



# Monroe County

## Farmland Preservation Plan

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## Executive Summary

Monroe County's 2010 Comprehensive Plan deals with the subject of agricultural land use. This Farmland Preservation Plan (which will, when adopted, become part of Monroe County's Comprehensive Plan) echoes many of the goals, objectives and policies set forth in the 2010 plan with regards to agricultural protection and promotion. The Farmland Preservation Plan supersedes the Monroe County Comprehensive Plan and any and all inconsistencies between the two shall be resolved in favor of the Farmland Preservation Plan.

The Comprehensive Plan through consolidation of the twenty-four Monroe County Town plans, designates areas wherein farm operations are to be protected from non-farm activities, and recommends that farmland beyond potential municipal service areas be maintained.

The 2010 County Comprehensive Plan also recognized the appeal of agricultural lands for residential use and offers strategy for steps when considering the conversion of farmland to non-agricultural uses. The steps are stated in the Comprehensive Plan for each town in the form of "objectives and policy recommendations"

While the 2010 Monroe County Comprehensive Plan has been, and will continue to be, influential in protecting agricultural areas of the county, cooperation and coordination with towns and municipalities are vital components of protecting agricultural uses throughout the County. The adoption of the Farmland Preservation Plan adds another tool to use for the preservation of the farming industry.

All twenty-four towns have reviewed farmland preservation maps, and provided input to the county to help formulate how and where agricultural lands are to be preserved. Language regarding farmland preservation has been included in both the Farmland Preservation Plan and the County Comprehensive Plan. In the case of any inconsistencies, the Farmland Preservation Plan supersedes the Comprehensive Plan.

### The Threat to Farmlands

Pressure to develop America's farmland is growing. Local planners and politicians are struggling with how to ease this pressure and protect their agricultural lands.

This is an important issue, as much of America's prime farmland is located within or near cities and villages. Unfortunately residential development and farming are often incompatible land uses. As development encroaches upon agricultural areas, it becomes difficult for farmers to continue their traditional farming techniques. When farmland is taken out of production, marginal farmland is called upon to meet the demand. This comes with a higher economic and environmental cost. Farmland contributes to flood control, air cleansing and water filtering. Those amenities, as well as the inherent societal value of open space, are lost when farmland is developed.

### Planning Goals, Objectives and Policies

Often times cohesive and consistent goals, objectives and policies about agricultural and natural resources are lacking in plans. Monroe County has recognized the importance of planning for these resources.

Beyond the obvious quality of life benefits, it is important to understand and realize the vital functions and benefits that preservation of agricultural lands and natural resources provides. Wetlands for example perform a vital function in preserving the quality of both surface and groundwater. Development adjacent to natural resource areas should be done in a well-planned fashion to preserve the natural functions of these areas.

### Plan Process Comparisons

This plan as presented meets Wisconsin State Statutes (ch. 91, Wis Stats.) pertaining to Farmland Preservation Plans. The planning process used to develop this plan incorporated the changes required in ch. 91 as well information obtained from local municipalities, stakeholders, local, state and federal agencies, and local planning commissions.

### Plan Purpose

As with the previous plan, the purpose of the 2014 Monroe County Farmland Preservation Plan is to identify appropriate lands to be preserved for agricultural purposes and related economic growth. Additionally, appropriate implementation procedures are to be brought forward by County and Town officials.



## FARMLAND PRESERVATION PLAN Overall Goal and Objectives

### Agricultural Preservation Goal:

1. **Maintain the operational efficiency, viability, and productivity of the County's agricultural areas for current and future generations.**

### Agricultural Preservation Objectives:

- Support land use practices that reduce potential conflicts between agriculture and other land uses.
- Strive to reduce the conversion of productive farmland to non-agricultural development.
- Encourage Towns to recognize their responsibility in ensuring the future viability of agriculture in their Town, such as the identification of agriculture clusters and farmland preservation programs.
- Preserve natural resources, including productive farmland, woodlands, open water, wetlands, and other features in their natural condition, consistent with Town plans.

### Overall Goals and Objectives

Wisconsin's Comprehensive Planning Law includes 14 goals for local comprehensive planning. The goals listed at the left specifically relate to the County's planning for agricultural and natural resources in the Farmland Preservation Plan:

The Monroe County Farmland Preservation Plan is intended to meld together goals set forth in the statewide comprehensive planning law with goals, objectives, and policies related to farmland preservation and agriculture that are identified in the Monroe County Comprehensive Plan in addition to the following:

- **Protecting natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces and environmental corridors.**
- **Protecting economically productive agricultural areas.**
- **Protecting agricultural lands for agricultural purposes.**



# Introduction

## Why Agricultural Planning is an issue

Advocates of farmland preservation typically emphasize how a community benefits from a vibrant farm sector and an open agricultural landscape. While few communities now depend exclusively on the farm sector, farming and the processing of farm products can still be a significant local source of income and employment. Many citizens both rural and urban, farming and non-farming alike, view farming as an important occupation that embodies many fundamental American values. From a fiscal standpoint, agricultural lands provide significant revenues to local governments and require relatively few services in return. In contrast, residential land uses often cost municipalities more to service than they return in local property taxes. Though difficult to quantify, the rural and open character of agricultural landscapes also provides the community with attractive views and a high quality of life. Monroe County is a desirable place for people and business to visit, locate to, and live in.

Unplanned development can negatively impact the viability of the farming industry. Nonfarm residents living in close proximity to working farms can increase the chance for nuisance, trespass and vandalism complaints. Commuters, in a hurry to get to work on time, share the road with slow moving agricultural machinery, creating frustration for both sets of travelers. Farm supply dealers need a “critical mass” of farm operations to remain viable within an area. As land gets split into smaller parcels, remaining farmers are forced to deal with more landlords and must travel longer distances to work their fields.



Even when most agricultural properties are not developed, the conversion of significant parcels of land can impact the decisions and planning horizon of the remaining farm operators. Anticipating development, some will reduce long term investments in their farm enterprises. Reduced investment may eventually lead to a decline in productivity. As productivity declines, farming becomes less profitable and more farmers are motivated to leave farming. This chain of events that results in loss of critical agricultural landmass is sometimes referred to as the “impermanence syndrome”.



PART 1

Background Information



# Population, Housing and Municipal Growth

## Planning for Agricultural Protection

Monroe County's past is deeply rooted in agriculture. The County's diverse landscape ranging from areas once occupied by glacial Lake Wisconsin to areas of fertile soil located in the Driftless Region have maintained farming and related businesses as essential components of its modern economy. Agricultural uses from cranberry bogs to dairies and grain farms dominate the landscape and have helped establish the image of Monroe County as an exemplar of Midwestern charm and rural tranquility. As the region continues to grow and Monroe County welcomes more and more families into its setting, it is vital to the health of the community that agricultural fields, and the fertile lands they occupy, remain in production as long as feasibly possible. Once agricultural land has been developed to accommodate other uses, it cannot be restored. Without a plan in place to prevent the conversion of economically viable farmland to other uses, the County risks losing irreplaceable natural and cultural assets forever.

## Quality of Life Connection

The benefits of protecting agriculture as a predominant land use within the County are many and touch upon a wide range of issues that have a tangible impact on the quality of life for the estimated 45,000 residents of Monroe County. A healthy local agricultural base can help improve food security and sustainability, protect water resources and wildlife, provide opportunities for the creation of alternative sources of energy, lessen regional carbon dioxide output, and expand opportunities for recreation. The County's many fields, farm stands, dairies and grain elevators also combine to have a large impact on the more intangible qualities of living here. These qualities tie every person in the County's municipalities to the agricultural lands that surround him or her, and it is this common bond that helps contribute to a sense of community and pride among Monroe County residents. If not for the myriad of reasons mentioned, the Farmland Preservation Plan should protect agricultural uses in an effort to help preserve this unique community character.



**Population and Housing Forecasts**

For the most part, Monroe County’s population has grown at a constant rate for the past four decades (Table 1.1). By 2030, Monroe County population is expected to range between 50,000 and 55,000 (per the 2010 Monroe County Comprehensive Plan). Household projections for the County forecast approximately 4500 new households by the year 2030. Based on current land uses, residential property accounts for 2.7 percent of Monroe County’s land area. Over the past 30 years, development pressure has mainly occurred in the cities of Sparta and Tomah and in the rural towns adjacent to the fore mentioned cities.

Forecasted future land area needed to accommodate the projected population rise is approximately 6600 additional acres. Though some of this acreage will come from agricultural lands, much of the growth is planned to be absorbed by existing, vacant platted lots, marginal lands (slopes, poor agricultural soils) and in-fill development in cities and villages. Further, the percent of residential land area would consist of 3.8% of the total land acreage of Monroe County by 2030.

**TABLE 1.1: Population**

Year	Monroe County	% Change	Wisconsin	% Change
1970	31,610	0	4,417,933	0
1980	35,074	+11%	4,705,767	+8%
1990	36,633	+4%	4,891,769	+4%
2000	40,896	+12%	5,363,675	+9%
2010	44,673	+9%	5,711,767	+6%

(Source: U.S. Census)

**Municipal Growth Strategies**

In an effort to increase housing density, thus reducing the number of converted agricultural lands, the Monroe County Comprehensive Plan recommends a number of objectives and policy actions to accomplish this goal.

**HOUSING— GOALS, OBJECTIVES, AND POLICIES**

(to increase density in areas not identified for farmland preservation)

Source: Monroe County Comprehensive Plan

<b>Goals</b>
1. Encourage revitalization of housing in existing population centers.
2. Protect prime farmland, working forests, and sensitive natural areas from scattered residential development.
<b>Objectives and Policy Recommendations</b>
Encourage conservation subdivisions.
Direct new rural residential development away from prime farmland and sensitive natural areas.
Direct new residential development into areas with existing homes and to areas served by public sanitary sewer.
Strongly discourage the development of major subdivisions (defined as five or more lots) in the unincorporated portions of the county, particularly in areas with viable farmland and working forests, unless they are part of a conservation subdivision.

For the most part, the cities of Sparta and Tomah, along with the towns adjacent to these cities have experienced the greatest pressure for development, in part because of their proximity to Fort McCoy. The Sparta area has also experienced growth due to the location on the I-90 system in relation to the greater La Crosse area. On the same note growth experienced in the Tomah area can also be attributed to its location where I-90 and I-94 divide. This location in the interstate system has resulted in commercial development, which in turn results in residential development.

Critical to implementing these policies is that villages, cities, and towns follow their respective comprehensive plans regarding expansion of growth boundaries.



## Agricultural Resources and Agricultural Land Uses

Agriculture is an industry that contributes significantly to the economic, environmental, and social vitality of the county, particularly in rural communities. At the same time, the conversion of agricultural land has long been considered a necessity for economic development and growth. However, prime farmland is often converted prematurely with little consideration of the impacts to remaining agricultural infrastructure. This leads to speculation on the other lands and often removes the incentive for farmers to reinvest into their farming operations. Substantial development in the midst of an agricultural area also may interfere with farming operations, including the movement of farm equipment on local roads. Further, new residents unaccustomed to practices such as manure spreading or nighttime harvesting may seek to limit such activities.

Unrestrained, the conversion of farmland occurs in a haphazard, unplanned pattern that may cause increased demands upon municipal services and infrastructure. Scattered, unplanned development that is not functionally related to adjacent land use is often referred to as “sprawl”. Sprawl is costly to taxpayers, erosive to the social values of small and moderately sized towns, and detrimental to environmental concerns such as air and water quality, flooding, storm water management, open space, and agricultural lands preservation.

Today more than ever, the farmland base is threatened by competing or conflicting rural non-farm development. Development that would be better located where public services can be efficiently provided and conflicts with farm operations can be minimized.

Monroe County’s abundant farmland and rich agricultural heritage have helped make the county a top-ranking producer and exporter in the food and agricultural industry. The county’s agricultural land base is an important factor in keeping Monroe County a competitive force in the agricultural marketplace, in supplying wholesome and affordable foods to meet the world’s ever-increasing needs, and in fostering the economies and cultural identity of the county and its rural communities.

The most serious threat to the viability of farmland in the county is residential development. Much of the county’s growth in past decades has occurred on former agricultural land. Often residential development occurs first, and then creates demand for more roads, schools, and other services. Though the housing market has slowed in recent years, development still remains as one of the most significant threats to farmland.

Following are County and Town goals, objectives, and policies pertaining to Agriculture Resources.

**AGRICULTURAL RESOURCES— GOALS, OBJECTIVES, AND POLICIES**

(related to the preservation of agricultural lands and agricultural economy)

Source: Monroe County Comprehensive Plan

<b>Goals</b>
1. Protect good-quality farmland for agricultural production.
2. Maintain contiguous tracts of actively managed forest land.
<b>Objectives and Policy Recommendations</b>
Work with interested farmers to pursue long-term protection of good farmland.
Limit new residential development in areas with good farmland and working forests.
Increase opportunities for residents to buy products from local farms.
Promote understanding and acceptance of the potential noise and smells associated with agricultural practices.
Limit development in agricultural and forestry areas, while still allowing some land divisions.
Work with towns to establish exclusive agricultural districts and/or Agricultural Enterprise Areas (AEAs) so that farmers can take advantage of tax incentives offered through the Wisconsin State Working Lands Initiative.
Educate nonfarm residents about farming practices, including potentially working with realtors to distribute information brochures about living in an agricultural area.

**Land Use- Goals, Objectives and Policies**

(related to the preservation of agricultural lands and agricultural economy)

Source: Monroe County Comprehensive Plan

<b>Goals</b>
1. Protect productive farmland from development.
2. Allow for growth without losing the rural feel of the county.
3. Provide opportunities for new agricultural-related business.
4. Promote development within cities and villages, in accordance with local comprehensive plans.
5. Limit potential land use conflicts.
<b>Objectives and Policy Recommendations</b>
Limit the amount of residential development in agricultural areas.
Locate new residential development away from prime farmland and sensitive natural features.
Configure new lots in agricultural areas in a way that preserves as much contiguous farmland as possible.
Permit agriculturally-related commercial uses on existing farms, such as farm equipment sales and repair, industries related to the production, processing, and sale of agricultural-related products.

**Existing Land Uses**

The following (Table 1.2) approximates the amount of land in each of the major classifications for Monroe County.

**Agricultural/Open Space**-- Not developed and/or used for agricultural purposes.

**Commercial**-- Stores, restaurants, service stations, offices, and repair shops.

**County**-- County-owned land (excluding county forests).

**County Forest Crop**-- County-owned forest land.

**Federal**-- Federal land, including Fort McCoy.

**Forested**-- Forest covered land without buildings.

**Manufacturing**-- Manufacturing / processing plants of all types, quarries and gravel/sand pits

**Open Water**-- Lakes, ponds, reservoirs, flowages, and flooded bogs.

**Residential**-- Residential properties including single family homes, duplexes, multi-family, and mobile homes.

**State**-- State-owned land.

**Wetlands**-- Terrestrial ecosystems and aquatic systems.

**Cranberry**—Areas devoted to the production of cranberries.

**Table 1.2 Monroe County Land Use**

Classification	Land Area (acres)	Percent of Land Area
Agriculture/Open Space	239,122	41.1%
Commercial	2,354	0.4%
County	5,189	0.9%
County Forest Crop	5,779	1.0%
Federal	75,612	13.0%
Forested	204,672	35.2%
Manufacturing	1,686	0.3%
Open Water	3,606	0.6%
Residential	15,501	2.7%
State	7,320	1.3%
Wetlands	18,112	3.1%
Cranberry	2,414	0.4%
Totals	581,366	100.0%

Using the latest comparative data between 2002-2007 (2007 Census of Agriculture), the number of farms in Monroe County has increased (132 new farms) with a slight reduction in the average size of a farm (182 ac. to 166 ac.)

### Land Values Rising

According to a Wisconsin Agricultural Statistics Service report, agricultural land values are rising sharply. Table 1.3 depicts values of farm real estate (which includes farm buildings) and farm land (without buildings). Similarly, cash rents have risen steeply.

**Table 1.3 Monroe County Farmland Average Price Per Acre, 2003-2013**

Year	Ag Land without Buildings	Ag Land with Buildings
2003	\$2,200	\$2,300
2004	\$2,320	\$2,470
2005	\$2,540	\$2,790
2006	\$2,900	\$3,100
2007	\$3,370	\$3,640
2008	\$3,600	\$ 3,850
2009	\$3,650	\$3,750
2010	\$3,650	\$3,750
2011	\$3,950	\$4,050
2012	\$4,230	\$4,350
2013	\$4,300	\$4,400

Table 1.4 illustrates that between the years 2009 and 2012 the acreage sold more than doubled, and the land prices increased substantially.

