



Wisconsin Department of Agriculture, Trade & Consumer Protection
 Division of Agricultural Resource Management
 P.O. Box 8911
 Madison, WI 53708-8911
 (608) 224-4500

Agricultural Enterprise Area Petition

The undersigned persons hereby petition the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP), pursuant to s. 91.86, Wis. Stats., to create an Agricultural Enterprise Area (**AEA**) under s. 91.84, Wis. Stats. We have read the guidance provided and submit the following information in support of the petition (*use the space provided or check the appropriate box*):¹

PART I. GENERAL INFORMATION

- | | |
|--|---|
| A. Name of AEA. | Shields/Emmet
AEA |
| B. County or counties in which the proposed AEA is located. | Dodge County |
| C. All towns, villages or cities in which the proposed AEA is located. | Town of Shields
and Town of
Emmet |
| D. Number of owners of eligible farms, within the proposed AEA,
who are signing this petition. | 46 |
| E. Total number of acres in the proposed AEA. | 16,165 Acres |
| F. All parcels in the proposed AEA are located within a farmland preservation
area designated in the certified county farmland preservation plan. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| G. All parcels in the proposed AEA are contiguous. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| H. The proposed AEA is primarily in agricultural use. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| I. Primary agricultural land use in proposed AEA. | Cash Cropping
and Dairy |
| J. Designated contacts for the AEA. <i>Please list at least two contacts for the AEA; preferably at least one staff contact (county, town, UWEX, etc.) and one landowner representative.² You may have more than two contacts. Attach a separate page if necessary.</i> | |

Name: Nate Olson
 Address: 127 E Oak St
 Juneau, WI 53039
 Phone number: 920-386-3948
 Email: nolson@co.dodge.wi.us

Name: Fran Milburn
 Address: N1567 Walton Rd
 Watertown, WI 53098
 Phone number: 920-988-6719
 Email: frannie@netwurx.net

¹Personal information you provide may be used for purposes other than that for which it was collected, s. 15.04(1)(m), Wis. Stats.

²The listed contacts should be willing to:

- Communicate with other petitioners and partners in the AEA, with the Department of Agriculture, Trade and Consumer Protection and with contacts in other AEAs
- Engage in activities within the AEA

PART II. PURPOSE AND RATIONALE FOR AEA³

Introduction to proposed AEA (optional):

See Part 2 Attachement - Page 1

1. State the goals of the proposed AEA for

a. preservation of agricultural land use:

See Part 2 Attachement - Page 1

b. agricultural development:

See Part 2 Attachement - Page 1

2. Describe (a) all current land uses within the proposed AEA **and** (b) provide information about land use trends in and around the AEA. *(The proposed AEA must be primarily in agricultural use.)*

See Part 2 Attachement - Page 2

3. How did you determine the boundary (location and size) of the proposed AEA?

See Part 2 Attachement - Page 7

4. Confirm that the proposed AEA is consistent with any existing local comprehensive plan. Submit a future land use map, if available. *Please do not submit a complete copy of any comprehensive plan.*

The county(ies) of Dodge has(have) a comprehensive plan and the proposed AEA is consistent with this plan.

The Town(s) of Shields and Emmet has(have) a comprehensive plan and the proposed AEA is consistent with this plan.

There are no comprehensive plans for the political subdivisions in which the proposed AEA is located.

³ DATCP will evaluate petitions under s. 91.86, Wis. Stats., and will consider information provided in response to the following questions.

5. Describe any recent investments made to support agriculture and agricultural-related business in or near the proposed AEA.

See Part 2 Attachement - Page 14

6. Indicate the approximate level of petitioner compliance with state soil and water standards.

- Nearly all petitioners are in compliance
 - More than half of the petitioners are in compliance
 - Half or less than half of the petitioners are in compliance
 - Few or no petitioners are in compliance
 - Compliance status of petitioners is unknown
-

7. Describe the level of non-petitioner cooperator support for the petition.

See Part 2 Attachement - Page 18

8. Fill in the tables to provide information about the activities (past, ongoing and future) that support the proposed AEA.

A. Farmland Preservation Agreement Strategy	
<i>Activity</i>	<i>Summarize these outreach efforts, including who will provide assistance (attach an additional page if necessary)</i>
<input checked="" type="checkbox"/> Informational meeting(s)	See Part 2 Attachement - Page 19
<input checked="" type="checkbox"/> Mailing	
<input checked="" type="checkbox"/> One-on-one conversations	
<input checked="" type="checkbox"/> Newsletter/media	
<input checked="" type="checkbox"/> Other Word of Mouth	
<input type="checkbox"/> Other	

B. Land Use Controls

<i>Type of Control</i>	<i>Timeframe (past, ongoing, future)</i>	<i>Provide details about the selected control (attach an additional page if necessary)</i>
<input checked="" type="checkbox"/> Farmland preservation zoning ordinance	X	See Part 2 Attachement - Page 22
<input checked="" type="checkbox"/> Other zoning ordinances Specify: Town of Emmet	X	See Part 2 Attachement - Page 23
<input checked="" type="checkbox"/> Farmland preservation agreements	X	See Part 2 Attachement - Page 24
<input checked="" type="checkbox"/> Purchase of development rights and/or easements (donated or purchased)	X	See Part 2 Attachement - Page 25
<input type="checkbox"/> Transfer of development rights		
<input checked="" type="checkbox"/> Subdivision ordinances	X	See Part 2 Attachement - Page 26
<input checked="" type="checkbox"/> Cooperative boundary agreements	X	See Part 2 Attachement - Page 27
<input checked="" type="checkbox"/> Natural area protections	X	See Part 2 Attachement - Page 28
<input checked="" type="checkbox"/> Other (specify) Farmland Preservation Plan	X	See Part 2 Attachement - Page 28
<input type="checkbox"/> Other (specify)		

C. Agricultural Development Activities

<i>Type of Activity</i>	<i>Timeframe (past, ongoing, future)</i>	<i>Summarize contribution to AEA (attach an additional page if necessary)</i>
<i>Ex: Joint marketing or</i>		

<i>purchasing, development of agri-tourism opportunity, value-added agricultural activity</i>		
Various Activities Done	X	See Part 2 Attachement - Page 29

D. Other AEA Activities		
<i>Type of Activity</i>	<i>Timeframe (past, ongoing, future)</i>	<i>Summarize contribution to AEA (attach an additional page if necessary)</i>
<i>Ex: Form a stakeholder group, attend statewide AEA meetings</i>		
State, Cty, & Town Workshops	X	See Part 2 Attachement - Page 30

PART III. MAP AND SPATIAL LOCATION DATA

Please send the following to DATCP in electronic form. Follow the map and spatial location data guidelines found in Part III of the guidance document.

1. A map of the proposed AEA, **and**
2. The spatial location data for the AEA boundary.

PART IV. IMAGES FROM PROPOSED AEA (OPTIONAL)

If desired, petitioners may submit high resolution images taken from within the boundary of the AEA. Photos should help to depict agriculture and agricultural-related land use described in the petition.

Please follow the image submission guidelines in Part IV of the guidance document.

PART V. SIGNATURE PAGES AND LOCAL RESOLUTIONS

Submit appropriate documentation from all eligible farm owner and political subdivision petitioners. See attached "Landowner Signature Page," "Political Subdivision Signature Page" and "Cooperator Signature Page."

Please follow the signature page and resolution guidelines in Part V of the guidance document. Sample resolution text is included in Appendix B of the guidance document.

Landowner Signature Page

The petition must be signed by the owners of at least 5 eligible farms within the proposed AEA. A separate signature page, in the following form, must be signed by the owner of each farm. An authorized individual may sign on behalf of a legal entity. If a farm is jointly owned by a husband and wife as individuals, both must sign.

Farm owner (correct legal name or legal name of business entity):

Type of business entity, if applicable (check one):

Individual or married couple

LLC

Corporation

Other (describe)

Partnership

Authorized signature _____ Date _____

Print name _____

Authorized signature _____ Date _____

Print name _____

Farm owner address (street, city, zip): _____

E-mail address(es) (if available): _____

I (we) currently claim a farmland preservation tax credit (either under farmland preservation zoning or through a farmland preservation agreement). Yes No Don't Know

I (we) are interested in maintaining our existing farmland preservation agreement or entering into a new farmland preservation agreement. Yes No Maybe
(Note: To claim the farmland preservation tax credit under a farmland preservation agreement, the farm must meet state soil and water conservation standards.)

Political Subdivision Signature Page

In addition to passing a resolution in support of this petition, this signature page must be signed by an authorized officer or representative of every political subdivision (county, town, city or village) in which any part of the proposed AEA is included.

Political subdivision name: _____

Type (check one): County Town City Village

Printed name of authorized officer or representative: _____

Title of authorized officer or representative: _____

Authorized signature: _____ Date: _____

Principal mailing address: _____

Phone number: _____

E-mail address: _____

Cooperator Petitioner Signature Page (optional)

Persons other than the petitioners may sign in support of the petition. A separate signature page, or letter of support, may be submitted for each cooperator. An authorized individual may sign on behalf of a legal entity.

