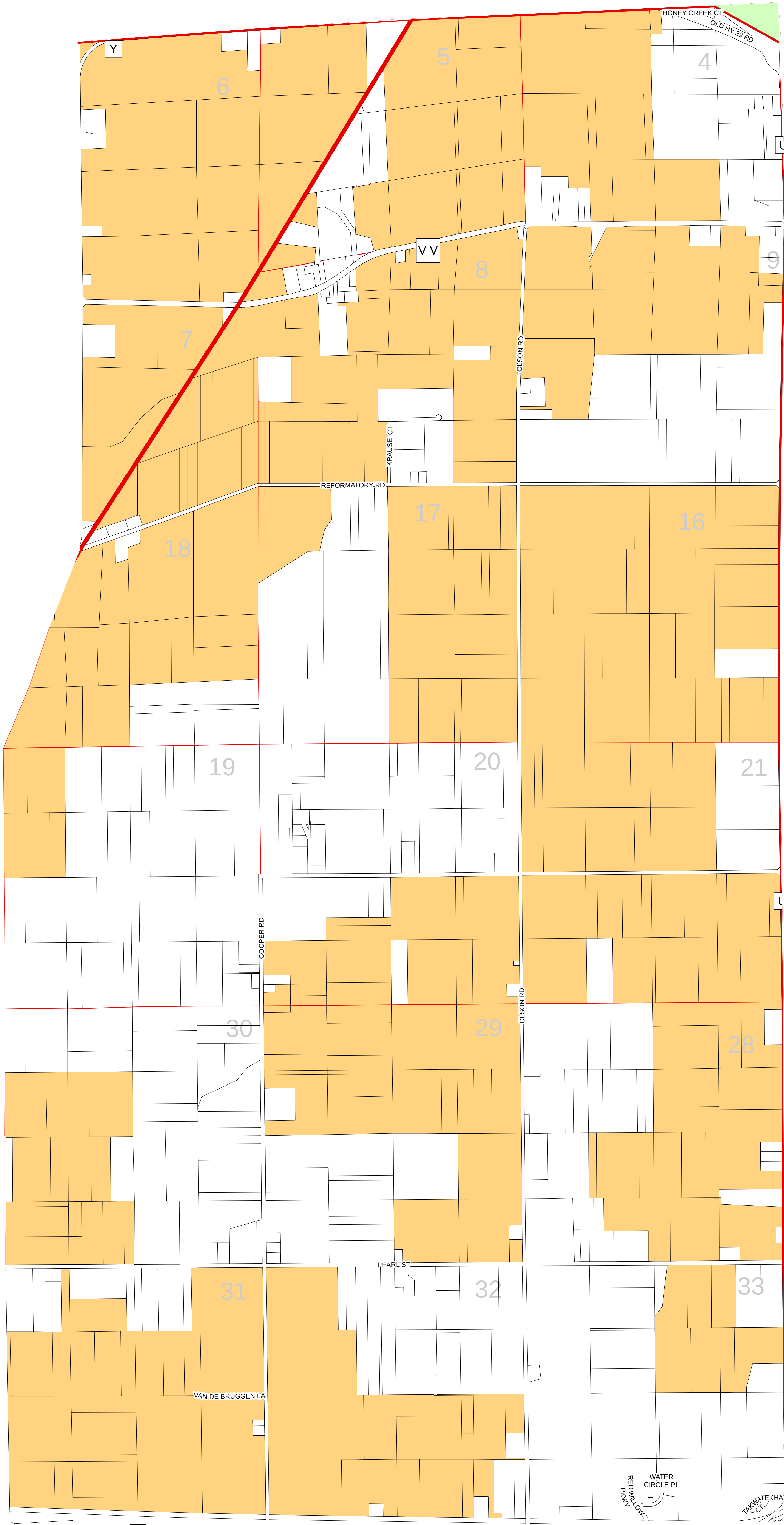
T.24N. R.19E.

Outagamie County

2011



Wisconsin Counties



- Farmland Preservation Area (Parcel Based)
- Non Preservation Parcel
- Town Boundary
- City
- Village
- Water
- Section Line
- Parcel Line
- Public Right-of-Way
- Section Number



0 1,000 2,000 4,000 6,000 8,000 Feet

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