**Table 1.4 Agricultural Land Sales**

Monroe County	2009	2010	2011	2012
<b>Ag land continuing in Agricultural use</b>				
Number of Acres Sold	795	1,739	2,844	2,168
Dollars per Acre	\$2,722	\$3,329	\$3,396	\$3,906
<b>Ag land being diverted to other uses</b>				
Number of Acres Sold	240	n/a	113	74
Dollars per Acre	\$3,233	n/a	\$14,642	\$2,934
<b>Total of all agricultural land</b>				
Number of acres sold	1,035	1,739	2,957	2,242
Dollars per Acre	\$2,840	\$3,329	\$3,825	\$3,874

The average market value per farm grew 30% in a five year time period. (Table 1.5) This further illustrates a strong agricultural economy in Monroe County. (US Census data)

**Table 1.5: Farms Land Value – 2002 and 2007**

Monroe County	2002		2007	
	No. of Farms	\$ Amount	No. of Farms	\$ Amount
Market value of land and buildings	1940	\$669,498,000	2115	\$1,042,576,000
Average market value per farm	—	\$345,102	—	\$492,944
<b>Average market value per acre</b>	—	<b>\$1910</b>	—	<b>\$2968</b>

Table 1.6 highlights farm values. The greatest number of farms (approximately 34%) have a market value of land and buildings between \$200,000 and \$499,999. (US Census data)

**Table 1.6 Farm Values – 2007**

Monroe County	
Market Value of farmland and buildings:	Number of Farms
\$1 to \$49,999	130
\$50,000 to \$99,000	209
\$100,000 to \$199,999	474
\$200,000 to \$499,999	724
\$500,000 to \$999,999	358
\$1,000,000 to \$1,999,999	139
\$2,000,000 to \$4,999,999	68
\$5,000,000 to \$9,999,999	10

Tables 1.7 and 1.8 indicate number of farms by livestock, poultry, and crops in the County. (National Agricultural Statistics Service data)

**Table 1.7: Livestock 2012-2013**

Monroe County	No. of Animals 2012	No. of animals 2013
Cattle and calves inventory	72,000	75,000
Beef cattle	8,512	9,129
Milk Cows	25,500	25,500

**Table 1.8 Crops – 2012**

Monroe County	No. of Acres	No. of Bushels or Tons
Corn for Grain	42,400	5,200,000
Corn for silage or green chop	23,000	397,000 tons
Winter wheat for grain	500	26,900
Oats for grain	2,400	128,000
Soybeans for beans	19,500	709,000
Hay – all hay including alfalfa	23,500	48,300 Tons/Dry

### Specialty Crops, Nurseries, and Sod Farms

Specialty crop farming may provide one means of maintaining agricultural production within growth pressured areas of County where large tracts of agricultural lands are not available. Unlike traditional crops such as corn or soybeans, the profitability of farming nontraditional crops is not closely tied to large acreage requirements. For example, a single acre of farmland is capable of producing 36,000 pounds of potatoes, 32,000 pounds of lettuce, 35,000 pounds of strawberries, or 28,000 ears of sweet corn. Specialty crops such as these are capable of yielding substantial revenues to the County’s economy while diversifying and stabilizing the agricultural industry in the face of increased commercial and residential development. Smaller specialty crop farms could offer a means of integrating agricultural uses within developing commercial and residential areas. In order to make such a strategy effective, it is also important that agricultural producers have local outlets to market their goods.

In addition to specialty crop farms, nurseries and sod farms could also serve a transitory role in areas under pressure to develop. As an area develops, and traditional agriculture becomes constrained or non-viable, nurseries and sod farms provide a means of taking greater advantage of the undeveloped



agricultural lands by generating a profit from smaller areas. It should be noted, however, that when these transitory uses leave a site, the land may not be suitable for traditional agriculture.

## **Organic Farming**

Monroe County has an active organic farming community. Currently there are **25** certified organic farms that encompass **3,713 acres**. Close proximity to Organic Valley processing facilities makes Monroe County a favorable location to engage in organic farming.

## **Forested Lands**

Maintaining productive forest lands is an increasing challenge due to land values. The ability of forest land to be productive is in part affected by the size of the forest blocks. As ownership size decreases, the ability to efficiently manage also decreases.

These lands provide economic, environmental, and social benefits, and provide farm income and jobs to the rural areas in both forest products and tourism.

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Monroe County has 7,274 acres enrolled in the County Forest Program and 49,000 acres in Managed Forest Land and Forest Crop programs.



# Economic Growth And Business Development

## Overview

Monroe County is located in the western Wisconsin, adjacent to La Crosse, Jackson, Juneau, and Vernon counties. The area of the state offers a serene landscape and coveted rural qualities while maintaining a close proximity to larger, denser areas. There is a wide range of recreational activities in the area, a result of the diverse natural resources in the county. As with many communities in the area, Monroe County has a deeply rooted rural way of life and culture. While the rural roots of the community is reflected in the local economy, agricultural has drastically declined in the area in recent years. As agriculture has declined, a new interest in arts, entertainment, and recreation has emerged.

## Monroe County Attributes

From corn and soybeans production, to goat and cow dairies, Monroe County is the first link in many food and agriculture-based businesses. Easy to access raw materials coupled with a fresh water supply, intermodal transportation, and a cooperative pro-business climate are some of the reasons why agriculture-based and food processing businesses call Monroe County home.

## Agricultural Based Food Manufacturing and Processing

While numbers of people employed directly in agriculture has declined, the county still relies heavily on agriculture as a job producer. In addition to farm owners and employees, these jobs include veterinarians, crop and livestock consultants, feed and fuel suppliers, food processors, farm and machinery manufacturers and dealers, barn builders, agricultural lenders, fencing businesses, custom crop services, crop and livestock transport, and numerous other related areas.

Agriculture and the food/processing related businesses represent important economic forces in Monroe County. This industry cluster includes hundreds of family-owned businesses and industries that provide equipment, services, and other products needed to process, market and deliver food and agricultural based products to consumers. The production, sales and processing of Monroe County's farm products generate employment, economic activity, income, and tax revenue.

## Agricultural Storage and Transportation

Agricultural products grown in Monroe County is either stored on farm to be used as animal feed, or sold as grain. There are 4 different Cooperatives that located throughout the county that provide grain storage for farmers. The 4 co-ops with grain storage are located within 15 miles of the agricultural producing areas of Monroe County. An estimated 4 million bushels of storage is available at these co-ops. Grain that is sold in Monroe County is mainly transported two different ways. By rail and by semi-trucks. Monroe County has an excellent rail system that covers the county in all directions. One large co-op is located on a rail line and transports all of its grain via rail. The other co-ops rely on semi-trucks to

haul grain via the interstates that also bisect the county. Most grain that is sold in Monroe County is eventually shipped to LaCrosse where it is loaded on barges for distribution via the Mississippi River system. With the close proximity of the river, many producers opt to haul their product directly to the river terminal, thus allowing ample available storage for those who do not have on farm storage capabilities. It is not anticipated that further agricultural growth will impede the effective transport of grain to market

## Labor Force

While the population in Monroe County is expected to steadily increase over the next twenty years, the actual available labor force is only expected to increase by about 2,400 people, from an estimated 24,305 in 2010 to 26,705 in 2030 (Wisconsin Department of Workforce Development, Monroe County Workforce Profile 2008). This reflects that a large number of baby-boomers are expected to retire over the next twenty years. Most of the growth in the labor force is projected to occur over the next ten years, with only a nominal increase in the labor force between 2020 and 2030.

The biggest change in the local economy has been a significant decrease in the percentage of workers employed in agriculture and forestry. Only about 8 percent of the workforce is currently employed in these areas, which is slightly less than half of what it was in 1990.

Monroe County has experienced a steady decline in dairy farming over the past two decades. A number of sawmills have also closed as a result of international competition and decreased demand for domestic paper products. This combined with changes in forest type and forest management practices have reduced the productivity of forests in the region. While the trend shows a decline in dairy farming in Monroe County it is still the largest part of Monroe County's agriculture.

Agriculture pays about **16.5 million in taxes**. Economic activity associated with Monroe County farms and agriculture related businesses generates 16.5 million in local and state taxes. This figure does not include all property taxes paid to support local schools. If it did, the number would be much higher.





### Dairy is the largest part of Monroe County's agriculture.

There are approximately 25,500 dairy cows in Monroe County. Each dairy cow generates about \$17,000 annually of economic activity, resulting in a total economic impact of **\$43 million** annually to the local Monroe County economy from the dairy industry.

#### Dairy Farming

Dairy farming is the major agricultural industry in Monroe County. On-farm milk production generates **\$19.3 million** in business sales. Processing milk into dairy products accounts for another **\$315.8 million**. (UW Extension data)

- Five plants process dairy products in Monroe County
- On-farm milk production accounts for 1034 jobs, and dairy processing accounts for 878 jobs.
- At the county level each dairy cow generates \$4098 in on-farm sales to producers.
- At the state level, each dairy cow generates \$21,000 in total sales.

#### Cranberry Farming

Wisconsin is an industry leader when it comes to cranberries. Warrens, located in the northeast corner of Monroe County, has the largest concentration of cranberry marshes in the area. More than 2,500 acres are dedicated to the production of cranberries. Monroe County is one of seven Wisconsin counties where major cranberry and processing operations are located.

Cranberries are Wisconsin's largest fruit crop, accounting for almost 85 percent of the total value of fruit production in the state, contribute nearly \$300 million annually to the state's economy and support approximately 3,400 jobs state wide.



#### Organic Farming and Value Added Food Processing.

The Mississippi River Region Plan Commission Region, of which Monroe County is a part, has a growing and nationally known organic foods industry. The Coulee Region Organic Produce Pool (CROPP), an organic cooperative based in Vernon County, recently built a 110,000 square food distribution facility in Cashton, Monroe County. CROPP produces dairy products and markets its products under the Organic Valley label. They are looking for additional organic farmers to join the cooperative in the Monroe County region. In addition to organic products, there is good potential for direct to consumer and consumer supported agriculture in the region.

**Economic Contribution**

It is often forgotten that farming is an enterprise that operates in much the same way a local business or manufacturing business would. Agricultural producers purchase inputs such as seed, fertilizer, fuel, agricultural chemicals, and equipment from local suppliers, and the commodities they produce with those inputs are then sold at market. In addition to farming enterprises, several agricultural businesses are located in the County such as seed dealers; grain elevators; dairy product processors, sales and distribution; equipment dealers; roadside farm stands; specialty crop sales; and farm chemical, fuel and supply dealers. . These businesses, like all others, fuel Monroe County’s economy through property taxes, sales tax, and employment. Maintaining this significant component of the local economy is financially beneficial to public service providers such as County and municipal governments. As the number of households within Monroe County grows, the cost of providing services will increase. It is in the County’s best interest to pursue policies that curtail the premature conversion of agricultural land and encourage development patterns that permit the most efficient provision of services possible.

Monroe County agriculture pumps **\$858 million** into the economy. This is about 26 % of the County’s total business sales. Every dollar of sales from agricultural products generates an additional \$0.28 of business sales in other parts of the County’s economy.

**Tourism**

Agri-tourism stands out as one means of aiding the local economy while at the same time providing a healthy economic benefit to small- and medium-sized farms and enhancing the rural image of the County. Though not a new concept within Monroe County, agri-tourism has been recognized as an economic development engine that supports local businesses by creating demand for new services and providing supplemental income to agricultural operations.

Sales made directly at a farm often result in greater returns to the grower than if agricultural commodities were sold at wholesale prices. As such, the economic impact of agri-tourism is typically more immediate than other commercial enterprises in that it provides a direct connection between locally owned and operated producers and the consumer. Successful agri-tourist destinations can also benefit local restaurants, hotels and inns, shops, and other cultural destinations such as museums.

Warrens Cranberry Festival is held in late September each year and brings more than 100,000 visitors to the area. This economic boost totals in excess of \$4 million in revenue to Monroe County each year.





## Education

Monroe County is home to the Sparta and Tomah campus of Western Technical College. Western Technical College is one of 16 Wisconsin technical colleges that make up the Wisconsin Technical College System, and is accredited by The Higher Learning Commission and is a member of the North Central Association. Western Technical College provides relevant, high quality education, in a collaborative and sustainable environment, that changes the lives of students and grows our communities.

Educational Opportunities provided at Western Technical College include:

- Agriculture, Food, and Natural Resources
- Agri-Business Science Tech
- Culinary Management
- Farm, Business and Production Management
- Food Production Specialist
- ITC Animal Science
- ITC Catering Certificate
- ITC Dietary Manager/Food Service Support
- ITC Horticulture Plant Care



# Utilities, Community Facilities and Transportation

It is forecasted that the population in Monroe County will grow by 11–22% over the next 20 years. This increase in population will undoubtedly increase the demand for public utilities and community facilities. However, the exact needs to expand, rehab, or create new utilities and community facilities are difficult to determine. Forecasts for the future utility and community facility needs of Monroe County will vary across the county, according to growth pressure and the level of service that is deemed publicly acceptable.

## Wastewater Treatment Facilities

There are 11 municipal wastewater treatment facilities in Monroe County. The operators of these facilities are required to submit a Compliance and Maintenance Annual Report (CMAR) to the Department of Natural Resources (DNR). A point score is calculated by the DNR for only the CMAR sections that apply to a specific wastewater treatment works. The point score from each section is used to determine the Grade Point Average (GPA). The meaning of the GPA and response range are explained below:

### WASTEWATER TREATMENT FACILITIES

2009 Compliance Maintenance Annual Report	Grade Point Avg
<b>Monroe County</b>	<b>Grade Point Average</b>
V. Cashton	3.29
V. Kendall	3.14
V. Norwalk	4.00
V. Oakdale	4.00
V. Warrens	3.81
V. Wilton	2.86
V. Wyeville	4.00
C. Sparta	4.00
C. Tomah	4.00
Fort McCoy	3.81
Norwalk-Ontario Schools	NA

Source: Wisconsin Department of Natural Resources

Meaning	Response Range	GPA
Good	Voluntary	4
Satisfactory	Voluntary	3
Marginal	Recommendation	2
Poor	Action	1
Fail	Action	0

Private, on-site wastewater treatment systems are also used throughout the county in areas not served by public sewers. Typically, these individual systems are designed for each household or business based on the site’s soil characteristics and capabilities. On-site systems, depending on the type and maintenance frequency, can function for fifteen to thirty years.

## Water Supply

Monroe County residents rely mainly on groundwater for their drinking water. About 51 percent of residents are self-supplied through private wells, and the rest are supplied through one of eight municipal water systems in the county. Six of the municipal water systems currently have a wellhead protection plan and four have a wellhead protection ordinance.

### **Stormwater**

Stormwater runoff and management have recently gained more attention as an environmental concern due to surface water quality issues. According to studies conducted by the Center for Watershed Protections, as little as 10 percent impervious cover (e.g., streets, roofs, parking lots, and driveways) within a watershed can negatively impact fish habitat. Managing and controlling storm water runoff is imperative for a healthy environment. It is also a matter of health, safety, and welfare for a community in that surface water runoff can lead to erosion and flooding problems. Recently amended Monroe County Shoreland Ordinance requires a vegetative buffer of 35 feet along navigable water bodies as well as a limits the percentage of impervious surface.

### **Solid Waste and Recycling**

Monroe County recycles between 3,500 and 4,000 tons of waste per year. Each municipality manages their own waste collection and recycling programs, sometimes contracting with a private company or collaborating with a nearby municipality. Twelve of the thirty-four municipalities within the county offer waste collection pick-up. Other municipalities require drop off at a specified location. The county also provides special waste collections at various times throughout the year. Various types of plastic used in agricultural practices can be recycled at the Monroe County Solid Waste Department including the black and white plastic used for silage bags and the stretchable bale wrap.

Monroe County is currently operating one active Municipal Solid Waste (MSW) Sanitary Landfill which is just less than one million cubic yards. The solid waste property is located in the Town of Ridgeville. The property holds one landfill that is full and closed and the currently active county landfill. This landfill will receive solid waste until 2019.

### **Electrical Service**

Monroe County electrical needs are served though Alliant Energy, Oakdale Electric Cooperative, Vernon Electrical Cooperative, and Xcel Energy. The infrastructure is well-maintained, and there is no anticipated change in service. There are, however, several planned system improvements.

The American Transmission Company is currently constructing a new 161-kV transmission line from the City of Tomah to the City of Sparta. As part of this project, a new substation is will be built south of the City of Tomah along Highway 131. The transmission line and substation are being constructed to address low-voltage issues in the area. Another transmission line proposed for our area is the Badger Coulee Transmission Line project. The area, from north of La Crosse to northern Dane County, is being considered for the approximately 160- to 180-mile, 345-kilovolt line. The Public Service Commission is currently considering two locations for this line, both of which would pass through Monroe County.

### **Natural Gas**

According to the 2010-2012 American Community Survey, approximately 44 percent of Monroe County residents use utility gas; 23 percent use bottled, tank, or LP gas; and 15 percent use electricity to heat their homes. Most companies in the area provide liquefied petroleum (LP) gas for individual tanks including: We Energies; Tru-Gas; Ferrellgas; Tomah Co-op Services, Inc.; Midwest Fuels; Sparta Co-op Services; and Elroy Gas Co. Wisconsin Gas LLC is proposing a new natural gas lateral that will run from the Viking Gas Transmission Company Interstate Pipeline in Eau Claire County to the City of Tomah.



## Telecommunication Facilities

There are multiple companies that provide telecommunication service (e.g., telephone and internet) within Monroe County. The two major providers are Centurylink and Charter. Major Cell Phone Providers include Verizon and US Cellular.