Legal name of cooperator:

Relevant interest (farm owner, business, nonprofit or community organization, government entity, other):

Principal mailing address:

E-mail address:

Briefly describe your interest in signing this petition requesting designation of an agricultural enterprise area:

Print name _____

Authorized signature: _____ Date _____

Shields/Emmet Agricultural Enterprise Area Petition

Part II – Purpose and Rationale for AEA

Dodge County, WI

Introduction to proposed Emmet/Shields AEA Petition

Shields/Emmet application would be a great addition to Wisconsin's AEA program for many reasons. First and foremost, this area is composed primarily of agricultural operations, both long standing and new, that support local and state economy. The enclosed letters and petitions will demonstrate diverse and interesting establishments in this area. In addition, there are many unique environmental features to preserve in the area, as described in this application. However, the proposed AEA is situated in a challenging location in Dodge County with a sprawling new highway expansion and growth pressure from many nearby urban areas. State incentives would be helpful to encourage a continuation of high quality agriculture.

Finally, the grassroots effort to pursue this application has been outstanding. The Shields Plan Commission set up an AEA committee inviting enthusiastic individuals to join. The committee hosted public meetings and went door to door to gather support. Not only did members succeed in their efforts, demonstrated by the number of letters and petitions, but their actions greatly improved communication with the residents. This strong network will be helpful at the next stage, if the AEA is granted. As you will learn in the petition's supporting documentation, the proposed Shields/Emmet AEA has many qualities that would make it a prime candidate for an AEA selection.

1) State the goals of the proposed AEA for:

A) Preservation of Agricultural Land Use and B) Agricultural Development

The overall goal of the proposed Shields/Emmet Agricultural Enterprise Area is threefold: increase support of the local agricultural economy, strengthen farmland preservation efforts, and provide landowners an opportunity to collect a financial benefit for preserving rural land.

A) Enhance the Towns agricultural land base, improve agricultural operations, and support the Towns rural identity through the use of farmland preservation agreements and implementation of soil and water conservation plans.

A principal goal of the proposed Shields/Emmet AEA is to maximize efforts to preserve the Towns agricultural land base. Protecting the agricultural land base is the foundation for both towns and also the county's agricultural production, rural identity, and future in the agricultural industry.

B) Encourage the establishment of agribusinesses and the expansion of existing agricultural operations in the Towns and Dodge County.

Another main objective of the proposed Shields/Emmet AEA is to embrace agribusinesses development and spur local, regional and statewide agricultural growth. Encouraging the local farming operations and the region's agribusinesses to invest in agriculture is and will continue to be a necessity to sustain Wisconsin's agricultural industry.

2) Describe (a) all current land uses within the proposed AEA and (b) provide information about land use trends in and around the AEA.

A) Current Land Uses

Agriculture is clearly the dominant land use in the proposed Shields/Emmet AEA. Although there are some non-agricultural land uses, such as residential development, the majority of the land base is dedicated to agricultural practices. This is evident in the Town's existing land use surveys.

The Town of Shields existing land use survey was completed during the Town's Comprehensive Planning process; which was adopted as part of their 2030 Comprehensive Plan on February 13, 2006. Also, the Town of Emmet completed an existing land use survey during their Comprehensive Plan project, which was adopted on December 11, 2002. However, since only the northwest portion of the Town of Emmet is included in the proposed AEA, an existing land use survey was completed for that portion of the Town.

The tables below illustrate the existing land use inventory for the Town of Shields and the northwest portion of the Town of Emmet (due to limitations, non-AEA areas are included)

Town of Shields			Northwest portion of the Town of Emmet		
Land Use Category	Acreege	% of Total	Land Use Category	Acreege	% of Total
Single Family Residential	177.7	1.1%	Single Family Residential	113.0	3.0%
Two Family Residential	1.1	0.0%	Two Family Residential	0.0	0.0%
Multi-Family Residential	2.5	0.0%	Multi-Family Residential	0.0	0.0%
Mobile Home Parks	0.0	0.0%	Mobile Home Parks	0.0	0.0%
Commercial	17.8	0.1%	Commercial	12.8	0.3%
Industrial & Quarries	62.6	0.4%	Industrial & Quarries	13.2	0.3%
Public & Quasi-Public	2.6	0.0%	Public & Quasi-Public	1.3	0.0%
Transportation	370.8	2.2%	Transportation	119.7	3.2%
Parks & Recreation	11.4	0.0%	Parks & Recreation	0.0	0.0%
Communication & Utilities	0.0	0.0%	Communication & Utilities	0.0	0.0%
Water Features	334.2	2.0%	Water Features	0.0	0.0%
Agricultural & Other Resource Land	15,761.0	94.1%	Agricultural & Other Resource Land	3,525.6	93.1%
Total	16,741.7	99.9%	Total	3,785.6	99.9%

**Percentage may not equal 100, due to rounding.*

As shown in the existing land use inventory for the Town of Shields and the northwest portion of Emmet, the area is primarily devoted to agriculture. Of the total area (20,527.3

acres), 19,286.6 acres are devoted to agriculture & other resource land. Agriculture & other resource land represents approximately 94 percent of the land base (other resource land is typically open space land).

The next two largest land use categories are single family residential and transportation, which account for approximately 209.7 acres and 490.5 acres respectively. The single family residential land use is the most threatening land use activity to agriculture. Nonfarm single family residential development pops up in the rural areas, which can create land use conflicts with agricultural operations. The transportation land use category is fairly stagnant, as the roads and right of way typically do not change much.

The water feature has a fair amount of acreage due to the Crawfish River and water areas in the Mud Lake Wildlife Area. Though this is accounted for in the exiting land use inventory, it does not greatly impact the proposed AEA's existing land use base. Also, the other remaining land use categories have a relatively small footprint in the proposed AEA's landscape. Though all the land use categories are important and serve the area in some fashion, they have a small impact on the proposed AEA's total land base.



Also worth noting, Dodge County has updated its parcel information and some acreage amounts have changed since the adoption of the Town of Shields Comprehensive Plan. Those changes are not due to land use changes, but to advancements in parcel data information and adoption of the latest wetland inventory information. Overall, the landscape of the Towns and the proposed AEA has changed some since the land use inventory; however, much of the land remains the same as it did during the inventory survey, which is primarily agricultural.

B) Land Use Trends In and Around the Proposed AEA

During the AEA petition project, community officials and citizens identified various land use trends that are affecting the Towns and Dodge County. Many of the land use trends depend on changes in population, housing needs, transportation system improvements or deterioration, community services provided, changes in the agricultural industry, and economic development activities. A few of the land use trends affecting the proposed AEA region and the area around the proposed AEA include:

Efficient and Expanding Transportation System Supports Sprawling Development

A new transportation project is underway in the southwest portion of the Town of Emmet, adjacent to the southeast edge of the proposed AEA. The WDOT is in the midst of creating the State Highway 26 bypass around the City of Watertown. This new transportation corridor will dramatically affect the Town of Emmet's landscape, as it is

placing a new large scale roadway on agricultural and open space lands. This project will have a large effect on the Town of Shields as is it located along the east edge of the Town of Shields. This large scale transportation project is having a large impact on Dodge County and the Towns of Emmet and Shields. Landowners can see the rural landscape transform in front of them, areas once scenic and peaceful are now large stretches of concrete. The scene will get worse once the bypass is opened to vehicle traffic. Development pressures in the proposed AEA will greatly increase once the bypass and future interchanges are opened. The new bypass will attract new developments to the area, especially commercial development at the exits as well as residential with easy on/off access. The construction of the State Highway 26 bypass is one reason the petitioning landowners are applying for an AEA, as they see an AEA as method to help protect the land base and show its dedication to agriculture.

Overall, the local and regional transportation system is a hurdle for land preservation in Dodge County and the Towns of Shields, and Emmet since a good transportation network is usually the basis for future developments. Also, the area's existing transportation is well maintained and extensive; hence, the existing system encourages a certain amount of development. The proposed AEA contains approximately 59 miles of road. Two major roadways are located along the proposed AEA, State Highway 26 and State Highway 19, totaling 7.2 miles. These two highway systems are major travel corridors for north to south and east to west travel. Additionally there are three County Highways in the proposed AEA, approximately 17.3 miles. Also, the proposed AEA contains 35 miles of Town roads. All these roadways increase the opportunity for development opportunities, especially along roadway intersections.

Increasing Nonfarm Residential Development in Agricultural Areas

A land use trend affecting the proposed AEA area and all of Dodge County is the creation of nonfarm residences, transitioning land from agricultural use to residential use. New nonfarm residential lots increase the fragmentation of the rural landscape, which is problematic for farming operations, as it breaks up traditional agricultural tracts of land. For most farming operations the economies of scale require relatively large tracts of land involving many hundreds of acres. The breakup of farmland makes it more difficult to assemble larger tracts. Tract fields are scattered resulting in costly and increased travel distances; as a result, unproductive time and higher fuel consumption. Other problems include: increased traffic congestion, nonfarm residents complaining of noise from machinery at night time and the smell from manure spreading. Overall, people find Shields and Emmet desirable places to live, since people can live in the country, but are close enough to the City of Watertown to enjoy the conveniences of urban life.

Population and Housing Units Are Projected to Increase

According to the Wisconsin Department of Administration, the population and the number of housing units in the Towns of Shields and Emmet are projected to increase. The population in the Town of Shields is projected to increase by 5.6 percent by 2030 and the Town of Emmet population is projected to increase by 41.9 percent by 2030 (2000-2030 WDOA projections). The lower projected increase percentage in the Town of Shields is probably due to the Town's smaller size. Also, housing units are proposed

to increase by 16.1 percent in the Town of Shields and by 56.2 percent in the Town of Emmet (2000-2030 WDOA projections). Projections give us a guide to the future; however the creation of one subdivision or mixed use development can make the projection obsolete.

Additionally, the number of persons per household has been decreasing, which is a trend seen throughout Wisconsin. The decrease in persons per household will require more housing units and more land to accommodate the area’s growing population. Generally, due to the anticipated population and housing unit growth in the Towns, County and State; pressure to develop agricultural land will be an on-going issue as those people and houses will have to go somewhere.

Geographic Location Encourages Development Pressure

The proposed AEA is located within the Fox Valley, Madison, and Milwaukee triangle of growth (see regional map). Due to the employment opportunities these major metropolitan areas offer and the regional transportation system, the proposed AEA is in a part of the state that is subject to consistent growth pressures. Many people come to the Dodge County area wanting to live in a rural setting, yet being close to metropolitan areas. Various factors allow people to achieve this scenario. These factors include a well maintained road network, more efficient vehicles, distance to employment centers, commuter acceptance and an established infrastructure system (electrical network). This land use trend was further validated in the 2000 Census. According to the 2000 Census almost 40 percent of Dodge County citizens commute outside of Dodge County for employment. This statistic shows that there is a large amount of people that are willing to commute to the major metropolitan areas, yet live in a more rural setting. As the population increases and the population’s desire to live in rural areas increases, it is reasonable to believe that Dodge County and the Towns of Emmet and Shields will see an increased pressure to develop land.

Annexation Pressure From the City of Watertown

The immediate location of the City of Watertown places additional pressure on the Towns of Shields and Emmet. The pressures from the City can be in the form of land annexations (urban sprawl), development located near the city boundaries, and extraterritorial jurisdiction controls. There are three different levels of extraterritorial jurisdiction authority; planning, platting and zoning. The City does not practice extraterritorial zoning; however, the City does utilize planning and platting.

Extraterritorial jurisdiction reaches deep into the Towns and the proposed AEA. The extraterritorial jurisdiction extends three miles from the City of Watertown’s border. The attached extraterritorial map provides an excellent visual of the amount of land within extraterritorial jurisdiction (see extraterritorial jurisdiction map), while the table below illustrates the amount of land subject to extraterritorial jurisdiction.

Extraterritorial Jurisdiction Area

	Acres	Percent of Proposed AEA
City of Watertown	8,749.4	42.7

Therefore, it is imperative that the Towns continue their open communication relationship with the City. Creating an AEA in areas subject to extraterritorial jurisdiction will further protect the existing agricultural operations and give a positive piece of mind to the agribusinesses that depend on the agricultural operations. Also, it should be noted that there is a very small amount of land within the Village of Reeseville's extraterritorial jurisdiction on the Town of Shields northwest corner.

Overall, there are a variety of land use trends that are affecting the proposed AEA region, Dodge County, and the southeast portion of Wisconsin. These land use activities will continue to have an effect on landowners, agricultural industry, and the rural landscape. In order to minimize the effects of these land use trends, the Towns of Emmet and Shields are petitioning for the establishment of an AEA. Obtaining an AEA would help the Towns of Shields and Emmet by giving their landowners the opportunity to enter in to an agreement, as well as provide local and regional agribusinesses the reassurance needed to maintain existing operations and guide future expansions.



3) How did you determine the boundary (location and size) of the proposed AEA?

The Towns of Shields and Emmet are proposing an approximate 16,165 acre AEA; see the attached proposed Emmet and Shields AEA map.

A. Proposed AEA Boundary Supports Goals

Town officials and petitioners believe it is appropriate to identify much of the Town of Shields and the northwest portion of the Town of Emmet as an AEA, mainly due to the area's intense agricultural uses. Establishing an AEA to cover much of the agricultural land in those Towns will further support both Town's planning goals and the goals of this petition. The proposed AEA will meet those goals by providing an additional economic incentive for landowners whose property is used for agriculture. By creating an incentive for landowners to preserve and enhance their land, the Towns are maximizing their efforts to preserve the existing agricultural land base. An AEA will demonstrate to landowners, current agribusinesses, and potential agribusinesses that the Towns are committed to agriculture and want to see agriculture succeed in the Towns and Dodge County. Landowners will be more willing to make future investments in their operations knowing that the land around them will remain in agriculture or agriculture-related uses.

B. Existing Agricultural Land Use

The proposed AEA is a very agriculturally intense area, the amount of land that is currently utilized for agricultural purposes show this. The northwest portion of the Town of Emmet and the Town of Shields has approximately 20,127.8 acres that are zoned for Agriculture (98 percent of the town's land base). The land base within the proposed AEA is utilized in a way that is devoted to agricultural uses and compatible with open space uses as well.

Additionally, the Town of Shields participates in the Farmland Preservation Program. Town landowners are eligible to participate in the program if they are located in the A-1 Prime Agricultural Zoning District. Currently, there are approximately 3,615 acres enrolled in the Farmland Preservation Program; 25.6 percent of eligible land is enrolled in the program. Due to the landowner participation in the program, it has been determined that the benefits of an established AEA should be available to all landowners that are currently zoned A-1 Prime Agricultural (unless designated for growth). Leaving areas out of the proposed AEA that are zoned A-1 Prime Agricultural would be counterproductive to the Town's AEA petition goals.

Furthermore, the size and location of the proposed AEA is consistent with the recently updated Dodge County Farmland Preservation Plan.

Unique Land Resources and Soil Productivity

The proposed AEA has two very unique land resources.

First, Mud Lake Wildlife Area is located along the west edge of the Town of Shields. It covers approximately 2,794 acres in the Town of Shields. The Beaver Dam River runs through the heart of the area where it joins the Crawfish River at the southern portion.

There are two large lakes, Mud Lake and Chub Lake (split between the Towns of Shields and Portland). The Mud Lake Wildlife Area has a diversity of habitat types, such as forested bottomland hardwoods, forested upland hardwoods, grasslands and marsh.

These habitats provide for both game and non-game species including deer, turkeys, waterfowl, pheasants, mourning doves, rabbits, squirrels, muskrats, otter, beaver, sandhill cranes, and woodland and grassland songbirds. The property provides for waterfowl, deer, turkey and other small game hunting opportunities. Wildlife watching opportunities are plentiful and can be accessed from any of the parking lots on the property.

Another unique land resource in the proposed AEA are the drumlins, which are glacial or sub-glacial tear-shaped depositional landforms. Drumlins are typically elongated in the direction of ice movements and often occur in clusters. Wisconsin has one of the world's most outstanding drumlin fields and Dodge County is often cited for its examples. Although drumlins occur in other southern counties covered by the Green Bay Lobe of the last ice age, they are not readily identifiable because the ridges and slopes are often forested.

The drumlins in the Town of Shields are about 70 feet high, a half mile long and a quarter mile wide. Some are up to two miles in length. The drumlin located on the T&R Dairy Farm in the Town of Shields, has long been a favored destination of university earth sciences professors (geology, geography). It is a textbook example of a drumlin, not only because its shape is not obscured by trees or buildings, but additionally because Long Road bisects it centrally at a 90° angle thereby revealing the material structure of the drumlin. Multiple universities have studied the drumlins on the T&R Dairy Farm, including the University of Illinois, the State University of Illinois, the State University of Ohio, and the Universities of Wisconsin of Madison and Milwaukee. Also, visitors from other countries have used this drumlin for demonstration and exposition to their students.

There are no governmental regulations in place to preserve and protect these glacial features, hence the preservation of drumlins depends on the landowners. If the proposed Shields/Emmet AEA is awarded, it will provide the Town of Shields and Shields landowners an additional tool/incentive to help protect these unique land features.

In addition to the two unique land resources, the soil structure of the Towns played a role in the proposed AEA as well. The Towns contains a large amount of quality agricultural soils, hence the Towns soils annually produce high yields of quality crops. Therefore, the Town wanted to include as much quality soils in the proposed AEA as possible. The soil structure can be contributed to the Towns physical location as the Towns are located in the Rock River basin. Much of the Rock River basin has excellent agricultural producing soils. According to the annual Wisconsin Agricultural Statistics reports, Dodge County typically ranks within the top five to ten counties for agricultural crops produced. This is evident in the Dodge County Soil Survey, which is produced by The United States Department of Agriculture. The survey places the soils into certain classifications; this classification system is based on criteria of production potential, soil conditions and other basic production related criteria. Class I, II and best of Class III soils are all considered good soils for agricultural production.

The table below documents the amount of soil in acres per classification. Also, see the attached Soil Survey map, which shows the location of Class I, II and III soils in the northwest portion of Emmet and the Town of Shields.