## Renewable Energy

Wisconsin electric public utilities are under statutory mandates to ensure that at least 10 percent of electricity comes from renewable sources by 2015.

Wind farms have the potential to change part of the nation's energy source and decrease negative effects associated with energy production. Wind farms also generate rural income and create local jobs. Organic Valley in conjunction with Gundersen Health System have recently constructed two wind turbines in the Cashton area expected to generate 5 megawatts of energy for Cashton's power grid—enough to power 1,000 homes each year.

Monroe County is also home to a hydroelectric dam. Wisconsin Technical College has recently installed hydroelectric turbines into the Angelo Dam. The Angelo Dam is located on the La Crosse River adjacent to Western's Sparta Public Safety Training Center in Sparta, WI.

## Police Service

Law enforcement agencies in Monroe County include Cashton Police Department, Fort McCoy Law Enforcement Agency, Kendall Police Department, Monroe County Sheriff Department, Norwalk/Wilton Police, Sparta Police, Tomah Police, Veteran's Administration Police Department-Tomah and the Warrens Police Department. The county also currently has a good working relationship with Fort McCoy. While there are no formal mutual aid agreements between the county and Fort McCoy, they frequently share resources and collaborate with each other.

## Fire Protection

Fire Departments within Monroe County include the Cashton Fire Department, Elroy Area Volunteer Fire Department, Fort McCoy Fire & Emergency Services, Kendall Fire Department, Norwalk Fire & 1<sup>st</sup> Responders, Oakdale Fire Association, Ontario Fire Department, Sparta City Fire Department, Sparta Rural Fire Department, Town of Lincoln Fire & 1<sup>st</sup> Responders, Veteran's Administration Fire Department-Tomah and the Wilton Fire Department.

## Emergency Medical Services

Monroe County is covered by multiple EMS services including: Elroy Area Ambulance Service, Fort McCoy Fire Department, Kendall Area Ambulance, Ontario Area Ambulance Service, Sparta Area Ambulance Service Ltd., Tomah Area Ambulance, and Village of Wilton Ambulance Service. There are 1<sup>st</sup> responder groups in Angelo, Cashton, Cataract, Leon Valley, Norwalk, Oakdale, and the Town of Lincoln.

## Health Care Facilities

Health care facilities in Monroe County are generally considered to be excellent. The main medical centers are Franciscan Skemp Healthcare in the City of Sparta and Tomah Memorial Hospital in the City of Tomah. Clinics in the area include the Franciscan Skemp Healthcare Sparta Campus Clinic and Gundersen in Sparta, the Lake Tomah Clinic and Tomah Clinic in Tomah, the Norwalk Clinic, the Tomah Hospital Clinic in the Village of Warrens, and Scenic Bluffs Community Health Centers in Cashton. Also, the VA Hospital, a major resource for the area, is located in nearby La Crosse. There are three Nursing Homes, seven providers of Community Based Residential Facilities

and eight Mental Health Facilities located in Monroe County. Monroe County is a member of the Aging and Disability Resource Center of Western Wisconsin (ADRC), which offers more information on programs, service and support available in Monroe County.

### **Libraries, Schools, Childcare Facilities**

The Winding Rivers Library System serves Monroe County with six public libraries. There are eleven school districts within Monroe County: Bangor, Black River Falls, Cashton, Hillsboro, Melrose-Mindoro, New Lisbon, Norwalk-Ontario-Wilton, Royall, Sparta Area, Tomah Area, and Westby Area. Monroe County has thirty-five Licensed Childcare facilities throughout the County.

### **Public Recreation Land**

Monroe County currently offers a wide range of public recreation land and facilities. McMullen Park, a county park located 2.5 miles northwest of Warrens, offers opportunities for camping, picnicking, boating, ice fishing, hiking, and snowmobiling. The park also includes 1,000 acres of county forest land. There is also over 3,000 acres of county owned forest land in the Town of New Lyme, which is utilized by bow hunters in the fall and snowmobilers in the winter. The county also contains about 300 miles of snowmobile trails maintained during the winter months.

Streams and rivers also provide many recreational activities in the county. Canoeing and kayaking are common on the La Crosse River. There are also numerous opportunities for fishing throughout the county. The Mill Park Pond, maintained by the Cataract Sportsman's Club in Cataract, is stocked with fish and within close proximity to numerous miles of public hiking trails. Angelo Wayside Park along State Highway 21 is open for public fishing and picnicking.

Fort McCoy offers year round recreational activities at Pine View Campground and Whitetail Ridge Ski Area including camping, swimming, miniature golf, tactics paintball, laser tag, down-hill skiing, cross-country skiing, and tubing. Monroe County also owns 760 acres of land in the Town of Ridgeville north of the Village of Norwalk that can be utilized for public hunting.

**UTILITIES AND COMMUNITY FACILITIES — GOALS, OBJECTIVES, AND POLICIES**

(related to the preservation of agricultural lands and agricultural economy)

Source: Monroe County Comprehensive Plan

<b>Goals</b>
1. Ensure that residents have access to water quality that meets EPA standards.
2. Protect groundwater from contamination
3. Ensure that residents and businesses have access to affordable, reliable, and technologically advanced power and communication services.
4. Manage waste disposal in an environmentally healthy way.
5. Provide ample opportunities for outdoor recreation for all residents of Monroe County.
<b>Objectives and Policy Recommendations</b>
Limit to the greatest extent possible the runoff of water and pollutants from the site at which they are generated.
Work with local farms to reduce groundwater contamination from agriculture.
Encourage local residents to reduce potential sources of groundwater contamination.
Encourage local residents to monitor and protect their well-water.
Identify potential threats to groundwater resources in the county.
Limit to the greatest extent possible the runoff of water and pollutants from the site at which they are generated.
Work with local farms to reduce groundwater contamination from agriculture.
Encourage local residents to reduce potential sources of groundwater contamination. Encourage local residents to monitor and protect their well-water.
Identify potential threats to groundwater resources in the county.



*This photo of St. Mary's ridge in southern Monroe County shows contour cropping, an agricultural practice that can help reduce runoff and soil erosion from agricultural fields.*

## **Transportation**

There is a significant relationship between transportation and land use. New development or changes in existing land uses, whether incremental or sudden, directly affects the safety and functionality of roadways and the demand for additional transportation facilities and services.

### **Existing Transportation Network**

Monroe County is located where I-90 and I-94 split, making it a major transportation hub. In general, however, Monroe County has a transportation system reflective of the rural nature of the region. While there are a number of high traffic volume roads cutting through the county, most roads are rural in character and have relatively low traffic volumes.

### **Road Jurisdiction**

According to the Monroe County Highway Commissioner, there is a need to review and modify the jurisdiction of roads in the county. In general, collector roads should be under county jurisdiction and local roads should be under the town's jurisdiction. There are currently 92 miles of local roads that are under county jurisdiction and 13 miles of collector roads that are under town jurisdiction. In addition, there are several county trunk highways which are duplicates in that they provide access via parallel routes. Re-evaluating the jurisdiction of these roads would help to focus county road maintenance and plowing efforts on major roads, and ensure that towns are not burdened with maintenance requirements of collector roads.

### **Bridges**

There are 353 bridges throughout Monroe County (WI DOT Highway Structure Information System). Seventy-eight of these bridges are owned and maintained by the county.

All bridges in Wisconsin are inspected at least once every two years and sometimes more frequently depending on a bridge's age, traffic load, and any known deficiencies or load restrictions. A computed numerical value between zero and 100 is used to help determine a bridge's priority for rehabilitation or replacement as well as eligibility for state or federal funding. The rating considers structural factors noted during a bridge inspection, a bridge's geometry and the amount of traffic the bridge handles. A bridge with a sufficiency rating of 80 or less is potentially eligible for bridge rehabilitation funding. A bridge with a sufficiency rating of 50 or less is eligible for replacement funding.

Of the seventy-eight bridges owned by the county, 29 (37 percent) have a sufficiency rating of 80 or less and six bridges (8 percent) have a sufficiency rating of 50 or less.

### **Truck Routes**

There are numerous truck routes throughout Monroe County.

### **Air Transportation**

There are two airports within Monroe County. Bloyer Field Airport is a public airport located in the City of Tomah. The city's comprehensive plan identifies that the site has limited expansion opportunities because of environmental and physical restraints. The airport has two runways and on average twenty aircraft operations per day. There is also the Sparta/Fort McCoy Airport, a public airport, located within the Fort McCoy installation and used primarily by the US army.

**Railroad Facilities**

Canadian Pacific Railway lines and Union Pacific Railroad lines run through Monroe County. The Canadian Pacific Railway, a class 1 North American railway, runs between Chicago, IL and Minneapolis-St. Paul, MN.

**Equestrian Transportation**

Horse and buggy travel along public roadways is a common mode of travel for the local Amish population. Horse and buggies on the roadway present significant safety and maintenance challenges and was identified as a key issue. In some municipalities there have been discussions about widening and paving shoulders to better accommodate this mode of travel.

**Road Conditions**

Periodically Monroe County inspects all of the public roads that the county maintains and assigns a rating for the physical appearance of each road by segment. The system is referred to as PASER (Pavement Surface Evaluation and Rating). In general, Monroe County Roads are in relatively good shape; however, there is some concern that the quality of county roads is deteriorating.

**TRANSPORTATION —GOALS, OBJECTIVES, AND POLICIES**

(related to the preservation of agricultural lands and agricultural economy)

Source: Monroe County Comprehensive Plan

Goals
1. Seek improved design, function, and safety of existing roads and bridges.
2. Coordinate land use and transportation planning to meet the needs of drivers, pedestrians, bicyclists, and local residents.
3. Improve the safety of all modes of transportation on roadways, including but not limited to horse and buggies, bicycles, etc.
4. Encourage economic development and support local business success by providing a comprehensive transportation network that meets the needs of commerce.
Objectives and Policy Recommendations
Designate a network of county highways that provides for efficient travel across the county without unnecessary redundancy.
Encourage maintenance of existing air, rail, and truck infrastructure to meet the transportation needs of commerce.
Work with towns, villages, and cities to ensure that road jurisdiction is logical and facilitates efficient plowing and road maintenance.



## Natural Resources

It is common practice for agricultural producers to intentionally provide wildlife habitat and natural areas within their land holdings. These areas serve a vital function in maintaining the populations of several species such as deer and fowl and as links between larger areas of open space that connect different wildlife populations. These areas also help protect the County's water supply and provide year-round recreation opportunities such as bird watching, bicycling, scenic walks and drives, hunting, snowmobiling, and cross-country skiing.

### **Water Resources**

Monroe County is well known for its water resources, particularly the Kickapoo River, La Crosse River, cranberry bogs, and numerous coldwater trout streams. These bodies of water provide excellent recreational opportunities and habitat, and help support the local economy through cranberry production and tourism. While these resources are generally well cared for, there are several important water quality issues that have been identified by DNR and the Monroe County Land Conservation Department. Some of these issues have been addressed through state-funded projects. Specifically, Priority Watershed and Priority Lake Program projects were completed for the Lake Tomah Watershed in 2002 and Middle Kickapoo River Watershed in 2004.

Despite these efforts, significant water quality issues remain. Monroe County has nine water bodies listed on the Wisconsin DNR's 2008 Impaired Waters List. Impaired waters include: Printz Creek (low priority), South Fork Lemonweir River (low priority), Tomah Lake (low priority), Angelo Pond (low priority), North Flowage (low priority), Ranch Creek (low priority), Squaw Creek (implementation priority), Stillwell Creek (implementation priority), and Unnamed Creek 23-13b—also known as Ash Run-North Fork (implementation priority).

### **Water Quality- Streams and Wetlands**

Most farmers in Monroe County are good land stewards and actively work towards reducing the environmental impacts of their operations. According to the Monroe County Land and Water Resource Management Plan, however, there are significant water quality issues associated with agricultural practices in the county. The Land and Water Resource Management Plan estimates that, based on research done in the Middle Kickapoo River Watershed, roughly two-thirds of stream bank erosion issues in the county are caused by agricultural activities.

Agricultural runoff is also a significant concern for water quality in the county. Agricultural runoff can contaminate wells, lead to algae growth in lakes and ponds, impact fish and wildlife populations, and contribute to overall degradation of water quality.

In an effort to protect water quality, Monroe County currently requires nutrient management plans as part of the permit process for building a manure storage facility. State Agricultural Performance Standards also play an important role in reducing the impact of farming on the environment. Compliance with these standards is required by law, although enforcement efforts have varied.

### **Groundwater**

Groundwater originates from local precipitation that infiltrates through the soil into recharge area of aquifers. Groundwater contamination is a major concern of local residents. Contamination risks from land use practices are the greatest threat to groundwater resources. The potential sources of contaminants are from old, unregulated landfills; underground storage tanks; on-site waste disposal systems; livestock manure handling and storage; improper usage of fertilizers and pesticides; and septic disposal. All of these sources are presently regulated or are being addressed through ordinances and/or technical assistance service by various county and state agencies. Factors that influence groundwater contamination susceptibility include depth to bedrock, type of bedrock, soil characteristics, depth to water table and characteristics of surficial deposits.

The WDNR has reported that nitrate-nitrogen is the most widespread groundwater contaminant in the state, and the problem is increasing in extent and severity. From 1990-2006, only 78 percent of the 294 private well samples collected in Monroe County met the health based drinking water limit for nitrate-nitrogen (WDNR Protecting WI Groundwater through Comprehensive Planning). The samples that did not meet the health based drinking water limits are clustered in the central part of the county near Tomah and in the south-central portion of the county.

Most nitrates originate from manure spreading, agricultural fertilizers, and legume cropping systems, although on-site wastewater systems (i.e., septic tanks) can also be a significant source. Some municipalities in Wisconsin have gone so far as to provide incentives to farmers who grow groundwater friendly crops or limit nitrogen applications in target areas.

Pesticides are another potential source of groundwater contaminants. In 2006, the Wisconsin Department of Trade and Consumer Protection (WDTACP) prohibited the use of atrazine on 102 designated atrazine prohibition areas in Wisconsin. Atrazine is a commonly used herbicide for corn production. There are 9,855 acres of land in prohibition sites in Monroe County, including land in the towns of Tomah, Adrian, and La Grange. The soils in these areas are exceptionally permeable, which allows the atrazine to reach the groundwater.

Source controls are the most effective practice in controlling groundwater contamination. Restricting, regulating, and/or limiting application of certain pesticides, nitrogen, and nutrient loading can have great impacts on protecting groundwater resources.

### **Soils**

The US Department of Agriculture classifies soil based on its quality for agricultural production. Class I, II, and some Class III soils are considered good soils for agricultural production. Although soils tend to be of relatively poor quality in Monroe County, there are pockets of excellent soils. Class I and II soils can be generally found in the valleys of the southern part of the county, around the City of Sparta, and north of Tomah to Warrens. Soils range from sandy soils in the northwest to silty and loamy soils in the south half. As population continues to grow, careful consideration should be given to the location of highly productive soils and farms. Many towns and villages in Monroe County have indicated through their individual comprehensive plans that development is preferred on less fertile soils, and soil productivity should be a factor in guiding new development. Soil erosion by wind and water is also major problem on much of the cropland and pasture in Monroe County.

## Forests

Approximately 47 percent (273,000 acres) of Monroe County is forested (Monroe County Land and Water Resource Management Plan). The major cover type is oak-hickory, comprising about 53 percent of total woodland. County-owned forests make up 7,152 acres of land dispersed throughout the county. The Monroe County Forest Comprehensive Land Use Plan outlines specific management practices to effectively manage, utilize, and sustain the resources of the County Forest. These practices include controlling forest composition and managing structure and growth in order to maintain and enhance the forest's utility. The County Forest is also managed for aesthetic and recreational purposes. The County Forest Plan delineates scenic management zones within the forest and prescribes modified forestry practices for these zones.

## Environmental Impact

Local officials increasingly recognize that economic development and environmental quality are equally important components of growth. Unfortunately, this awareness comes after decades of environmental neglect: sprawling development beyond urban boundaries, rapid and irreversible conversion of prime agricultural land, loss of unique plant and animal communities, and increased pollution of water and air resources. It goes without saying that development often has substantial impacts on the quality and quantity of an area's air, land, water, and biological resources. Yet, economic development has often taken precedence over environmental protection.

Pressure on our natural resources is trending in a negative manner. Soil erosion and sedimentation of our waterways is increasing in the last 5 years. The trends in our transect survey show an increase in row crops, tillage, and soil loss rates.

Federal and State programs are also a force effecting land use decisions. These program policies are supporting this change on the landscape. Non-point source pollution is trending upwards where point sources are met with stricter standards for water quality.

Pastured woodlots are a major concern in the county according to the Monroe County Land and Water Resource Management Plan. Pastured woodlots result in increased runoff and more gully erosion which make watersheds more susceptible to flash flooding, excess siltation and streambank erosion. Since the implementation of "use value assessment", pasture land is assessed at the lowest of the agricultural classifications. This gives landowners incentives to graze woodlands, resulting in poor forest management and degradation of land and water resources.

Poor forest management is also a significant concern for parcels that are split off and sold for individual home sites. Although these parcels typically remain forested, they are generally no longer actively managed for timber production. This can undermine the local timber economy as well as create issues with pest management and disease control.