Soil Classification	Acres	Percent of Total Land Base
1	2,530	12.6%
2	12,190	60.5%
3	4,026	20.0%
4 +	1,389.5	6.9%

Agricultural Economy

The local agricultural economy is not independent; it is a piece of the regional, state, and national agricultural industry. The whole agricultural industry is made up of many local agricultural communities. While Dodge County and the Towns of Shields and Emmet are small in the big picture, they do support and help maintain the agricultural industry. In fact, Dodge County on the whole is a major player in the State’s agricultural production. Dodge County typically ranks in the top 5 to 10 counties for agricultural commodities produced, as reported in the annually produced Wisconsin Agricultural Statistics report. The major commodities produced in Dodge County are grain, milk, soybeans, and winter wheat.

Recently, the UW Extension agency produced the “Dodge County Agriculture: Value & Economic Impact”. This document is a good indicator of the status of the agricultural industry in Dodge County and the economic impact it has on the local communities and taxpayers. According to the value & economic impact analysis agriculture provides 9,608 jobs in Dodge County, including farm operators, veterinarians, crop/livestock consultants, farm machinery dealers, food processing, and agricultural lenders. Also, every job in agriculture generates an additional 0.84 jobs in Dodge County. Dodge County accounts for \$2.3 billion in business sales; every dollar of agricultural sales generates an additional \$0.37 of business sales in other parts of the county’s economy. The additional generation of business sales can be attributed to: sale of farm products, processing of products, purchase of food processing inputs, service/equipment sales, and people who work on farms that locally spend their earnings. The County’s agricultural industry is responsible for \$559 million in county income; this can include wages, salaries, and benefits. What is more, the agriculture industry pays \$47 million in taxes. Dodge County farms and agriculture related businesses pay approximately \$47.4 million in local and state taxes. Lastly, Dodge County is still a



family owned farming community since 85.1 percent of the farms are owned by individuals or families. While there some corporations and family partnerships, by and large Dodge County is still a family farming community.

The figures from the Wisconsin Agricultural Statistics report and the Dodge County Agriculture: Value & Economic Impact report shows that Dodge County and the proposed AEA are major players in the Wisconsin agricultural industry.

C. Proposed AEA is Consistent with Future Land Use Maps

Dodge County, Town of Shields, and the Town of Emmet have invested in the development of Comprehensive Plans. The Comprehensive Plans were used to help shape the scope of the AEA project, as well as the proposed AEA area. The Comprehensive Plan is a tool that allows the Town to plan its future and guide its land use decisions. A very important feature of the plan is the Future Land Use Map (see attached Future Land Use maps). These maps illustrate what Town officials and landowners would like the Town to look like in the future. Areas designated for growth were excluded from the proposed AEA. By far, most of the proposed AEA is being planned for agriculture. In addition to the Future Land Use maps, there are various recommendations in the Comprehensive plans that demonstrate the Towns desire to preserve agricultural land and maintain the rural atmosphere. The role of the community's comprehensive plans is more thoroughly explained in question 4.

D. Identify Farm Owner Petitioners

There were a variety of methods used to notify/identify farm owner petitioners for the AEA petition. They consisted of one-on-one conversations, public meetings, phone calls, and informational meetings. Generally, public involvement was a large asset to the development of the proposed AEA petition. In order to help landowners understand the purpose of the Farmland Preservation Program and the proposed AEA, the Towns of Shields held three informational meetings. There were many questions and discussions about the proposed AEA at the meetings. With some minor changes to the AEA map, landowners attending the meetings were in favor of the proposed AEA location. It was stated that all existing program participants and landowners in agricultural areas should have the opportunity to apply for a Farmland Preservation Agreement. At the informational meeting in August 2011, residents discussed the opportunity to apply with surrounding Towns.



They decided to extend an invitation to the northwest portion of the Town of Emmet,

because this area was very similar to Shields, especially since there are some landowners with land in Shields and the northwest portion of Emmet. Also, there is a long history of cooperation between the Towns of Shields and Emmet, as they share services and the Town of Shields leases the Town of Emmet's Town Hall.

At the December 2011 informational meeting, community officials (Shields & Emmet) and AEA Committee members reviewed the opportunity for landowners to show support for the AEA petition, by signing the landowner signature page. The majority of everyone in attendance desired to sign the petition and supported the creation of an AEA in their community. Moreover, various meeting attendees took additional landowner signature page copies to give to their friends and neighbors that were not at the meeting. This action further showed Town/County officials and AEA Committee members that the attending citizens were in favor of the AEA and wanted to have a hand in helping create an AEA. In the end, all the public informational meetings were a great success.

Aside from the December informational meeting, one-on-one-conversations (personal visits) was a great way to garner support for the AEA petition. It gave landowners a chance to review the program with AEA Committee members and ask questions about the program. AEA Committee members obtained a lot of the signed signature petitions through this method. Overall, the proposed AEA has a tremendous amount of petitioner support; a total of 46 eligible landowners signed the landowner signature page. These landowners account for approximately 8,099 acres. Also, 41 of the 46 landowners indicated they are interested or "maybe" interested in entering into a farmland preservation agreement. The location of the petitioning landowners can be seen on the attached Petitioning Landowners map.

E. Notifying Non-Petitioners

Since the informational meetings were open to everyone, there were some non-eligible landowners at the meeting who are located in the proposed AEA. Interestingly all non-eligible landowners in attendance were in support of the proposed AEA. Almost all meeting attendees wanted to show their support for the creation of an AEA, and to support their local agricultural community and help preserve the community's way of life. Aside from the public informational meetings, town officials and AEA Committee volunteers visited many non-eligible landowners. Having one-on-one visits with non-eligible citizens was a great method to educate and gain support for the proposed AEA. In fact, a few non-eligible citizens helped with the development of the AEA petition, even though they cannot participate in the program. This has shown Town officials that there is wide spread support for the Farmland Preservation Program and an AEA.

- 4) **Confirm that the proposed AEA is consistent with any existing local comprehensive plan.**

Dodge County has adopted a comprehensive plan and the proposed AEA is consistent with the plan.

Dodge County adopted its Comprehensive Plan on March 21, 2006. The Comprehensive Plan's goals, objectives, policies and recommendations are consistent with the goals and purpose of the proposed AEA.

Dodge County and 19 local communities were awarded a \$321,000 Comprehensive Planning Grant in 2003. This planning project allowed county and local community officials to work together to cooperatively develop comprehensive plans for the county and the participating communities to meet the state's Comprehensive Planning Law. The Town of Shields was one of the 19 participating communities. This planning project was a unique opportunity since each community benefited by learning what the others were planning to do and how they planned to do it. The county and community comprehensive plans outline the future intentions of the respective communities. This was done by developing goals, objectives, policies and recommendations.

The Dodge County Comprehensive Plan is a product of the community's plans that participated in the planning project, as well as those that did not participate in the planning project (Town of Emmet). The comprehensive plan's Future Land Use Map is a great example of intergovernmental cooperation. Since the County's Future Land Use Map was developed with the influence of Town's Future Land Use Maps. Town Future Land Use Maps were inserted into the County's Future Land Use Map, with some minor alterations. Since this is the case, the County and Towns of Emmet and Shields Future Land Use Maps are consistent with each other.

As documented in the Comprehensive Plan, it is Dodge County's intention to preserve and enhance the County's agricultural and natural resources. One of the main features of the comprehensive plan is the Future Land Use Map (see attached Dodge County future land use map). The map displays the designation and location of land uses the county would like to see in the future. This map is a tool used to make land use decisions, especially acting on rezoning petitions. A goal of the plan and the future land use map is to encourage development around the existing developed areas and to preserve as much of the agricultural areas as possible. Encouraging growth in established areas is a way to balance growth and encourage land preservation.

Additionally, Dodge County is required to make its Farmland Preservation Plan (map) consistent with the County Comprehensive Plan. In order for a landowner to obtain a Farmland Preservation Agreement, they must be consistent with the County Farmland Preservation Plan map. Since this is the case, Dodge County used the Farmland Preservation Plan map to help create the proposed AEA. By ensuring consistency between the proposed AEA and the Farmland Preservation Plan map, the proposed AEA is automatically consistent with the Dodge County Comprehensive Plan. Therefore, the Dodge County Comprehensive Plan and Future Land Use Map are consistent with the proposed size and location of the AEA.

The Town of Shields and Emmet have adopted comprehensive plans and the proposed AEA is consistent with their plans.

The Towns of Emmet and Shields have invested time and financial resources in to the development of a Comprehensive Plan. The Town of Emmet adopted its Comprehensive Plan on December 11, 2002 and the Town of Shields adopted its Comprehensive Plan on February 13, 2006. The Town's Comprehensive Plans are a tool that allows the Towns to plan their future and guide their decisions. A very important feature of the plans are the Future Land Use Maps (see attached Future Land Use maps). These maps show what Town officials and landowners would like the Town to look like in the future. The maps identify areas where the Town would like to see growth and certain types of land uses. It also shows areas where the agricultural land should be preserved. By far, much of the proposed AEA is planned for agriculture and open space. The Future Land Use Map does identify some areas for growth and recreation; those areas are not included in the proposed AEA. Also, there are various areas owned by the State of Wisconsin (open space recreation land). Those lands were not included in the proposed AEA. Lastly, the Town's Future Land Use Maps were used to create the Dodge County Farmland Preservation Plan Map and the proposed AEA Map. Virtual complete consistency between the maps was achieved.

In addition to the Future Land Use maps, there are various goals, objectives, policies, and recommendations in the Comprehensive plans that promote the preservation of the agricultural land base. It is also evident that residents have a strong desire to preserve the rural lifestyle.

Overall, the goals, objectives, policies, recommendations and future land use maps of the comprehensive plans will be advanced if the proposed AEA is created and additional incentives are available to help keep agricultural land in production and promote investments in agricultural operations.



5) Describe any recent investments made to support agriculture and agricultural-related business in or near the proposed AEA.

There are various agribusinesses located in and near the proposed Shields/Emmet AEA that depend on agricultural products produced by the farmers located in proposed AEA. Many of these operations have made recent investments to support their agricultural businesses in to the future. The information below is a brief summary of the recent investments made in and near the proposed Shields/Emmet AEA.

Three major agribusinesses that Dodge County and Emmet/Shield farmers support is the Valero Renewables ethanol plant, United Wisconsin Grain Producers (UWGP) ethanol plant, and the Didion Milling ethanol plant. These companies are very important to the local, regional, and statewide agricultural industry. These companies support and believe in the future of agriculture in the area, as all three companies have recently invested millions of dollars in their operations.

In 2010 Valero Renewables invested millions of dollars in the purchase of an existing ethanol plant from Renew Energy, located in Jefferson, WI. The plant annually processes nearly 40 million bushels of corn into 110 million gallons of un-denatured ethanol a year. The plant also produces nearly 400,000 tons of high-value co-products including bran, germ and CO₂. The facility employs approximately 85 full-time employees. The UWGP facility was constructed in 2005 and is located in Cambria, WI. The plant typically purchases 18 million bushels of corn a year and produces approximately 53 million gallons of ethanol from that corn. In addition to ethanol, the plant produces approximately a million gallons of corn oil annually and produces 150,000 tons of distillers grain per year. The UWGP facility employs 39 full-time employees. The Didion Milling facility is located in Friesland, WI; the plant is a corn milling operation and an ethanol plant. The company invested \$11 million in 2011 to increase ethanol production from 40 million gallons per year to approximately 50 million gallons of ethanol a year. Didion Milling plant produces a variety of products, such as: corn grits, corn meal, corn flour, pregelatinized corn, corn bran, corn binders, and ethanol. Between the plant's corn milling operation and ethanol production operation it employs over 150 people.

These three ethanol plants are approximately 15-25 miles from the proposed AEA. Though they are not directly adjacent to the proposed AEA, they are major players in the towns agricultural industry. The facilities are extremely dependent on the corn produced in Dodge County and the Towns of Emmet and Shields. In order to support these facilities, there must be a steady supply of corn. These agribusinesses support and indirectly invest in the local agricultural economy, as well as provide and support local agricultural jobs.

In addition to the ethanol plants, United Cooperative provides area landowners a full service cooperative offering various farm services. There are five facilities located near the proposed AEA; two are located in and near the City of Beaver Dam, one is located in the City of Horicon, one is located in Johnson Creek, and one is located in the Village of Randolph. Farm operators can take their corn, oats, soybean, and wheat products to these

cooperative locations. The large amount of products produced in the proposed AEA supports these agribusinesses.

This agribusiness has made many investments in their operations in the past 10 years, especially the South Beaver Dam facility. Within the past 10 years, the South Beaver Dam site has invested approximately \$8,160,000 in railroad spur improvements, liquid fertilizer storage, corn drying improvements, and increased storage capacity. In addition to the South Beaver Dam site, the Horicon site is a large facility. The site has recently invested in many modernization activities to keep up with technology and business demands. The Horicon facility has rail access, and grain storage/drying capabilities (store 3.9 million bushels); commodities handled are corn, soybeans and wheat. The Johnson Creek facility has 2.5 million bushels of storage and offers grain drying and various storage programs such as open storage, grainbank, and warehouse receipts. Also, the Randolph site is located on the Wisconsin Southern Railroad and also offers various marketing contracts along with drying services and storage (stores 640,000 bushels). Due to the large amount of agricultural products produced in Dodge County and the proposed AEA, United Cooperative has been able to make multiple expansions and considerable investments in their facilities. In addition to the investments made by the very large agribusinesses in the surrounding area, there have been recent investments made by the smaller local agribusinesses, Town government, and agricultural operations located in the proposed AEA. The following is a summary of recent investments made by farm operations in the proposed AEA:

Agricultural Operation Investments, 2002 - 2012

Project	Year	Total Project Costs
Barn/Grain Bin	2002	\$100,000
Barn, Silo and Sheds	2003	\$103,500
Barns and Sheds	2004	\$75,200
Sheds and Storage-Livestock	2005	\$57,000
Barns and Sheds	2006	\$91,600
Barns and Sheds	2007	\$104,000
Riding Arena and Sheds	2008	\$75,940
Sheds	2009	\$230,000
Barn and Shed	2010	\$83,000
Barn and Sheds	2011	\$130,000
Barn and Milking Parlor	2012	\$800,000
Total		\$1,850,240

Over the past ten years there has been over \$1,850,240 invested in agriculture related improvements. Despite the sluggish economy, agricultural operations in the proposed

AEA are making investments to their farming operations and infrastructure. This shows how dedicated the local agricultural operations are to the agricultural industry.

In addition to the known structure investments, there have been many other recent agricultural operation investments, including: no-till machinery, various machinery upgrades, new machinery (combines, tractors, and implements), incorporating new technology into farming practices, etc...



Additionally, the Towns of Shields and Emmet annually invest a considerable amount of money in to their transportation networks. The Town of Shields typically spends \$130,000 and the Town of Emmet typically spends \$195,000. Expenditures will cover roadwork and maintenance activities. Town transportation expenditures are included in the discussion of local investments, because the towns put forth a considerable amount of money to make the local transportation network safe and useable for daily agribusinesses. For example, veterinarians can safely access all local farms, milk trucks can safely transport milk, farm operators have good access to fields, and equipment service providers can get to can get to all areas of the Town. Also, the condition of the roads enables semi-tractor trailers to haul grain commodities to the mills and ethanol plants. Additionally, paved roads are wider than gravel roads, therefore allowing for bigger agricultural machinery to utilize them. This also allows for safer interaction with nonagricultural vehicles, by allowing more vehicle room and passing options. Furthermore, almost all of the town's roads are paved, which is worth identifying since not all agricultural communities in Wisconsin have paved roads.

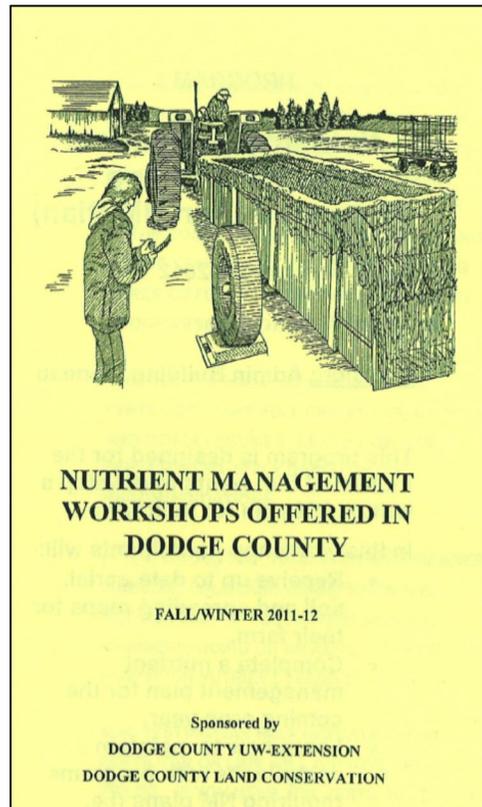
6) Indicate the approximate level of petitioner compliance with soil and water standards.

According to the Dodge County Land Conservation Department, as of January 6, 2012, records indicate that half or less than half of the landowners petitioning for the Agricultural Enterprise Area are in compliance with the conservation standards for maintaining cropland soil erosion at or below tolerable rates. Also, it is believed that less than half of the landowners in the proposed AEA are in compliance with the conservation standard of preparing and following a cropland nutrient management plan. The remaining soil and water conservation standards appear to be applicable to only a small number of Shields/Emmet landowners. The staff of the Dodge County Land Conservation Department believes that the majority of these landowners are likely to be in compliance with most, if not all, of these remaining soil & water conservation standards (see attached letter from Dodge County conservationist). Therefore, a conservative estimate of half or less than half of the petitioning landowners in the proposed AEA are in full compliance with state soil & water conservation standards.

We believe that establishing an AEA and allowing landowners to enter into an agreement, will further communication between the landowner and the County Land Conservation Department staff. Increased communication will foster a better working relationship between staff and the landowners, to work together to implement farming practices that exceed the minimum conservation standards. Increasing cooperation will be necessary to get all parties signing farmland preservation agreements to meet standards set by ATCP 50, Wisconsin Adm. Code.

Overall, Farmland Preservation Agreements require a 15 year commitment; this requires long term planning by the landowner. Utilizing conservation practices for long term management can lead to better land stewardship and this in turn leads to better water quality through reduction of erosion, management of nutrients and manure, and other management practices. As conservation practices evolve, it is expected that the practices of AEA enrollees will evolve as well.