The benefits of economic development are often more immediate, important, and obvious to community members and local officials. The creation of good-paying jobs, provision of affordable housing, and diverse shopping opportunities address many of the priority needs and desires of local consumers. The benefits of environmental protection are often less evident and immediate, but are nonetheless important as natural resources continue to become scarce and threats to environmental and human health are ever-present.



**NATURAL RESOURCES- GOALS, OBJECTIVES, AND POLICIES**

(related to the preservation of agricultural lands and agricultural economy)

Source: Monroe County Comprehensive Plan

<b>Goals</b>
1. Maintain contiguous tracts of actively managed forest land.
2. Improve water quality in streams, rivers, and lakes.
3. Reduce streambank erosion and improve habitat along streams.
4. Protect groundwater from contamination.
<b>Objectives and Policy Recommendations</b>
Reduce agricultural runoff and pollutants found in this runoff.
Promote the establishment of native vegetated buffers along streams, lakes, and wetlands throughout the county.
Limit development in agricultural and forestry areas, while still allowing some land divisions.
Regulate potential environmental impacts of new large livestock operation through the establishment of livestock siting standards (ATCP 51).
Work with the Department of Natural Resources (DNR), the Department of Agriculture, Trade, and Consumer Protection (DATCP), and the Department of Natural Resource Conservation Services (NRCS) to continue to address agricultural runoff and streambank erosion issues.
Encourage private property owners to restore or maintain a natural buffer area along streams, rivers, and lakes, including potentially implementing a program that provides technical and financial assistance and tax incentives (see Appendix H for description of Burnett County program).
Prohibit new residential development within 50 feet of wetlands and prohibit new commercial/manufacturing development within 100 feet of wetlands.



## Challenges/Trends Analysis

Monroe County farmers and farmland are a diverse resource. Dairy farmers, livestock operators and grain farmers all contribute to the County's economy and culture. Through history farming has shaped Monroe County's landscape and its people. Not surprisingly, the county's citizens feel a special bond with the land and their agricultural traditions. Increasingly, too, there are worries about the loss of productive agricultural lands in a changing economy and an ever-increasing demand to convert farmland to other uses.

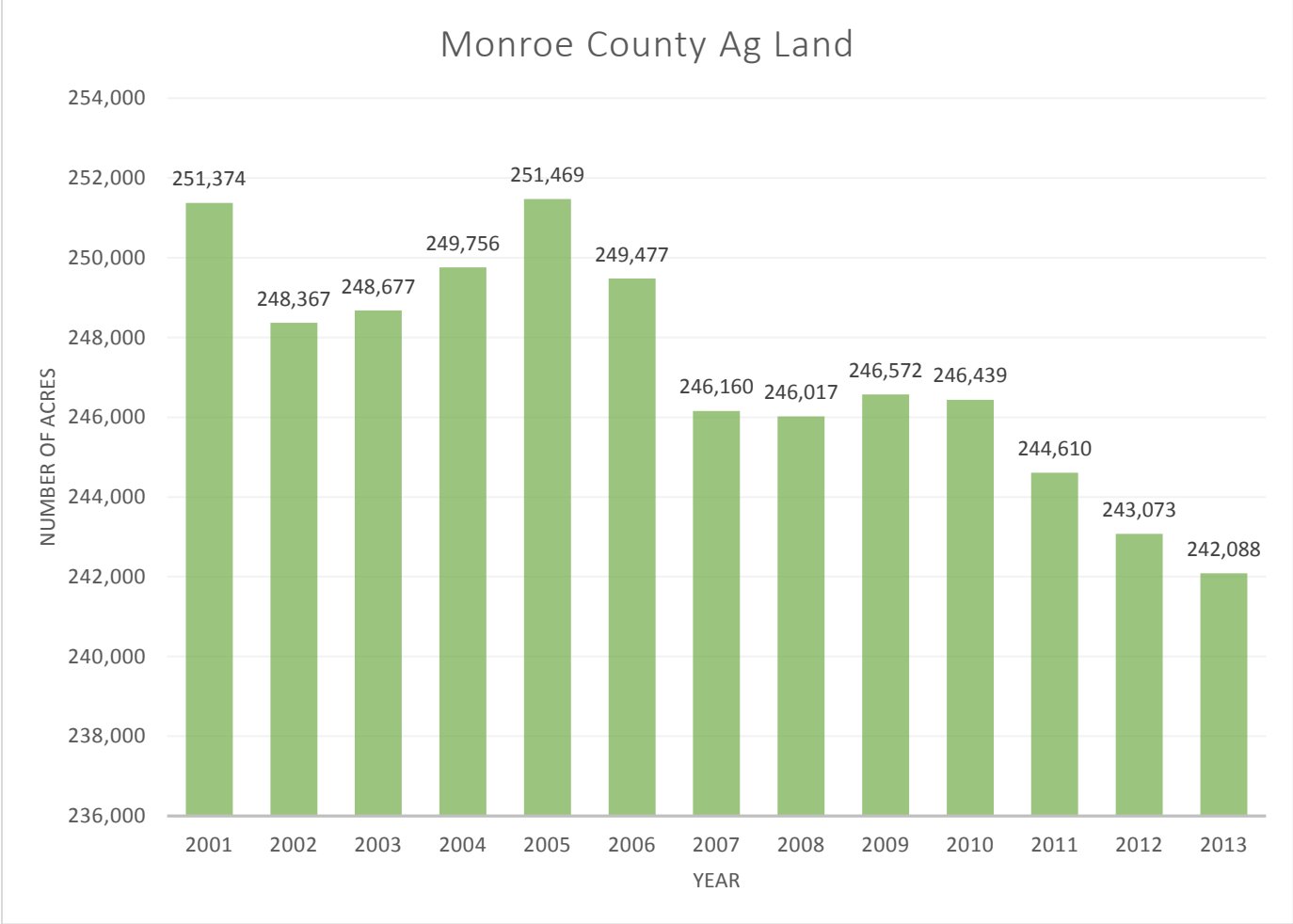
Like other agricultural areas, Monroe County is losing farmland to a variety of forces, most notably to development and community change. In some areas this change has been desirable and in the best interest of community development and orderly growth. But when farmland conversion occurs on prime soils, in areas of substantial agricultural investment, in sensitive environmental areas, or in a leap-frog, haphazard pattern conversion has serious consequences.

Unplanned and poorly managed growth threatens farmland and environmental resources. Such trends have the potential to disrupt the social and cultural character of rural communities. Monroe County residents clearly want their county and communities to grow and prosper, but not at the expense of the rural economy and significant agricultural resources. They want to manage and direct growth so that agriculture will endure and prosper as the county's overall economy continues to diversify.

Agricultural land preservation is not a single-issue topic, with all concerns somehow linked to run-away, unregulated growth. Some rural communities, in fact, have serious concerns over population losses. In these communities, farmers may lack the necessary support network of neighbors and service providers. Land preservation is linked with the economics, demographics, and sociology of Monroe County.

The current pressure on farmland from development (housing) has receded with the economy, but that slack has been picked up by the non-metallic mining industry in Monroe County. (See Table 2.1 below) Since 2010 - 3,544 acres of cropland/woodland have been mined or are planned to be mined. This land use change is effecting the overall topography of agriculture in Monroe County. This land use change removes productive Ag/forested lands, increases risks to water/air quality, soil degradation, and resource removal from the county.

Table 2.1 Acres Taxed as Agriculture – Monroe County Treasurer



**Changing Demographics**

- The average age of the county’s farmers is increasing. As farmers retire or pass on, farmland is sometimes sold for residential, commercial, industrial, or recreational development.
- The age factor combined with the cost of farming makes it challenging for young people to get involved with farming.
- Non-farmers looking for rural quality of life, lower taxes, and other perceived benefits are developing nonfarm residences in agricultural areas.

## Infrastructure

- Public and private investment in infrastructure such as roads, sewers, water systems, and other improvements make development feasible in areas that were once considered inappropriate and undesirable for non-agricultural uses.
- The availability of such services stimulate a market for development, increase property values, and drive up property taxes.

## Changing Nature of Agriculture and Agricultural Economics

- The once traditional “family farm” is no longer diversified, but specialized.
- The large scale of some modern farms requires substantial economic investments and financial uncertainties.
- Agricultural activity may not be as directly linked to the land and its resources as it was traditionally. Today’s feedlots and animal confinements, for example, have different needs and characteristics than traditional farming operations.
- Nonfarm growth pressures have increased the opportunities to “cash-out” through farm sales or farmland conversion.
- In areas where there is rapid growth, farmers may feel that development is inevitable.
- As some farmers abandon farming or sell for development, and “impermanence syndrome” may develop with an associated decline in productivity as farmers hold off on investing in new equipment and making other improvements. In this context, the perceptions of urban encroachment can be as disruptive as actual encroachment and have the same effect on discouraging agricultural land preservation.
- Some areas may have lost or are in danger of losing a critical mass of closely located or contiguous farms. A farmer whose adjacent land uses are no longer agricultural is more likely to abandon farming or alter agricultural practices.
- As prime land is lost to nonagricultural uses, less productive, marginal lands may be brought into production at increased financial and environmental costs that may include erosion; increased need for irrigation, fertilizer, and pesticides; and increased distances from markets and services.
- The rush to corn-based ethanol production has the potential to change the availability and cost of feed grains for milk and meat production. There is concern that placing greater acreage in row crops may compromise conservation practices that have long facilitated land preservation and water quality.

- Rising cost of cropland/forestland from outside interest, and the non-metallic mining industry has effected landowner’s decisions on the landscape. Not necessarily a compatible land use, but a financial decision, is typically made when it comes to planning. The county is seeing more row crops on erodible ground, more land clearing and ditching/draining of wetlands to allow higher value cash crops in areas that didn’t support cropping in the past.

The 2013 Transect Survey done by the Monroe County Land Conservation Department shows the trend in crop types over the last thirteen years. This table shows the number of overall acres in production has remained relatively steady. However there is concern that as prime farmland is taken out of production marginal land such as steep slopes and low wet areas will be converted into production to make up the difference. This could cause environmental concerns such as loss of soil along with sedimentation and pollution of waterways from erosion. Table 2.2 also shows the soil loss (Ton per Acre) for each year. (The drop in soil loss in 2007 was due to the addition of hay in the soil loss calculation. Previous years only included row crops for calculation)

**Table 2.2 Transect Survey – 2000-2013, Monroe County Land Conservation Department**

<b>Year</b>	<b>Corn</b>	<b>Soybeans</b>	<b>Soil Loss Ave</b>
2000	69,266 ac.	10,707 ac.	4.5 T/A
2001	65,131 ac.	10,707 ac.	4.6 T/A
2002	70,782 ac.	8,030 ac.	4.8 T/A
2003	60,373 ac.	16,060 ac.	5.5 T/A
2004	63,644 ac.	12,194 ac.	5.1 T/A
2005	66,321 ac.	13,681 ac.	4.8 T/A
2006	62,455 ac.	11,599 ac.	5.7 T/A
2007	65,466 ac.	9,719 ac.	2.2 T/A
2008	58,605 ac.	12,864 ac.	2.0 T/A
2009	61,178 ac.	16,866 ac.	2.7 T/A
2010	68,150 ac.	12,578 ac.	2.3 T/A
2011	70,041 ac.	17,438 ac.	2.9 T/A
2012	73,756 ac.	15,437 ac.	3.1 T/A
2013	66,895 ac.	18,010 ac.	3.2 T/A

**Land Use Conflicts and Issues**

- The distinction between town and countryside is blurring; in many areas, the urban core has deteriorated, while other areas have thrived. Non-farming residents have moved into rural areas. As development begins to occur in rural areas, there is considerable potential for adjacent non-farmers and farmer to become “nuisances” to each other.
- Agricultural activities such as aerial spraying, equipment noise, light from night-time use of equipment during planting and harvesting, and odors from livestock and chemicals may be objectionable to nonfarm neighbors.
- Farmers interviewed during the County’s Comprehensive Planning process agreed that more is needed to be done in the county to address this growing problem. People felt that it was important to notify new neighbors that this is a farming community and that normal farming practices (such as manure spreading and late night noise) is part of the “rural package”. Some municipalities are looking into programs such as dispersing literature on “right to farm practices” to new residents. For example, the Town of Glendale’s comprehensive plan suggests that any new non-farm lots be encouraged to have a right to farm agreement.

**Challenges**

- People moving into farming areas and not understanding the noises and smells associated with farming.
- Keeping tracts of land in the county that are large enough to farm and make a living.
- Deteriorating housing in cities could lead to more development in farming areas.
- Sub-division ordinances can affect the ability of farmers to sell off land for future development.
- Expiration of old contracts preserving farmland and the complexity of new Working Lands Initiative.



## The Future

Studies conducted by the UW Extension find:

Trends show recent stability in farm and food processing employment. Advances in technology have allowed farmers and food processors to gain significant cost savings through economies of scale. Many of these advances have come in the form of labor-saving technologies. Trends suggest that agriculture is not a declining industry, but that it is becoming less labor intensive.

In the past few years there has been a growth in the number of smaller specialty food processors (for example, craft cheeses and breweries). These smaller food processors also tend to be more labor-intensive, thus representing a potential source of employment growth.

In many rural counties, agriculture's economic impact may be more modest in terms of total jobs, income or business sales, but as a percentage of the local county economy agriculture becomes much larger. In general, these counties are not heavily populated, do not have large city centers, and are more distant from population centers and interstate transportation infrastructure. Counties where agriculture counts for a larger share of total economic activity includes Monroe County.

We do anticipate that within the next 15 years some of the smaller independent co-ops will be bought by the 2 larger co-ops doing business in the county. This could affect the local economies if a mill is closed or has its hours reduced. This may increase the amount of grain hauling to other locations outside of the county via private trucking firms or farmer owned trucks. It could also increase the costs to farmers for fertilizer, seed, grain storage, fuel etc. We suspect that some of the farmers residing close to another county could seek services from outside of the county if their local services are disrupted.

As a result of current identified trends we believe there will be an increase in the row crops planted for grain production and a steady reduction of alfalfa as many of the smaller farms will rent out their cropland to grain farmers. The loss of hay in the county could lead to a reliance on purchasing hay grown from out of state. This would not only affect the acreage of crops grown in the county, but also would have an economic impact as money that was normally spent locally will instead be sent to suppliers in other states.

\*The Economic Impacts of Agriculture in Wisconsin Counties; Steven Deller, Department of Agricultural and Applied Economics, University of Wisconsin-Madison/Extension; David Williams, Agricultural and Natural Resources Program Area, University of Wisconsin-Extension, Cooperative Extension



PART

3

## Implementation

### **The role of implementation in the Farmland Preservation Process**

It has been said that a plan is only as good as its implementation. The people of Monroe County have worked diligently to develop this plan as a vision of their future farmland preservation. Whether or not that vision is realized depends upon the degree to which implementation steps of the plan are put into place by County and Town Government.

Governmental bodies (elected and appointed) make decisions that determine whether or not the farmland preservation plan can be realized. All of this affects how the plan relates to the future of agriculture in Monroe County. Over the fifteen year lifespan of this plan, hundreds of decisions will be made that will impact its success. Therefore, it is important that each of these decision making bodies accept the basic recommendations of the plan and make decisions and recommendations based upon it. This section looks at those tools available to help decision making bodies in their work. It should be stated at the outset that the plan can be implemented using existing tools and regulations. What it requires is the commitment of all of the decision making units to the ideals of the plan.





## Farmland Preservation Implementation Tools

An essential tool in protecting farmland is to better educate stakeholders and local governments about the economic benefits of farming and the public costs of converting farmland to non-agricultural uses. It is also important to give farmers information on how they can better protect their land while at the same time better secure their financial well-being. Improving public awareness can also help protect farmland. Marketing agricultural products can increase the economic benefits of farming and in

turn enhance public perception of the overall value of a large agricultural base. Specific tools that have proven effective in helping ensure the economic viability of agriculture are described below.

### **Agricultural Conservation Easements (PACE Program)**

Agricultural Conservation Easements are deed restrictions that landowners voluntarily place on their properties to protect productive agricultural land. They sell a conservation easement to a government agency or private conservation organization. Landowners retain full ownership and continue to pay property taxes, and manage and operate the farm. Conservation easements are tailored to each property: purchasers and landowners decide which activities, such as residential development, should be restricted or limited. When the landowner eventually sells the farmland, the development restrictions are passed on to the new owner.

### **Purchase of Development Rights (PDR)**

In a similar program, Purchase of Development Rights (PDR), government agencies buy up the development rights to a property. The program does not give the government agency the right to develop the agricultural land (such rights may be eligible for use by the purchaser in a Transfer of Development Rights program). It simply permits it to extinguish those rights in return for appropriate compensation.