Additionally, farming communities are close knit. By being a close knit community, landowners tend to talk to each other about farming issues. It is believed that this issue will be discussed in the community. It is hoped that the participating landowners will review this program with the non-participating landowners, which would help spread the word about the program and conservation practices.



7) Describe the level of non-petitioner cooperator support for the petition.

There were 67 cooperator petitions and/or letters of support submitted for this AEA petition. These include local businesses, universities, public schools, extensions, city mayor, banks, organizations, and agencies; each taking the time to express a specific reason why they would like this area to receive the AEA designation.

Also, many individuals within the town that would not be able to use the tax benefit also wrote letters and signed cooperator petitions. These petitions and letters show a variety of perspectives explaining their support.

To further show the importance of creating the Shields/Emmet AEA, the superintendent of the School District of Watertown stated:

“As an educational enterprise, the Watertown Unified School District provides a dynamic vocational agriculture program to which students have full access. The district also owns land which supports the activities of the program and the FFA co-curricular component. Not only is our support of this application to continue our committed relationship between our district and the agricultural community, but to preserve our precious environment we live in for future generations.”

This quote and the letter of support show how important agriculture is to the school district, and particularly shows how important the proposed Shields/Emmet AEA is to the community.

Overall, the landowners, government agencies and agribusinesses that support the proposed AEA see the value of the agricultural industry; creating an AEA will help support the local agribusinesses, preserve the region’s way of life, and encourage growth in the agricultural industry.

Please see the attached cooperator petitions and letters of support for detailed statements and comments.



8) Fill in the tables to provide information about the activities (past, ongoing and future) that support the proposed AEA. (See Table for Question format).

8) A) Farmland Preservation Agreement Strategy – Outreach Efforts

The Towns will implement various methods to educate landowners about the Farmland Preservation Program, some of which will be the same methods utilized in the AEA petitioning project. If an AEA is awarded to the Towns of Shields and Emmet, the Towns will encourage all eligible landowners to review the Farmland Preservation Program and consider the opportunity to enroll their land in a Farmland Preservation Agreement.

The outreach activities utilized during the AEA petitioning project and activities that will be used to educate and promote farmland preservation agreements include:

Informational Meeting(s)

Hosting public informational meetings was a large asset to the development of the AEA petition. A total of three (June, August, and December) formal public informational meetings were used to educate the public on the Farmland Preservation Program and applying for an AEA. These meetings were an excellent avenue to correct misconceptions about the program and let landowners know about the AEA opportunity. The initial public informational meeting led to the creation of the AEA Committee, the committee consists of some plan commission officials and landowners located in the proposed AEA. The AEA Committee has spent countless hours in to the development of the Shields/Emmet AEA petition; phone calls to inform landowners, discussions with agri-businesses, and personnel visits with landowners. The AEA program supports grassroots efforts, as well as intergovernmental cooperation; the Shields/Emmet AEA project is a good model of an AEA petition project.



All the informational meetings were well attended; there was an average of 25 to 30 landowners at each informational meeting. Also, other landowners attended the monthly plan commission and town board meetings as well (AEA was discussed at those meetings too). Informational meetings were a coordinated effort between the AEA Committee, Town of Shields Plan Commission, Town of Shields and Emmet Boards, and county officials. Community



officials jointly prepared and presented Farmland Preservation Program and AEA information at the meetings. The large amount of intergovernmental cooperation has been essential to the success of the informational meetings and the AEA petition.

Officials sought to get as many residents to the meetings as they could, notices for the meetings included traditional meeting notice methods, letters/notices sent to landowners, phone calls, and personal visits. Officials felt this proactive approach was necessary to ensure landowners were informed and would encourage meeting attendance. These hands on methods proved to be effective, as meeting



attendance and discussions were good. AEA Committee members took the opportunity to sit and talk with residents and explain the program.

If the proposed Shields/Emmet AEA is approved, the Towns would officially announce the approval of the AEA at a public informational meeting / social gathering. An informational meeting /social gathering would be used to celebrate the achievement and provide program information to interested landowners. Officially recognizing the accomplishment with a social gathering has been used in other awarded AEA's in Dodge County (Trenton and Burnett, 2011) with a lot of success. The event could be held in a relaxed setting, possibly at petitioning landowner's property, Mud lake Wildlife area, or a local recreation area (park). All landowners in the AEA will be invited to attend. Also, local supporting agribusinesses will be invited, as they should be thanked for their support of the AEA.

Mailing

In conjunction with the public informational meetings, mailings were sent out to landowners to provide meeting notice and program information. Mailing general information out to landowners was a beneficial activity, as landowners were more informed when they came to informational meetings. Also, it provided information to landowners that didn't attend the meetings.

If the proposed AEA is formally designated, town officials plan to mail Farmland Preservation Agreement information materials to all landowners in the AEA. To make the effort more efficient, the information will be included with the 2012 tax bills. This mailing method has proven to be very effective, since tax bills are already being sent out and every eligible landowner will receive a tax bill.

Additionally, the Towns and Dodge County would like to coordinate a mailing effort with DATCP. DATCP typically sends out a mailing notice to all petitioning landowners in approved AEA's. Town and county officials feel that this would be a good opportunity to do a joint informational mailing, followed up with a joint informational meeting. This effort would show that there is communication between the three levels of government and give landowners an opportunity to talk with a DATCP representative. While this may not seem like an important activity, it is believed that a joint mailing/meeting will show landowners that the designated AEA is very important and serves a significant role in the State's Farmland Preservation Program. To further the impact of this opportunity, a joint mailing/meeting could include other nearby AEA's.

One-on-one conversations

In addition to the public meetings, town volunteers have spent many hours talking to landowners about the Farmland Preservation Program and the opportunity to apply for an AEA. Some volunteers have made numerous personal visits and phone calls to landowners to provide program information and follow up meeting notices. This has been an excellent method to educate town landowners, as well as be an avenue for landowners to develop relationships with.

If the proposed AEA is approved, the personal one-on-one activities will continue. Aside from informational meetings, town volunteers will continue to do personal visits and make phone calls to educate landowners about the opportunity to enroll their land in a farmland preservation agreement, as well as educate landowners on other preservation tools (farmland preservation zoning, conservation easements). In addition to town volunteer activities, Dodge County staff will continue to provide one-on-one support to landowners. Future activities for landowners will include: individual meetings, town hall meetings, phone calls, and designated day (or days) to meet landowners at the town hall.

Newsletter/media

The AEA petition process has generated interest in the Cities of Beaver Dam and Watertown, as the Beaver Dam (Daily Citizen) and Watertown newspapers (Daily Times) have published articles on the AEA petition process. The articles (one article was on the front page) have increased awareness of the local agricultural industry and the efforts to preserve agricultural land (see attached newspaper articles).

If the proposed AEA is awarded, both newspapers will do a lead article on the accomplishment and the benefits of the AEA.

Also, the Town of Shields produces an annual newsletter. In December of 2011, the newsletter had an article highlighting the Farmland Preservation Program and the AEA petition project (see attached newsletter). The Town is planning to continue the circulation of a Town newsletter, future newsletters will review the opportunities the Farmland Preservation Program provides. Additionally, if the proposed AEA is awarded, the Town of Shields will include the northwest portion of Emmet in its annual newsletter mailing, in order to inform the whole AEA of program opportunities and updates.

Other Methods

Farming communities are tight knit. If the proposed AEA is approved, the news of an opportunity to sign an agreement will spread quickly by word of mouth. Unknowingly, landowners will have a hand in spreading the word about the benefits of the program. Overall, all eligible landowners in the AEA will learn of the program by one of mentioned methods.

It is believed that the identified outreach efforts performed by town volunteers and county staff members are the most effective ways to educate and encourage future program participation.

8) B) Land Use Controls

There are multiple land use controls implemented in the Towns of Shields and Emmet, the following is a review of each land use regulatory tool.

Farmland Preservation Zoning Ordinance

The Town of Shields has adopted Dodge County Zoning (Land Use Code) and Farmland Preservation Zoning (April 14th, 1992). Since that time, the County Land Use Code and Farmland Preservation Zoning standards have been enforced in the Town of Shields.

The Dodge County Land Use Code is intended to promote and protect the public health, safety, peace, comfort, and general welfare while allowing for cost-saving efficiencies.

The Code is a comprehensive, unified set of regulations that govern the subdivision of land, the development of land, and the use of land. Some of the purposes of the Dodge County Land Use Code are as follows:

- To implement the goals and policies of the Dodge County Comprehensive Plan, approved and adopted by the County Board of Supervisors; as well as other goals and policies adopted by the County Board of Supervisors related to growth and development.
- To protect and improve the established community character of Dodge County and the social and economic stability of the existing land uses within the County.
- To promote good planning practice and to provide a regulatory mechanism which includes appropriate performance standards for development within the County.
- To prevent the adverse impacts of development on sensitive natural resources and the availability of water, water quality, roads and transportation, floodplains, wetlands, areas of shallow soils, and steep slopes in critical areas of the County.
- To reduce sprawling development that results in the inefficient use of irreplaceable natural resources.

Dodge County has amended the county zoning ordinance (Land Use Code) to meet the new Farmland Preservation Zoning Standards, effective June 28, 2010. The Town of Shields certified zoning map is supplied with the application (see Town of Shields zoning map).

Shields' participation in the Farmland Preservation Zoning helps the Town obtain its Comprehensive Plan goals and the proposed AEA goals. As the new Farmland Preservation Zoning standards limit the amount of growth in the Town and restrict the uses that are allowed in the Farmland Preservation Zoning District. These uses that are allowed or conditionally allowed in the Farmland Preservation Zoning district are limited to uses that are compatible with agricultural uses. Limiting allowed or conditionally allowed uses in the Farmland Preservation Zoning District to agricultural uses, will help support agricultural development and the goals of the proposed AEA. By obtaining an AEA and participating in Farmland Preservation Zoning, the Town of Shields would help make its farmers eligible for the highest tax credit and implement stringent land preservation tools.

Other Zoning Ordinance

The Town of Emmet has adopted its own zoning ordinance; which has been enforced in the Town since 1978.

Though the Town of Emmet does not participate in Farmland Preservation Zoning, the Town does implement other zoning restrictions that support agriculture and limits

nonfarm development in the Town. The Town is very agriculturally minded as few nonfarm land uses are allowed in the agricultural zoning district and a limited amount of nonfarm land uses are a conditional use in the agricultural zoning district. The Town of Emmet's zoning map is supplied with the application (see Town of Emmet zoning map).

The creation of an AEA in the northwest portion of the Town of Emmet would further support the zoning ordinance and give landowners an opportunity to implement an additional land preservation tool. Also, the creation of an AEA in the northwest portion of the Town of Emmet may spur interest to participate in Farmland Preservation Zoning and the development of additional preservation tools. Landowner support for the AEA and future landowner participation in the program will show town officials the need to consider additional land preservation tools.

Farmland Preservation Agreements

The Town of Emmet has approximately ten active Farmland Preservation Agreements and the Town of Shields has approximately five active agreements. Before the Town of Shields participated in farmland preservation zoning, landowners used agreements to participate in the program. Hence, a few active agreements remain in the Town of Shields.

Over the past ten years the Town of Emmet has seen a decrease in landowners entering in to farmland preservation agreements. It is believed that the decreased interest in the program is mainly due growth pressures from the City of Watertown and low tax credit incentive.

If the proposed Emmet/Shields AEA is awarded, it is believed that there will be a renewed interest by landowners to participate in the program. The AEA petition project has given government officials and project volunteers the opportunity to educate landowners on the Farmland Preservation Program and its benefits. This process has removed some landowner's misconceptions about the program and has sparked a new interest in the program, as well as other land preservation programs. With the increased tax credits and the new/continuing educational efforts, there will be a revitalized interest in landowners signing agreements, especially in the Town of Emmet.

Purchase of Development rights and/or easements (donated or purchased)

Besides zoning and land division regulations, a voluntary donation of a conservation easement has been utilized in the Town of Shields. In 2007, Louise Genge voluntarily donated a conservation easement on her 92 acre beef cow farm (pictured below). The Genge farm is located in the central portion of the proposed AEA, which will now be permanently preserved for agriculture. The easement was donated to the Drummlin Area Land Trust (DALT) and is the first conservation easement donation in the Town of Shields area. Louise Genge is in support of agriculture in the area; hence she has been an active volunteer in the AEA petition project.



Additionally, Shields and Emmet landowners Robert and Christie Fiedler have reviewed the permanent conservation easement option. In fact they applied for Purchase of Agricultural Conservation Easement (PACE) funding in 2010, within the Farmland Preservation Program. Unfortunately, they did not obtain PACE funding, but they are still committed to preserving agriculture as they have assisted in this AEA petition (Christie was on the AEA Committee). Furthermore, the Fiedler's have an existing Farmland Preservation Agreement on their property, which expires in 2018. Without the approval of this AEA petition, they will not be allowed to further participate in the program. They are still considering options to permanently preserve their land; the donation of a conservation easement may be utilized in the future. Their farm is located in the northwest portion of the Town of Emmet and they also have land in the east central portion of Shields.

This conservation easement donation and application for PACE funding shows there is interest and support for the permanent protection of agricultural land and preserving agriculture in the Town. This action will further help the Town achieve its Comprehensive Plan goals and AEA petition goals of preserving its agricultural land base and promoting agricultural growth.

Also, Dodge County and local land trusts have hosted informational meetings in the County, in effort to educate landowners and town officials. Town officials, county staff and landowners will continue to work with local land trusts to further examine this tool and consider new implementation efforts in the proposed AEA and Dodge County.

Transfer of Development Rights

The Town of Emmet and Town of Shields do not have a transfer of development rights program.

Subdivision Ordinance/Land Division Ordinance

All major subdivisions and minor divisions of land in Dodge County, except in incorporated municipalities, must receive approval from Dodge County. The purpose of Dodge County regulating all land divisions is to promote the public health, safety, morals, prosperity, aesthetics and general welfare of the County. Any proposed division of land in Emmet and Shields that results in a new lot being created, must obtain the approval of Dodge County. The land division provisions of the County Land Use Code specifies that all new lots not served by public sewer must abut a public road, be at least 40,000 sq. ft. in area, and have at least 125 feet of lot width at the building setback line. Without the requirement that all lots abut a public road, small tracts of wooded areas or hills far off the road could become residential building lots. These lots could be surrounded by agricultural operations and the driveway to such a lot may dissect existing agricultural fields. Having a nonfarm residence surrounded by agricultural fields can also lead to land use conflicts and disrupt normal farm operations. The subdivision/land division regulations also detail the requirements for proposed roads within a new subdivision along with grading, drainage, sidewalks, and erosion control design.

Within the Town of Shields there are two agricultural zoning districts, A-1 Prime Agricultural Zoning District (Certified Farmland Preservation Zoning District) and A-2 General Agricultural Zoning District. Each zoning district has its own density standard, which regulates the number of lots a landowner can develop. All land divisions for new residential lots in the A-1 Prime Agricultural Zoning District must meet all the Farmland Preservation Zoning standards, including the 1 to 20 acre density ratio (acreage based). The density standard in the A-2 General Agricultural Zoning District is slightly different. The amount of development is based on the parent parcel, which determines the number of new lots allowed (no maximum lot size). The density standard in the A-2 General Agricultural Zoning District is as follows:

Density Standards in A-2 General Agricultural Zoning District

Parent Parcel Total Area (Acres)	Number of New Lots Allowed
Less than 2 acres	0
2 acres up to 40 acres	1
40 acres up to 80 acres	2
80 acres up to 120 acres	3
Over 120 acres	4 (Maximum)

The proposed AEA does not contain any areas that are zoned A-2 General Agricultural since those areas are not consistent with the Farmland Preservation Plan and are not

eligible for a Farmland Preservation Agreement. However, it is important to show the density standard is in these areas, since properties zoned A-2 are adjacent to areas zoned A-1. The number of lots created and the amount of land divided on the A-2 properties can have an impact on the A-1 areas. However, due to the density ratio and zoning standards in the A-2 zoning district, development opportunities are fairly limited. With the creation of an AEA in the areas zoned A-1, it will further help protect both agricultural zoning districts. The A-2 district will benefit, because of the certainty that the surrounding land uses will remain agricultural into the future.

Between the County land division standards and the zoning requirements, all land divisions and land uses on agricultural land in the Towns is strictly regulated. As usual, Dodge County staff will continue to monitor the land division requirements to ensure they meet the needs of towns and landowners. As land use trends change and state regulations change, staff will make the necessary changes to the land division requirements to ensure compliance and applicability.

The establishment of an AEA will further support the County and Towns's preservation efforts. With existing regulations in place and the addition of an AEA, agriculture will continue to be the foundation of the Towns for years to come. Farmers can feel confident that the Towns will support agricultural operations, minimize land use conflicts, and will protect agricultural investments in their farm operations.

Cooperative Boundary Agreement

The Town of Emmet and the City of Watertown adopted an Intermunicipal Cooperation Agreement in March of 2000.

The agreement between the Town and City was developed to identify Town and City growth areas within the extraterritorial jurisdiction area in the Town of Emmet. The agreement outlines the area intended for future City growth, which is the southwest portion of the Town of Emmet. This area is reserved for the expansion of the City of Watertown; this is also the area where the State Highway 26 bypass is located. It is probable that the City will expand in this area, as new developments will occur along the new highway corridor. In return, the City agreed to a Town of Emmet growth area in the southwest and south central portion of the Town (adjacent to the City). The City will leave this area for Town developments. Additionally, the agreement included a revenue sharing agreement, in which the City agreed to reimburse the Town for lost tax revenue from annexed land.

The Intermunicipal Cooperation Agreement is an excellent example of communities working together to take a proactive approach to future land use actions. Continuing an open communication relationship with the City is critical. Especially since the agreement may need to be modified in the future, as land use trends and demographics change.

The Town of Shields would like to work with the City of Watertown to develop a Cooperative Boundary Agreement to determine an area of future City growth and reduce the extraterritorial jurisdiction area. Currently, the City of has the ability to review land divisions in a large portion of the Town, totaling 6,045.7 acres. Much of this land is well

out of reach of the City of Watertown. Therefore, the Town would like to create an agreement with the City to identify a reasonable City growth area and reduce the amount of extraterritorial review area. The Town of Shields has had some discussions with the City of Watertown for the development of an agreement. However, City officials have stated that they do not intend to expand in to the Town of Shields and there is no need for an agreement. Shields officials will continue to discuss this option and continue open communication with the City in to the future, especially once the State Highway 26 bypass is completed.