### **Transfer of Development Rights (TDR)**

TDR programs allow landowners to transfer the right to develop one parcel of land to a different parcel of land. The programs are usually established by local zoning ordinances, and they are used to shift development from agricultural areas to designated growth zones closer to municipal services. The parcel of land where the rights originate is called the “sending” parcel. Once the development rights are transferred from a sending parcel, the land is restricted with a permanent conservation easement. The rights are transferred to a “receiving” parcel, which allows an owner purchasing the rights to build at a higher density than ordinarily permitted by the base zoning. Most TDR transactions are between private landowners and developers. Local governments approve transactions and monitor easements. Some jurisdictions have created “TDR banks” that buy development rights with public funds and sell them to developers and other private landowners. TDR programs can prevent non-agricultural development of farmland, reduce the market value (and tax burdens) of protected farms and provide farmland owners with liquid capital that can be used to enhance farm viability.

### **Farmland Preservation Zoning**

Agricultural protection zoning ordinances (Farmland Preservation Zoning) allow some residential development but can restrict density. Such constraints on development potential can limit land speculation and keep land affordable to farmers. Keeping large areas relatively free of non-farm development can reduce the likelihood of conflicts between farmers and their non-farming neighbors. Jurisdictions can use this zoning to conserve a critical mass of agricultural land, to keep individual farms from becoming isolated among residential neighborhoods and also ensure there will be enough farms to support local agricultural service businesses.

Tax credits for land under Farmland Preservation Zoning:

- \$10/acre if under zoning and located in an Agricultural Enterprise Area.
- \$7.50/acre if the land is under zoning.

### **Agricultural Enterprise Areas (AEA)**

AEA is a new tool for farmland preservation set forth in Chapter 91 of the Wisconsin State Statutes. Designation of an AEA identifies the area as valuable for current and future agricultural use. Eligible farmers in an AEA can receive income tax credits per an agreement with DATCP.

General eligibility requirements are:

- Five eligible land owner petitioners.
- All land in the proposed AEA must be in a farmland preservation area.
- Land must be contiguous.
- Land must be primarily in agricultural use.

Benefits of the AEA designation are that the land is identified as important for agricultural preservation. This designation provides reassurance about future farmland use and may encourage investment in agriculture.

**Eligible landowners** can enter into a voluntary Farmland Preservation Agreement that allows them to claim a tax credit in exchange for keeping land in agricultural use for 15 years and meeting conservation standards. (See Appendix A for soil and water conservation standards.)

Tax credits for land in an AEA:

- \$5/acre if the land is in an AEA.
- \$10/acre if under zoning and located in an Agricultural Enterprise Area.

### **Mitigation Ordinances**

Another farmland-protection technique is to establish a mitigation ordinance. One example would be an ordinance that requires developers to permanently protect one acre of farmland for every acre of agricultural land they convert to other uses. Developers can place an agricultural conservation easement on farmland in another location or pay a fee to satisfy mitigation.

### **Comprehensive Land-Use Planning**

The County and Towns can use their comprehensive plans as the basis for farmland preservation zoning ordinances that identify areas to protect for agricultural use and areas where growth will be encouraged.

## Resources to assist in the Preservation of Agricultural Lands

### **Federal Resources**

- Conservation Security Program (CSP)
- Conservation Reserve (CRP) and Conservation Reserve Enhancement (CREP) programs
- Wetlands Reserve Program (WRP)
- Farm and Ranch Protection Program (FRPP)
- Environmental Quality Incentive Program (EQIP)
- Wildlife Habitat Incentives Program (WHIP)
- Technical Service Provider (TSP)

### **University of Wisconsin–Extension, Cooperative Extension Resources**

- UW-Extension Farmer to Farmer Corn and Forage List
- UW Dairy Marketing & Risk Management Program
- Daily LDP Rates, PCP Data, Milk & Grain Futures—Farm Service Agency’s Website
- Buying and Selling Hay and Straw FAQ Webpage

### **Programs Administered by the Monroe County Land & Water Conservation Department**

- Soil conservation
- Water quality improvement
- Groundwater protection
- Nonpoint water pollution abatement
- Erosion control
- Wildlife habitat improvement and damage abatement
- Farmland preservation
- Animal manure management
- Streambank improvement cost sharing
- Conservation Reserve Enhancement Program (CREP)



# Principles, Benefits and Policy Statements

**To effectively implement farmland preservation efforts the following principles, benefits, and policy statements have been identified in the Monroe County Farmland Preservation Plan.**

## Principles

- Agriculture is the largest industry in the county and supports a lifestyle of historic and future importance; farmlands are not simply a holding zone for future urban development.
- Agricultural productivity depends on the scale and connectivity of activities and landmasses; encroachment of incompatible land uses reduces productivity.
- Agriculture requires a sensitive application of regulations to control adverse impacts, yet not unduly restrict productivity.
- Crop farming is especially dependent on the protection of prime agricultural soils and the application of soil conservation practices.
- Livestock production requires special attention to provide for safe disposal of solid and liquid wastes.
- Rural roadways and traffic management patterns should reflect priorities for farm implements and characteristics of the countryside.

## Benefits

- Perpetuation of agriculture as a viable economic industry and lifestyle in Monroe County.
- Extended life of family farms.
- Compact, cost-effective urban form.
- Reduced impact of farming on air, waterways, and wildlife.
- Reduced pressure on public facilities and services.

## Policy Statements

- Discourage residential subdivision development on productive agricultural land.
- Protect land best suited for farming from leap-frog development and maintain agriculture as an integral part of Monroe County's economy, landscape, and natural resource base.
- Parcels with the greatest potential for productive agricultural use and lying in a contiguous area with other parcels, should be discouraged from being converted to nonagricultural uses.
- Support planning initiatives that favor contiguous, clustered development in agricultural areas that are to be developed.



# The Planning Process

## Farmland Preservation Plan Requirements

Requirements for participation in the Wisconsin Farmland Preservation Program are identified in Chapter 91, Wis. State Statutes. According to provisions of that chapter, farmland preservation plans must address specified elements. Although the required plan elements are mandatory for counties intending to make farmland preservation benefits available to eligible producers, some flexibility exists in how counties prepare their farmland preservation plans. The requirements suggest that in order to prepare a sound preservation program, jurisdictions need to consider the extent of local agricultural resources; analyze existing and future growth trends; coordinate with other entities who have a role in planning; and formulate common-sense, workable strategies for preserving valuable agricultural land.

## Benefits of Participation

Perhaps the greatest benefit of participation in the farmland preservation program is the solid policy foundation that will be built from the planning work required under the law. It suggests to counties and local governments an orderly, thoughtful, and comprehensive planning process—a method of organized and focused thinking about existing issues and future possibilities. It provides both county and town governments an opportunity to access the importance of agriculture to the local economy and identify and design methods to protect their agricultural resources. The character of rural areas has changed over the years, and farmland preservation planning offers an opportunity to manage that change.

## Plan Integration and Consistency

From the beginning of the farmland preservation planning process, the foremost goal was to attain integration and consistency with the Monroe County and individual Town Comprehensive Plans. This farmland preservation plan stresses the importance of plans and planning policies that work together to

arrive at mutually agreeable goals and objectives. It is consistent with all of the goals of individual comprehensive plans, and is consistent with the various tools used to implement those plans. In order to apply fairness and equality county-wide, Monroe County has adopted criteria for determination of land eligible for the Farmland Preservation Program. The standards are applicable to each Town and are reflected on the individual Town Farmland Preservation Plan maps in this document (see Appendix D).

The following criteria were determined by county staff aided by DATCP recommendations and staff of the department. These criteria were then reviewed and approved by Town representatives.

### Criteria for Determination of Eligible Farmland Preservation Parcels

- Lands depicted on Town and County comprehensive plan future land use maps as agriculture.
- Lands that have historically been in agricultural, forestry, or other agricultural related use. Including farm residences.
- Lands containing soils compatible for agricultural use (soil classes 1, 2, and 3 as depicted on map 7 of the Monroe County Comprehensive Plan).

### Criteria for Determination of Ineligible Farmland Preservation Parcels

- Any existing residential parcels.
- Any plotted subdivisions and any group of parcels that resemble a subdivision (small parcels typically less than ten (10) acres, access road to all parcels, road frontage to all parcels)
- Wooded lands under 40 acres with a residence (considered developed for mapping purposes).
- Parcels with Condition Use Permit or Land Use Permit not related to agriculture.
- Existing land uses that are in conflict with Farmland Preservation.
- Any parcels that are tax exempt, such as churches, cemeteries, nonprofit entities, government-owned lands, utilities, and railroads
- All incorporated (villages, cities) areas in the County

### Definitions of Map Legend Categories

- **Eligible Farmland Preservation Parcels** —Parcels included in the Farmland Preservation district.
- **Ineligible Parcels** —Recorded plats, certified surveys, and parcels locally identified as not used for or appropriate for agriculture. As well as tax exempt parcel including churches, cemeteries, non-profit entities, utilities, and railroads.
- **Local, State and Federal Land** —Lands that are owned by the Federal, State or local governments (County, Town, or City).

## Monroe County Public Participation Process

Monroe County's Public Participation Process formed the basic framework for achieving an interactive dialogue between local decision makers, County staff, and the citizens of Monroe County. This section outlines the public participation strategy used for soliciting public review and input for the development, evaluation, and eventual adoption of the Monroe County Farmland Preservation Plan. The creation of this Public Participation Process was the first step in meeting the requirements of Wisconsin's Working Land Initiative for the development of a farmland preservation plan.

### Objectives for Public Involvement

The following is a list of objectives for public participation that Monroe County followed throughout the development and subsequent adoption of the Monroe County Farmland Preservation Plan:

- All residents of Monroe County become fully aware of the importance of participating in the development of the plan.
- The public participation process is designed to engage people of all races, ethnic backgrounds, and income levels.
- The public has opportunities to provide their input (both formally and informally) to the County, their local Plan Commission, and local governing body.
- Members of the County have input from the broadest range of perspectives and interests in the community possible.
- Such input is elicited through a variety of means (electronic, printed, and oral) in such a way that it may be carefully considered and responded to in a timely fashion.

This process of public involvement strengthens the sense of community present in the farms of Monroe County and furthers the vision of active and positive participation by all aspects of the County in the decision making and civic life of the County over the long-term.

### Public Participation Guidelines

The main goals of the Public Participation Process were to make all the citizens of Monroe County aware of the progress of the countywide Farmland Preservation planning process occurring in the County, and to offer the public opportunities to make suggestions or comments during the process. Public meetings provided opportunities for the public to openly discuss farmland preservation planning issues with local decision makers and County staff. A public open house and a formal public hearing were also conducted as part of the plan adoption process to allow public testimony to be made regarding the Monroe County Farmland Preservation Plan.

### Written Comments

The public hearing notice included the name and address of whom written comments should be sent. At the public hearing, the facilitator or chair clearly announced any deadline for submitting written comments, if such comments were allowed subsequent to the meeting or hearing. Persons speaking or testifying were encouraged to concisely express their comments and provide specific details in written format.

### Provisions for Open Discussions

- Agendas were established that clearly defined the purpose of the public meeting or hearing, the items to be discussed, and any actions that may be taken.
- The scheduled date, time, and place were convenient to encourage maximum participation by residents.
- A clearly identifiable facilitator or chair conducted the meeting or hearing in an orderly fashion to ensure that all attendees had an opportunity to offer comments, discuss issues, or provide testimony.
- The facilitator or chair provided opening remarks that clearly outlined the purpose of the meeting or hearing, described procedures attendees should use during the meeting or hearing when offering input, and described how the public input would be used.
- As appropriate, an overview of documents or proposals to be considered were discussed.
- All persons attending the meeting or hearing that desired to participate were allowed to do so. However, specific factors (such as the meeting or hearing purpose, number in attendance, time considerations, or future opportunities to participate) might have required that appropriate constraints were applied. These constraints were clearly outlined by the facilitator or chair when the need arose.
- Special arrangements were made under the provisions of the Americans with Disabilities Act (ADA) with sufficient advance notice.

### Public Hearing Notice

Monroe County placed a Class 1 notice in the *Tomah Journal and Monroe County Democrat*. The following information was provided to make the public aware of the meeting:

- Name of the governmental body that would meet.
- Date, time, and location of the meeting.
- General description and purpose of the meeting.



**Table 4.1: Public Meetings Throughout the Farmland Preservation Process**

Type of Meeting	Meeting Description
<p><b>County Staff and Town Boards/Planning Commission</b></p>	<p>The purpose of these sessions were to:</p> <ul style="list-style-type: none"> <li>a. Educate and answer questions and concerns about the Farmland Preservation planning law;</li> <li>b. Discuss the process and timelines; and</li> <li>c. Discuss the Town maps</li> </ul> <p>County Staff facilitated the following activities:</p> <ul style="list-style-type: none"> <li>1. Review the planning process;</li> <li>2. Conduct a review of the County Comprehensive Plan and its relationship to the Farmland Preservation Plan;</li> <li>3. Review countywide goals;</li> <li>4. Review future County Farmland Preservation Plan implementation policies and actions;</li> <li>5. Review of the drafts of the map; and</li> </ul>
<p><b>County Planning &amp; Zoning Committee</b></p>	<p>This committee was responsible for the planning process and development of the draft Farmland Preservation Plan. The committee conducted a public open house and a public hearing. The meetings were open to the public and the public could comment openly about the plan and process.</p>
<p><b>Monroe County Board</b></p>	<p>The County Board was responsible for final adoption, by ordinance, of the Farmland Preservation Plan.</p>

Town Chairman	
Town of Adrian	Gail Chapman
Town of Angelo	Steve Treu
Town of Byron	Allen Bernhardt
Town of Clifton	Thomas Trepes
Town of Glendale	Raye Walz
Town of Grant	Troy Lambert
Town of Greenfield	Stephen P. Witt
Town of Jefferson	Earl Laufenberg
Town of Lafayette	Gordon Isensee
Town of LaGrange	Ronald Konieczny
Town of Leon	Gregory Selbrede
Town of Lincoln	Greg Zingler
Town of Little Falls	Donald Herr
Town of New Lyme	Tom Woodworth
Town of Oakdale	Jerry Bloom
Town of Portland	Gary Weber
Town of Ridgeville	Mike Luethe
Town of Scott	Charles Huffman
Town of Sheldon	Dennis Hubbard
Town of Sparta	Howard Garves
Town of Tomah	Howard Hanson
Town of Wellington	Keith Radke
Town of Wells	Dennis Hemmersbach
Town of Wilton	Jim Bever

County Board
Bruce Humphrey
Carol Las
Nodji VanWychen
Gene Treu
Cedric Schnitzler
Gail Chapman
David Pierce
Wade Blackdeer
Mary Cook
Sharon Folcey (V Chair)
Douglas Path
James Kuhn (Chair)
James Schroeder
Craig Buswell
Wallace Habegger
James Rasmussen
Rodney Sherwood
Daniel Olson
Anthony Boltik
Paul Steele
Christopher King
Dean Peterson
Pete Peterson
James Rice

# Appendix A

## Soil and Water Conservation Standards

### For farmers who grow agricultural crops

- Meet tolerable soil loss (“T”) on cropped fields.
- Follow a nutrient management plan designed to limit entry of nutrients into state waters (groundwater and surface water)

### For farmers who raise, feed, or house livestock

- Prevent direct runoff from feedlots or stored manure into state waters.
- Limit livestock access to state waters to avoid high concentrations of animals and maintain adequate or self-sustaining sod cover along waterways.
- Follow a nutrient management plan for manure application.

### For farmers who have, or plan to build, a manure storage structure

- Maintain structures to prevent overflow.
- Repair or upgrade any failing or leaking structures that pose an imminent health threat or that violate groundwater standards.
- Close abandoned structures according to accepted standards.
- Meet technical standards for newly constructed or substantially altered structures.

### For farmers with land in a Water Quality Management Area

**(300 feet from a stream, 1,000 feet from a lake, or in areas susceptible to groundwater contamination)**

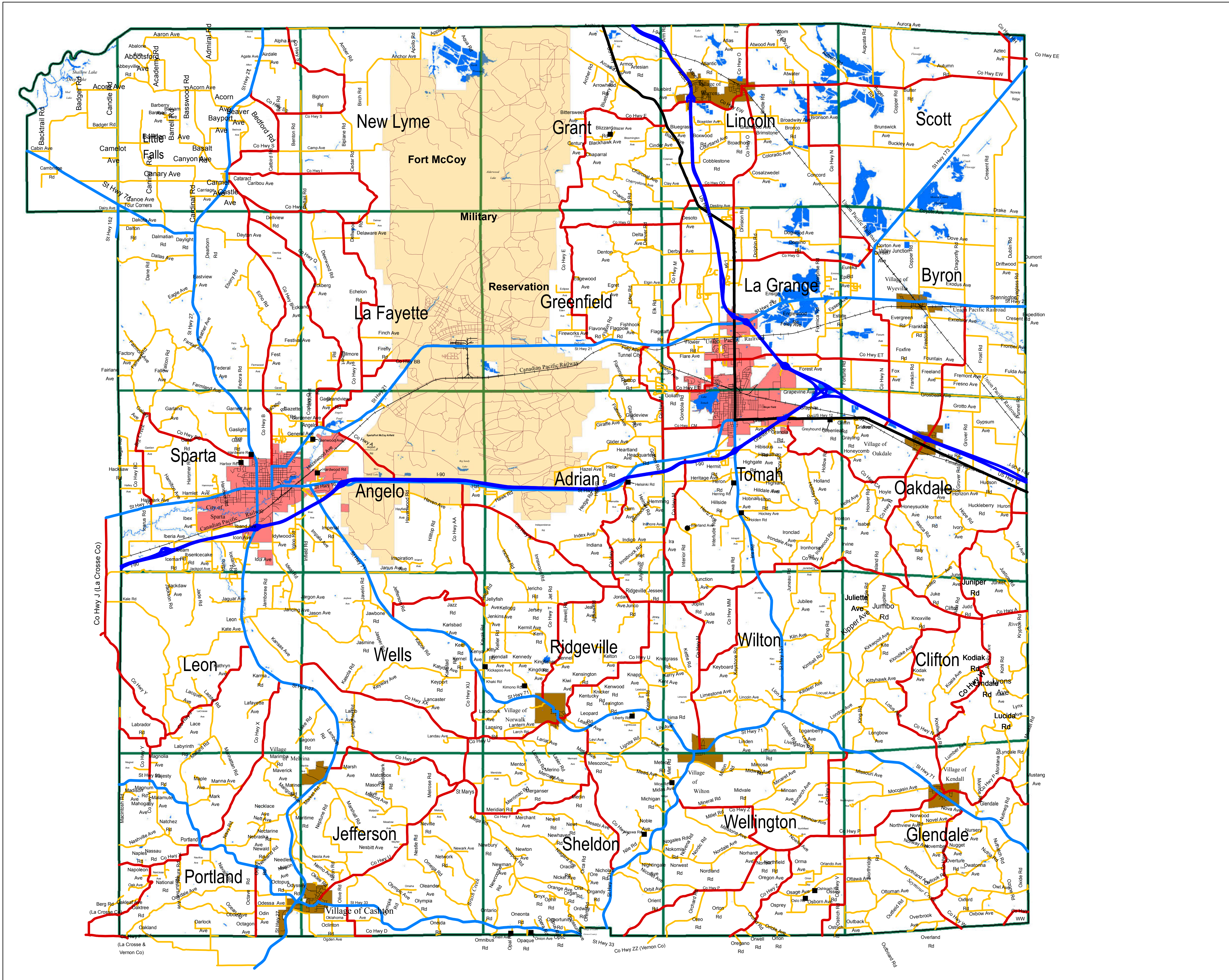
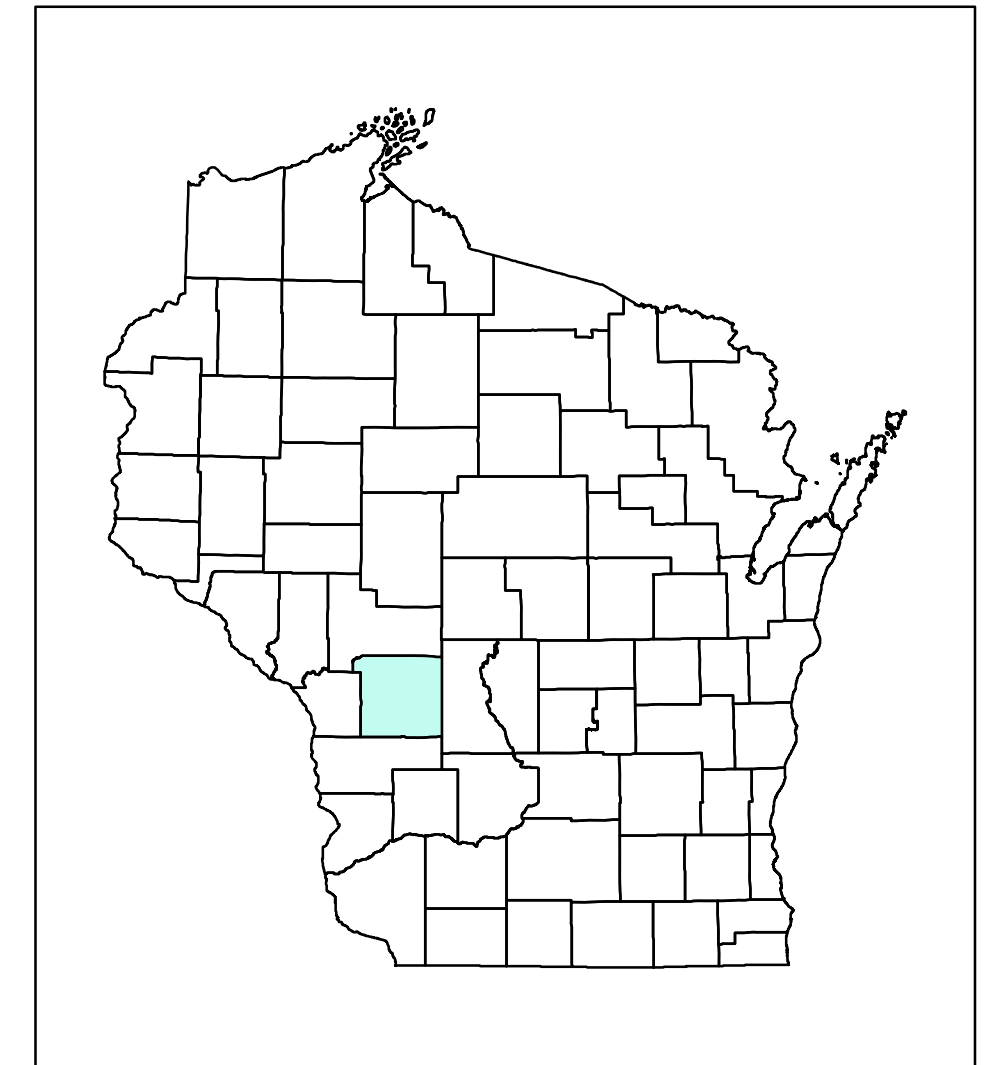
- Do not stack manure in unconfined piles.
- Divert clean water away from feedlots, manure storage areas, and barnyards located within this area.

**NUTRIENT MANAGEMENT PLANS** To meet the new nutrient management standards, farmers may hire an agronomist or prepare their own nutrient management plans if they complete a DATCP-approved training course or otherwise demonstrate that they are qualified. These plans must:

- Rely on soil nutrient tests from a DATCP-certified laboratory.
- Comply with current NRCS Nutrient Management Standard 590.

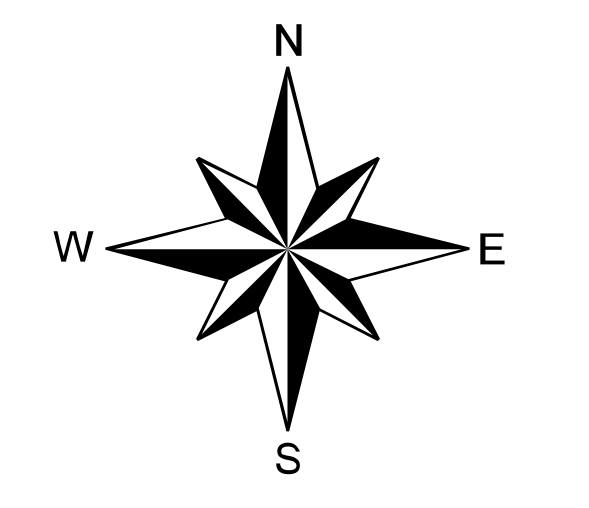
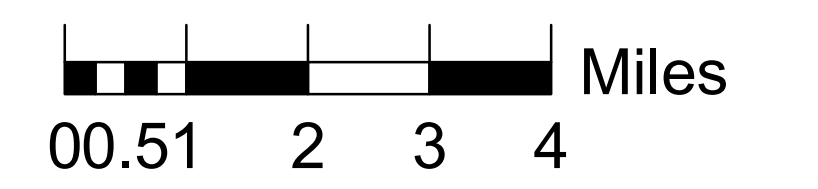
# Appendix B

# ROAD MAP MONROE COUNTY, WI

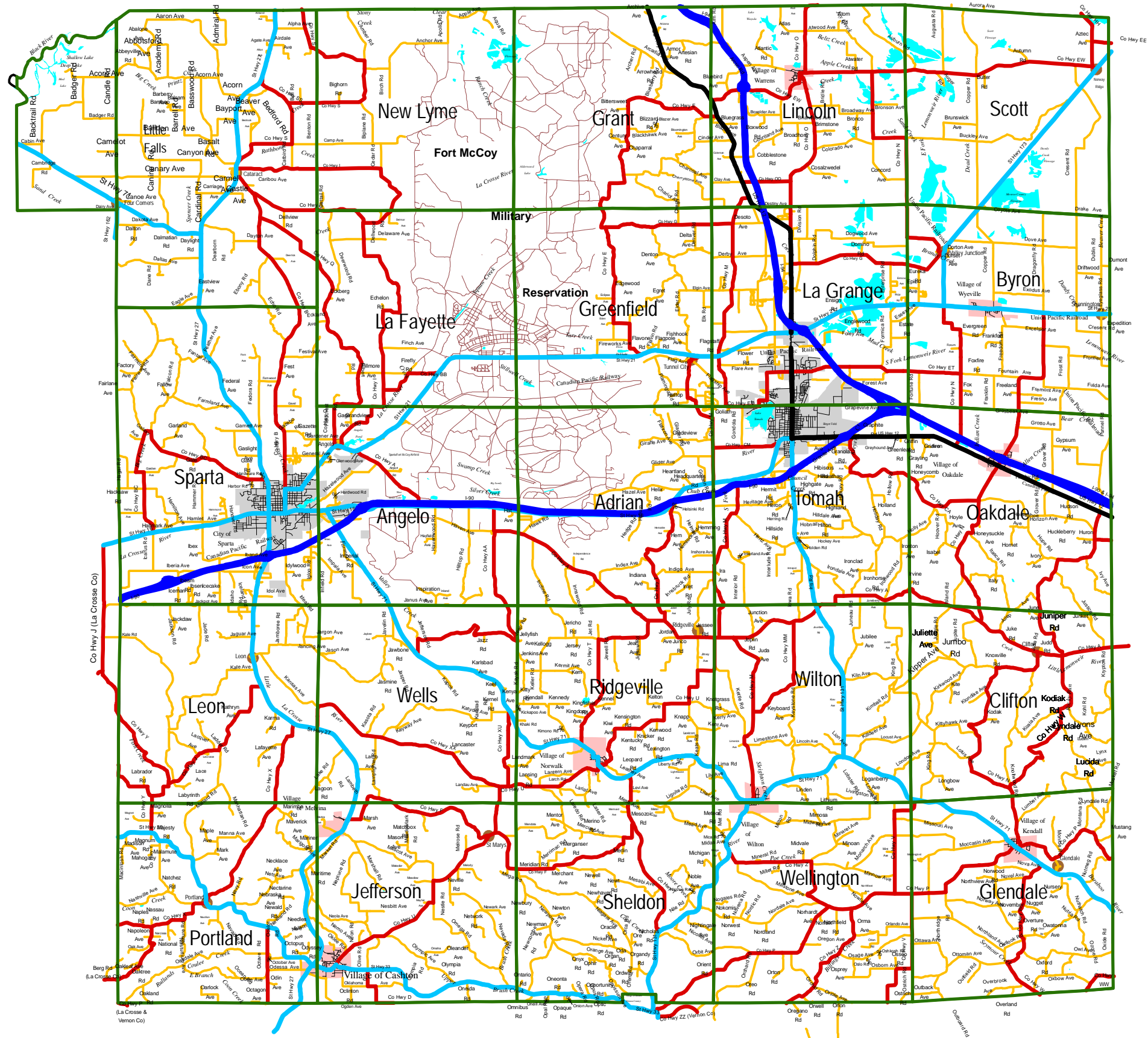


### Legend

- Airports
- Interstate Highways
- US Highways
- State Highways
- County Highways
- Town Roads
- CITY/VILL RD
- FORT MCCOY RD
- FTMCCOY
- PLS TOWNSHIPS



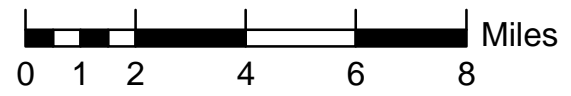
# Appendix C



# MONROE COUNTY, WI

## Legend

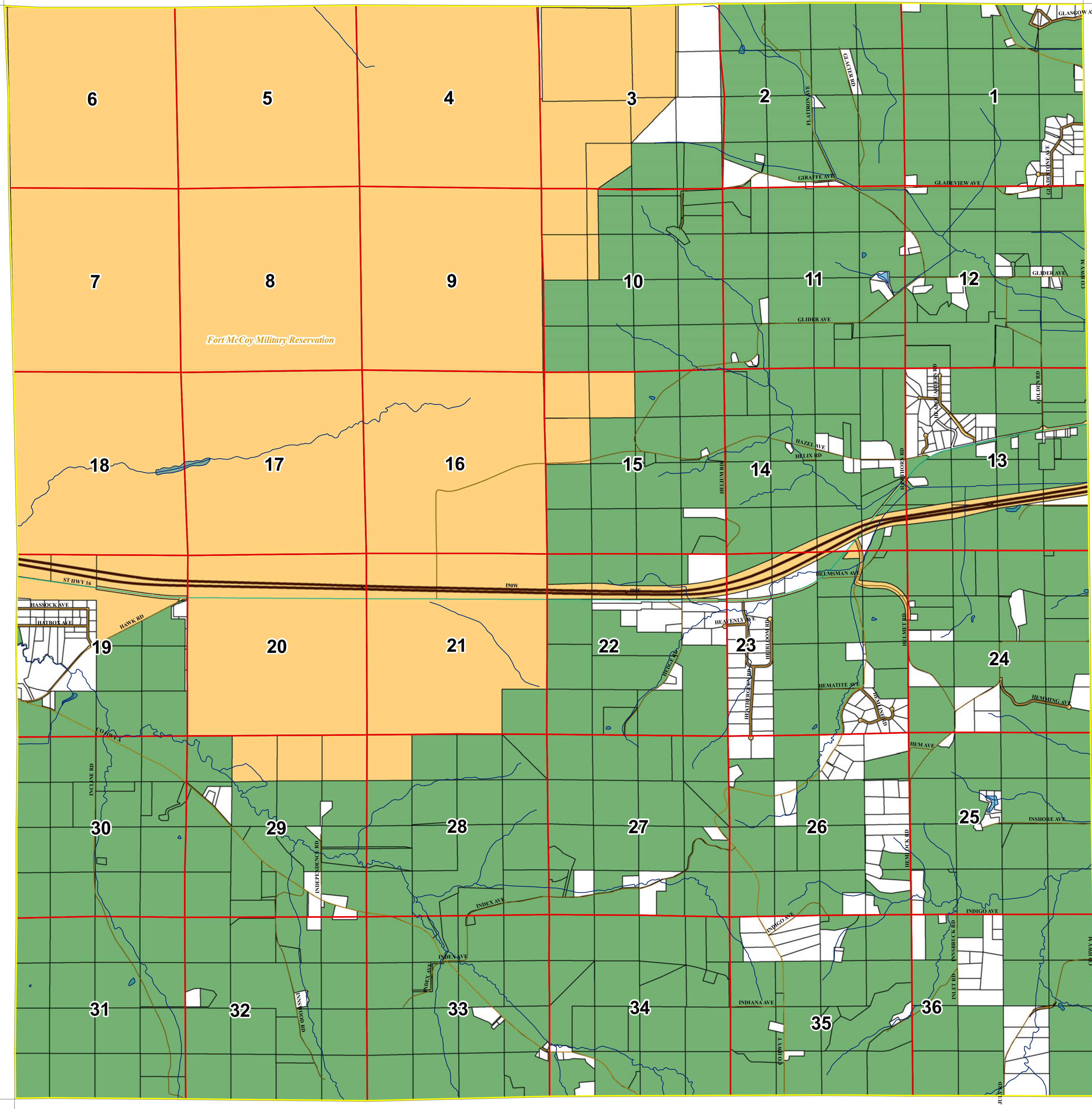
- █ Interstate Highways
- █ US Highways
- █ State Highways
- █ County Highways
- █ Town Roads
- █ CITY/MILL RD
- █ FORT MCCOY RD
- Cities
- Incorporated Villages
- Unincorporated Villages



# Appendix D

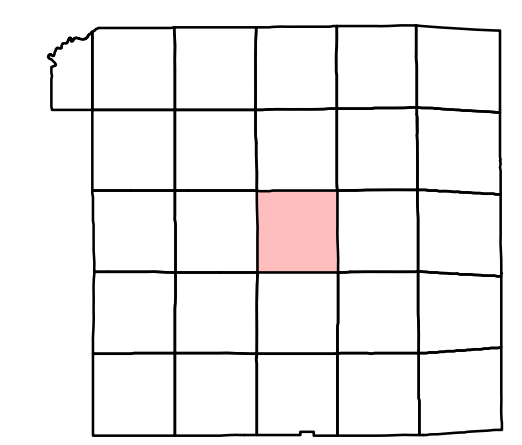


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF ADRIAN, T17N-R02W  
MONROE COUNTY, WI**