Overall, the City of Watertown sees the value of an AEA in the Towns of Shields and Emmet. Not only does the additional preservation tool help preserve rural land near the city and focus development in the city, but also supports businesses located in the city that depend on the agriculture operations in the Towns. Multiple City businesses depend on the Town's agricultural operations for business and many town residents shop, conduct business, utilize health facilities and social facilities in the City. The proposed AEA is not only a good investment for the Town, but also the City. To show support, the City of Watertown has submitted a letter of support for the proposed AEA (see attached letter).

Natural Area Protections

A portion of the Town of Shields was included in the Beaver Dam River Priority Watershed Project, which concluded six years ago. Some landowners in the Town of Shields participated in the program. The project was a non-point source pollution abatement project working with farmers and other rural landowners who installed various pollution abatement practices. Though the project has concluded, some landowners are still maintaining conservation practices. The conservation practices utilized in the program included: Barnyard Runoff Control, Cover Crops, Grass Waterways, Manure Storage, Nutrient Management, Residue Management, Rural Well Abandonment, Streambank Fencing, and Wetland Restorations.

A large portion of the Town of Shields (11,307.6 acres) is occupied by the Mudlake Wildlife Area, which is managed by the Department of Natural Resources. These areas are under public ownership and are protected from future development.

Other Land Use Controls

In addition to the above mentioned land use tools, Dodge County has recently adopted a revised Farmland Preservation Plan (June 21, 2011). The Dodge County Farmland Preservation Plan outlines agricultural statistics, land preservation techniques, as well as areas planned for agricultural preservation. Similar to the proposed AEA, the Farmland Preservation Plan map shows the same areas to be preserved for agriculture. Hence, the proposed AEA and the Farmland Preservation Plan map are consistent.

8) C) Agricultural Development Activities

One purpose of this AEA is to enhance existing agricultural operations and encourage new agricultural investments. The establishment of an AEA will further demonstrate to town landowners, agribusinesses, and potential agribusinesses that the Towns and County are committed to agriculture.

A good example of a recent investment was made by Mathew and Irena Blenke, who are from the Netherlands. They moved to the Town of Shields to build a 150 dairy cow operation (Broekland Dairy). This new business endeavor is a large investment, as they will be constructing a new milking parlor, 100' by 295' free-stall barn, feed bunker, and purchasing all the dairy cows. They are planning to implement progressive farming ideas, some of which is from their experiences running a successful dairy operation in the Netherlands. This new operation will need the support of the local agricultural infrastructure to get started and keep running. They have decided to come here because of the agricultural friendly conditions and the state's rich dairy history. This is a tribute to the conditions in the Town of Shields, Dodge County, and Wisconsin; new landowners are willing to come here to make a large investment in this area.

A unique agricultural facility in the Town of Shields is the Stable In Christ, which is a treatment center dedicated to providing quality mental health programs using horses. Most activities occur on the ground, by interacting with horses through exercises. Activities with the horses are used to help people strengthen their self-esteem and confidence, improve interpersonal skills in communication, relationships, and social interactions, and increase personal understanding of oneself. The Stable in Christ facility is highly recommended among southern Wisconsin health care providers. This facility provides a specialized service, which provides an ongoing economic, social, and medical benefit to the Town and County.



Another unique operation is the Long View Grange alpaca farm; it is located in the Town of Shields. This operation once had the largest alpaca herd in the state. The owners routinely host fairs and auctions, which draws visitors from around Wisconsin and the Midwest.



An additional farm operation that is worth highlighting is Robert and Christie Fiedler's organic dairy farm (which was discussed in section 8)b) - conservation easement). The Fiedler's are dedicated to land preservation and farm

sustainability, to show this they installed a 50-kilowatt wind turbine on their property in 2011. Since the Fielders are members of Organic Valley Cooperative, the cooperative was able to assist the Fiedler's with this project. To further show innovation, they make their own biodiesel from sunflower oil, which runs their equipment and heats their home. The Fielder's farm operation and development of renewable energy is inspiring to others and is sure to promote other similar developments in the area. See the attached article for additional information.

Additionally, there are various operations in the proposed AEA that use custom farming services (manure spreading, crop harvesting/planting), many of these operations will continue to utilize that farming framework as it helps reduce equipment needs. There are also many dairy and cash cropping farmers that are buying more efficient equipment/machinery to continue their operations in to the future.

An AEA will help landowners prepare for the future by securing additional income, help preserve the needed agricultural land base, implement cost saving conservation practices, and will embrace new agricultural investments. Securing an additional economic tool, such as an AEA, the Towns are positioning farm operators and agribusinesses to be competitive in the future. Obtaining an AEA would: encourage the implementation of nontraditional farming practices, investment in modernized farming equipment, consideration of potential business opportunities, shared farm services, utilization of new resources.

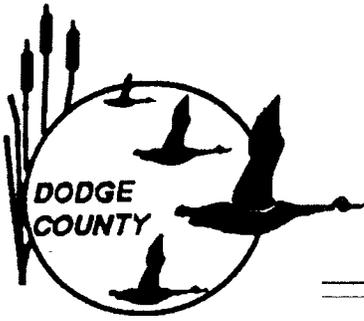
8) D) Other AEA Activities

In addition to hosting multiple informational meetings, Town officials and landowners from the Towns of Shields and Emmet have attended various Farmland Preservation Program workshops (Fond Du Lac, Juneau, and Madison). Hosting and attending town, county, and state workshops/meetings shows the dedication the volunteers have for the preservation of agriculture in their communities.

If the Shields/Emmet AEA is awarded, the group of town officials and volunteers that worked on the AEA petition may create a special committee dedicated to educating landowners on the Farmland Preservation Program and promote the use of Farmland Preservation Agreements. Also, some volunteers are interested in working with DATCP and other AEA representatives to develop new ways to educate and promote the use of agreements. In addition to providing education on the various benefits of the AEA, the group plans to develop a formal method to acknowledge landowners that have signed a Farmland Preservation Agreement. One possible method to acknowledge landowners would include the placement of a specially designed metal sign (stating Shields/Emmet AEA – FP Agreement) on the landowner's property. This would be a great way to recognize the landowner's commitment to the preservation of agriculture, as well as spur conversations and interest in the program.

It is important for the town officials and AEA petition volunteers to keep abreast of issues pertaining to the Farmland Preservation Program. Town officials and volunteers plan to continue to regularly attend county and state sponsored workshops and informational meetings, as these functions are important for future progression. Those

that worked on the Shields/Emmet AEA petition have demonstrated a commitment to educating themselves on the Farmland Preservation Program. This dedication to agriculture and the local communities has made the petition project enjoyable and educational for everyone. The enthusiasm and dedication will continue in to the future, whether the AEA is awarded or not. Interest has been expressed in other land preservation programs, such as promoting the donation of conservation easements. Utilizing nonconventional land preservation tools, like donation of conservation easements, may further help the Town preserve its agricultural land base and enhance the agricultural infrastructure. Largely, the relationships that have been created through the AEA process will serve as a catalyst for future preservation projects.



Dodge County Land Conservation Department (LCD)
127 E Oak Street Juneau WI 53039-1329
(920) 386-3660
Email: landcons@co.dodge.wi.us

DATE: January 9, 2012

TO: Wisconsin DATCP
Coreen Fallat – AEA Petition Review

FROM: Marc Bethke, County Conservationist
Dodge County Land Conservation Department

RE: Soil & Water Conservation Compliance in the Town of Shields and the
Northwest Portion of the Town of Emmet, Dodge County

As of January 1, 2012, Farmland Preservation Program participation records in the Dodge County Land Conservation Department appear to indicate that less than half of the landowners petitioning for an Agricultural Enterprise Area in the Town of Shields and the northwest portion of the Town of Emmet, Dodge County, are likely in compliance with the conservation standard of maintaining cropland soil erosion at or below tolerable levels. Based on the best available information, it is also believed that less than half of the landowners in the Town of Shields and the northwest portion of the Town of Emmet, Dodge County, are in compliance with the conservation standard of preparing and following a cropland nutrient management plan.

Because fewer than half of the landowners in the Towns of Shields and the northwest portion of the Town of Emmet have livestock or manure storage structures on their farms, we believe that the remaining soil and water conservation standards would likely apply to only a small number of Town of Shields and northwest portion of the Town of Emmet landowners. Staff of the Dodge County Land Conservation Department believes that the majority of these landowners would be found to be in compliance with most, if not all, of these remaining soil & water conservation standards.

Therefore, all things considered, we would estimate that less than half of the petitioning landowners in the Town of Shields and the northwest portion of the Town of Emmet, Dodge County, are in full compliance with all state soil and water conservation standards. However, trends in nutrient management planning and the application of other conservation practices throughout Dodge County would suggest that positive progress is being made every year, and that more than half of the Town of Shields and the northwest portion of the Town of Emmet landowners could be in full compliance with state soil and water conservation standards in the next few years.

Please contact me with any questions at 920-386-3663.