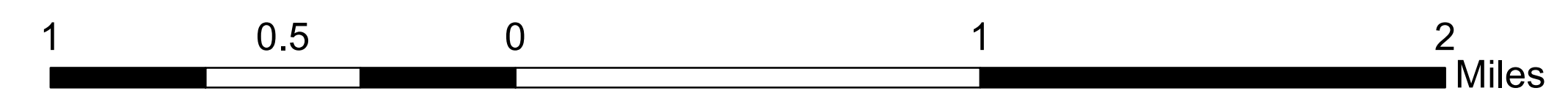
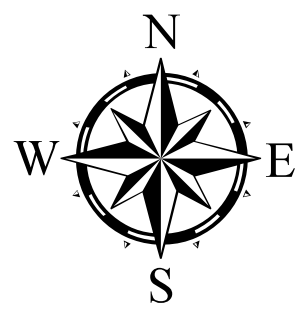


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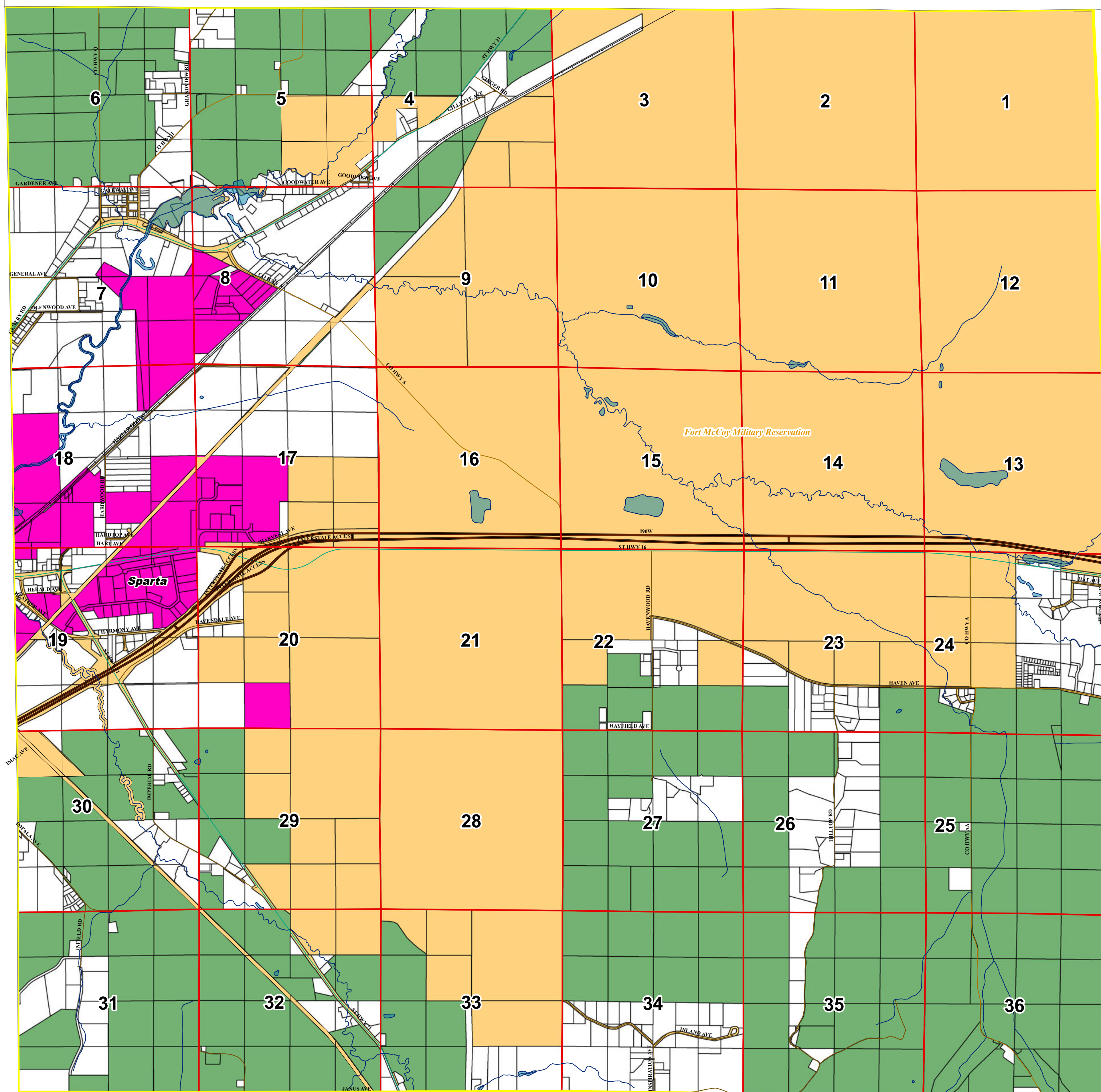
-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary



Plan map prepared July 29 2014 by:  
 Monroe County Planning and Zoning Dept.  
 Monroe County Land Conservation Dept.  
 \*\* Where inconsistencies exist between this map and the Future  
 Land Use Map contained in the Monroe County Comprehensive  
 Plan this Farmland Preservation Map shall supersede. \*\*

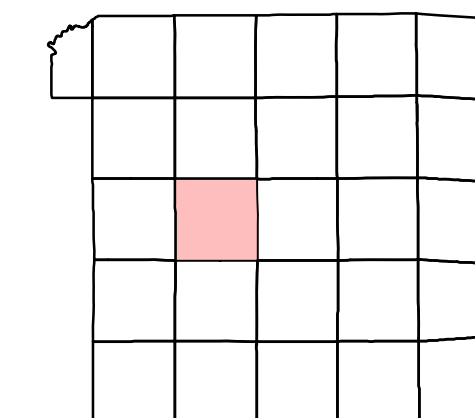


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF ANGELO, T17N-R03W  
MONROE COUNTY, WI**

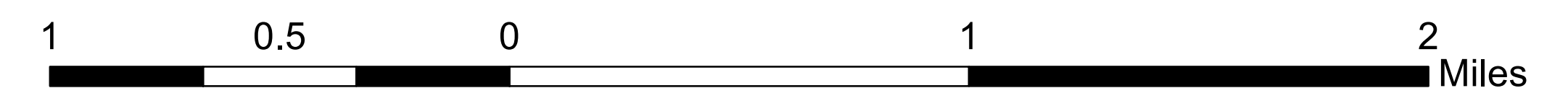
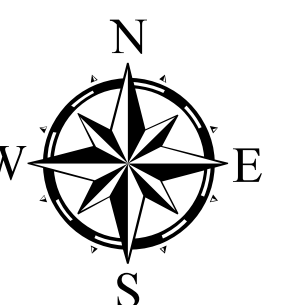


**Legend**

-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary



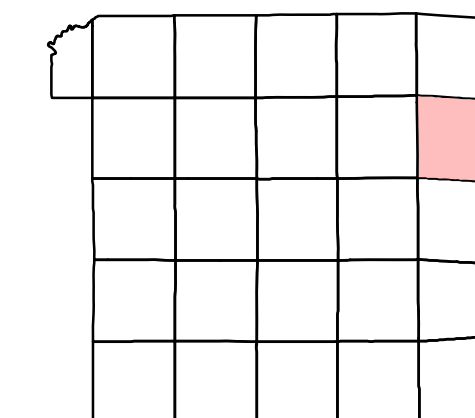
Plan map prepared July 29 2014 by:  
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**\*\* Where inconsistencies exist between this map and the Future  
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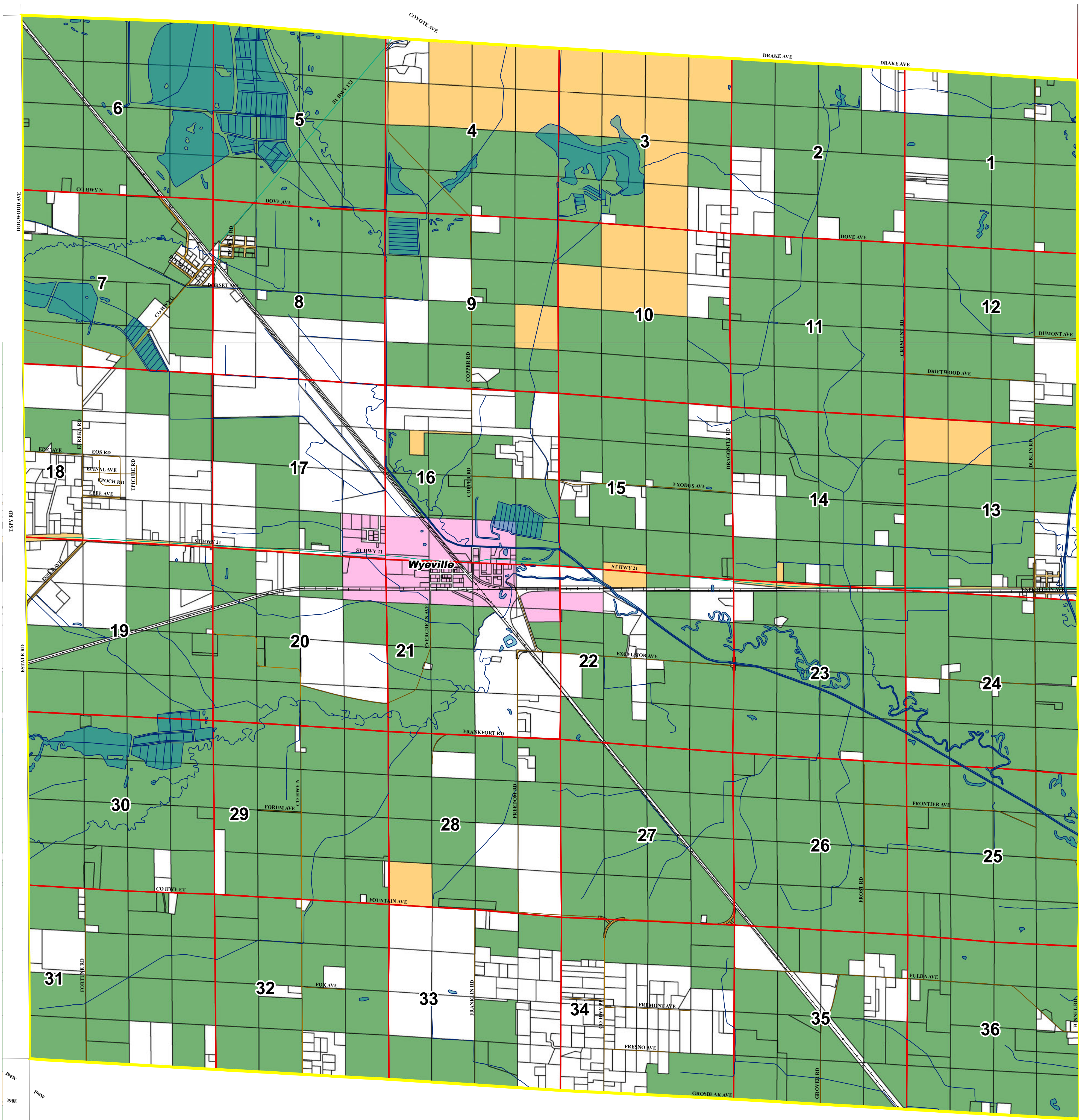
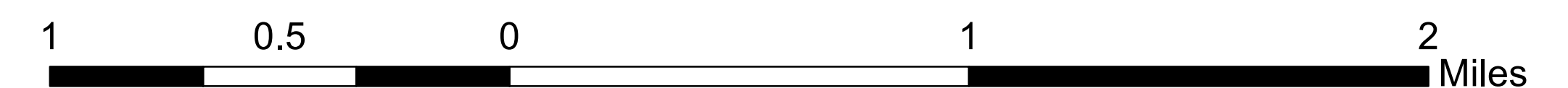
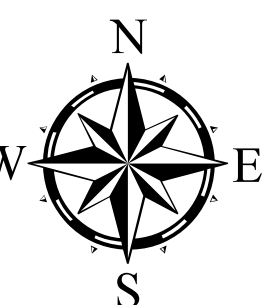
**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF BYRON, T18N-R01E  
MONROE COUNTY, WI**

**Legend**

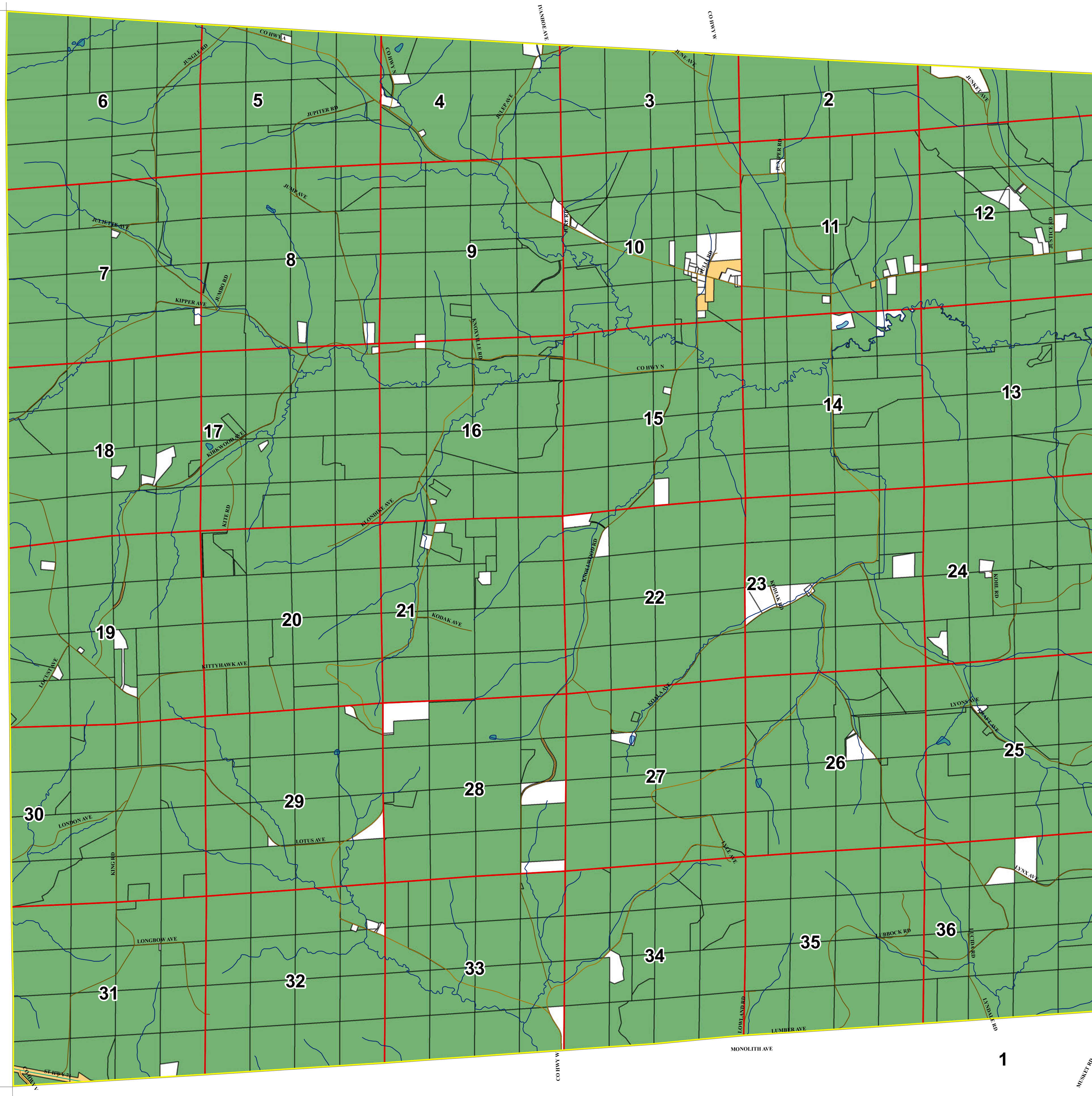
-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary



Plan map prepared July 29 2014 by:  
 Monroe County Planning and Zoning Dept.  
 Monroe County Land Conservation Dept.  
 \*\* Where inconsistencies exist between this map and the Future  
 Land Use Map contained in the Monroe County Comprehensive  
 Plan this Farmland Preservation Map shall supersede. \*\*

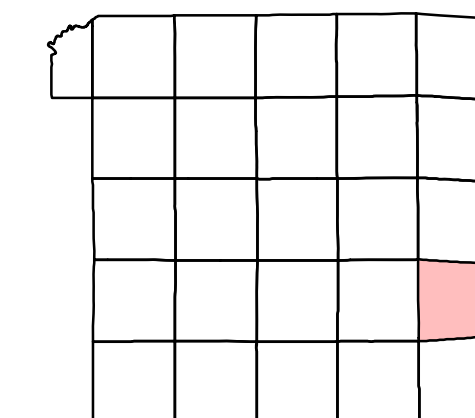


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF CLIFTON, T16N-R01E  
MONROE COUNTY, WI**

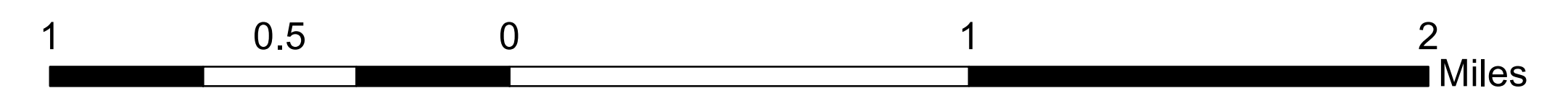
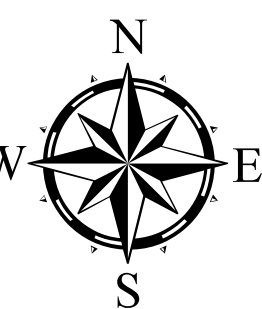


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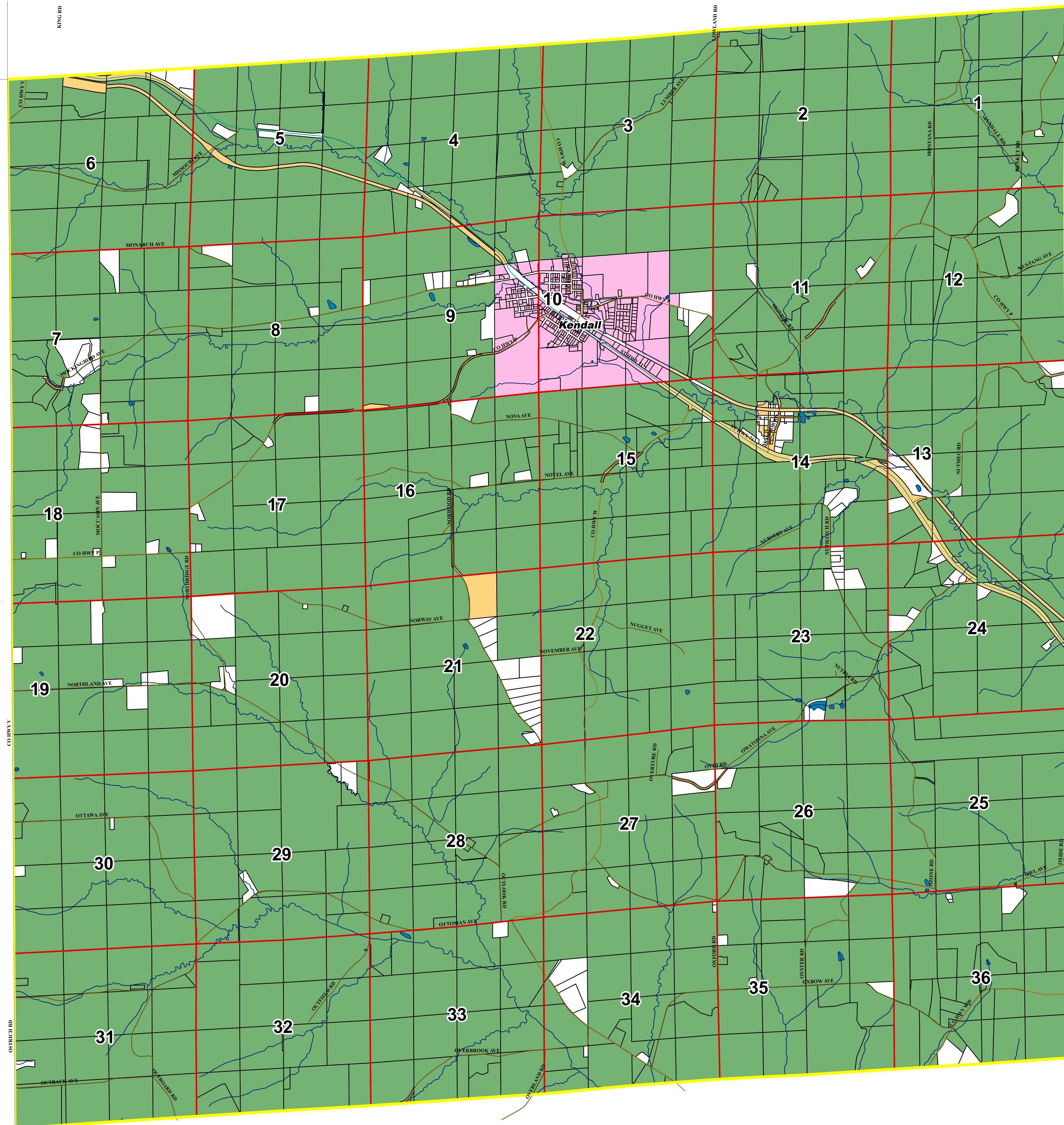
-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary





Plan map prepared July 29 2014 by:  
 Monroe County Planning and Zoning Dept.  
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 Land Use Map contained in the Monroe County Comprehensive  
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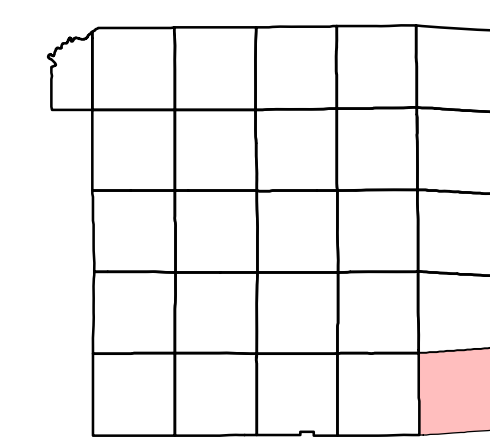


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF GLENDALE, T15N-R01E  
MONROE COUNTY, WI**

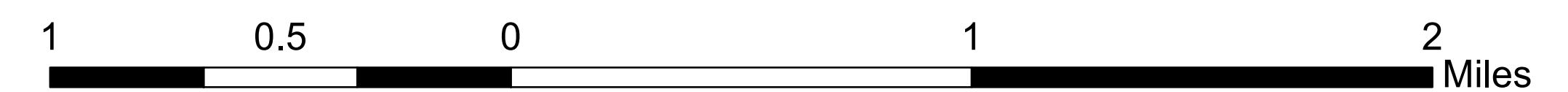
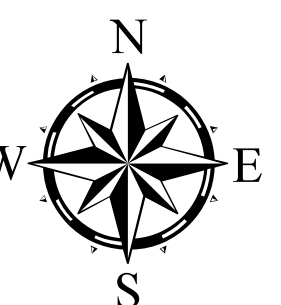


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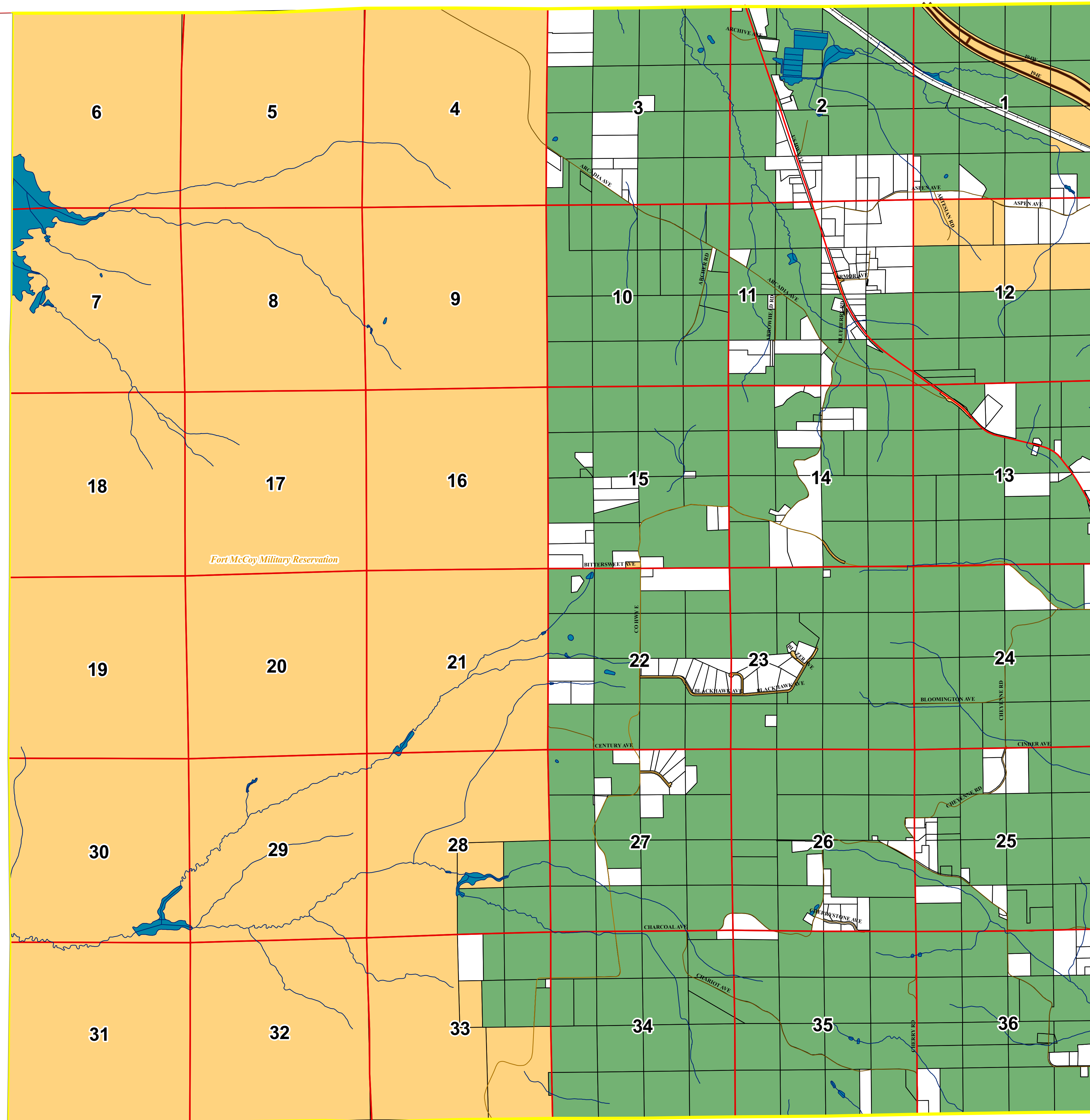
-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary



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 Monroe County Planning and Zoning Dept.  
 Monroe County Land Conservation Dept.  
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 Land Use Map contained in the Monroe County Comprehensive  
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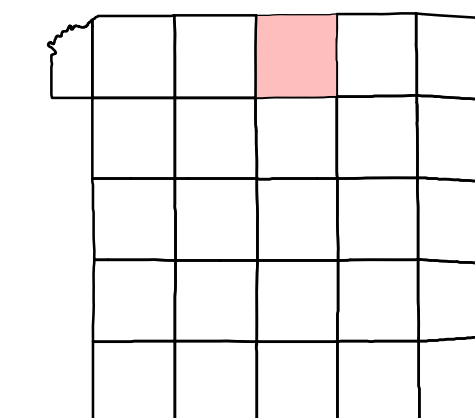


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF GRANT, T19N-R02W  
MONROE COUNTY, WI**

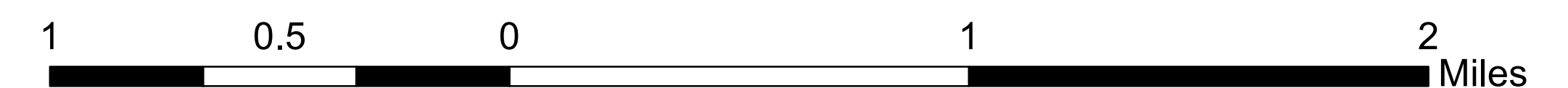
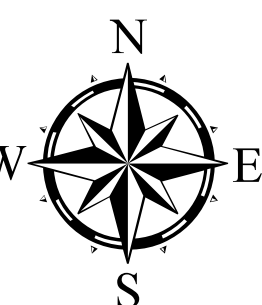


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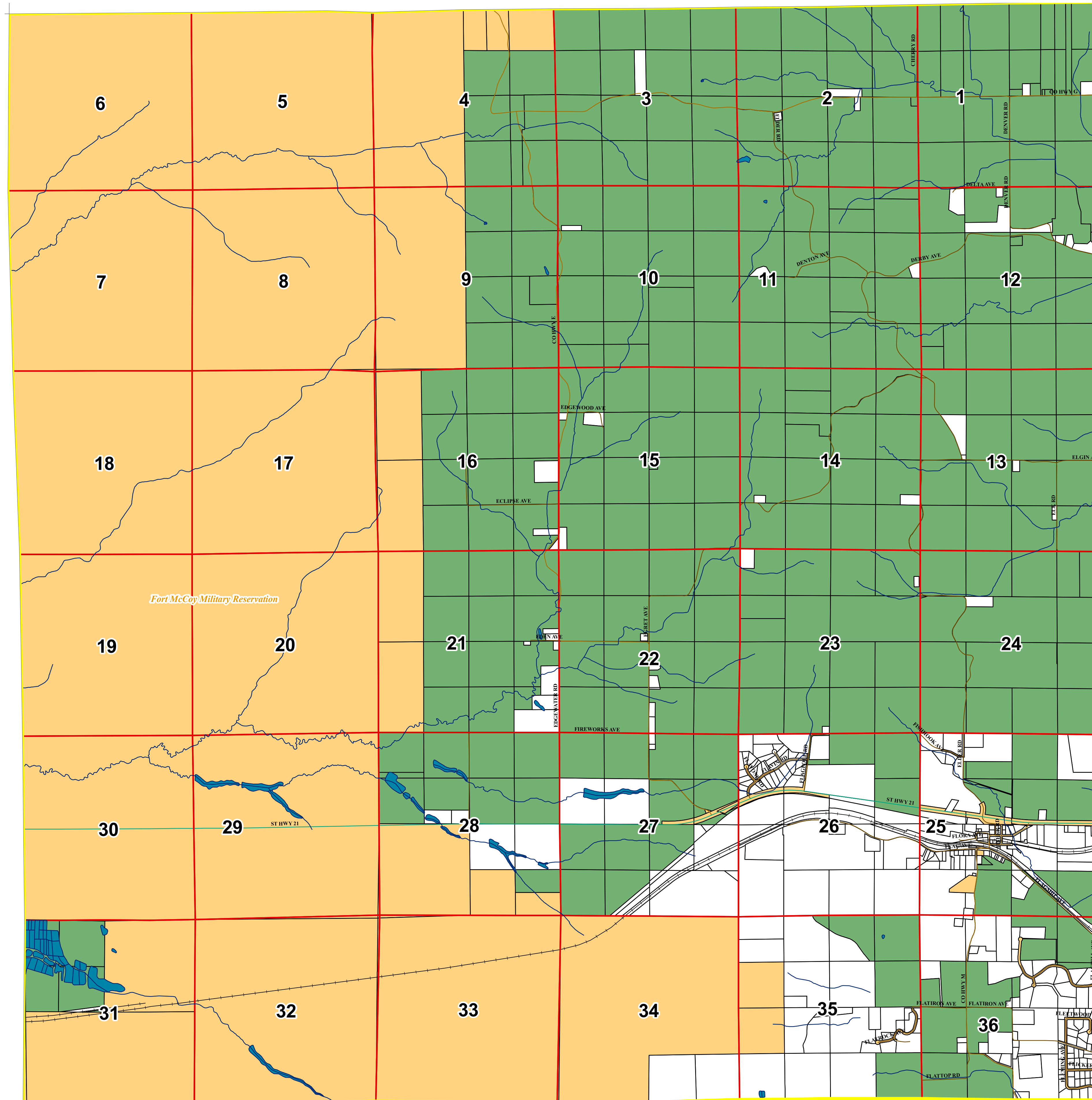
-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary



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 Monroe County Land Conservation Dept.  
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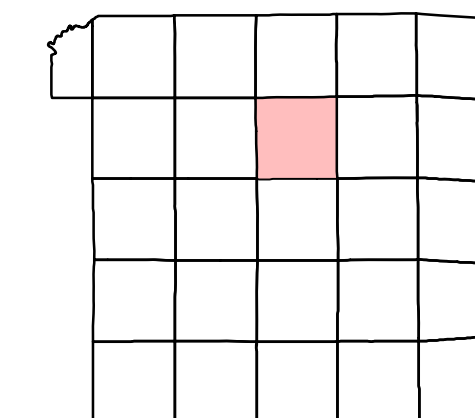


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF GREENFIELD, T19N-R02W  
MONROE COUNTY, WI**

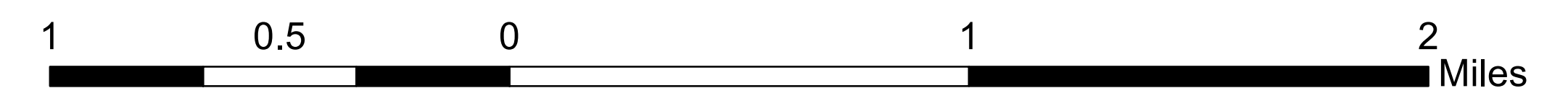
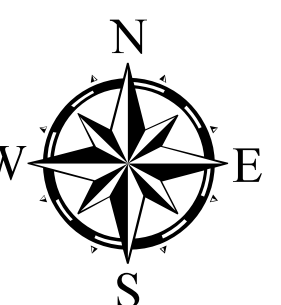


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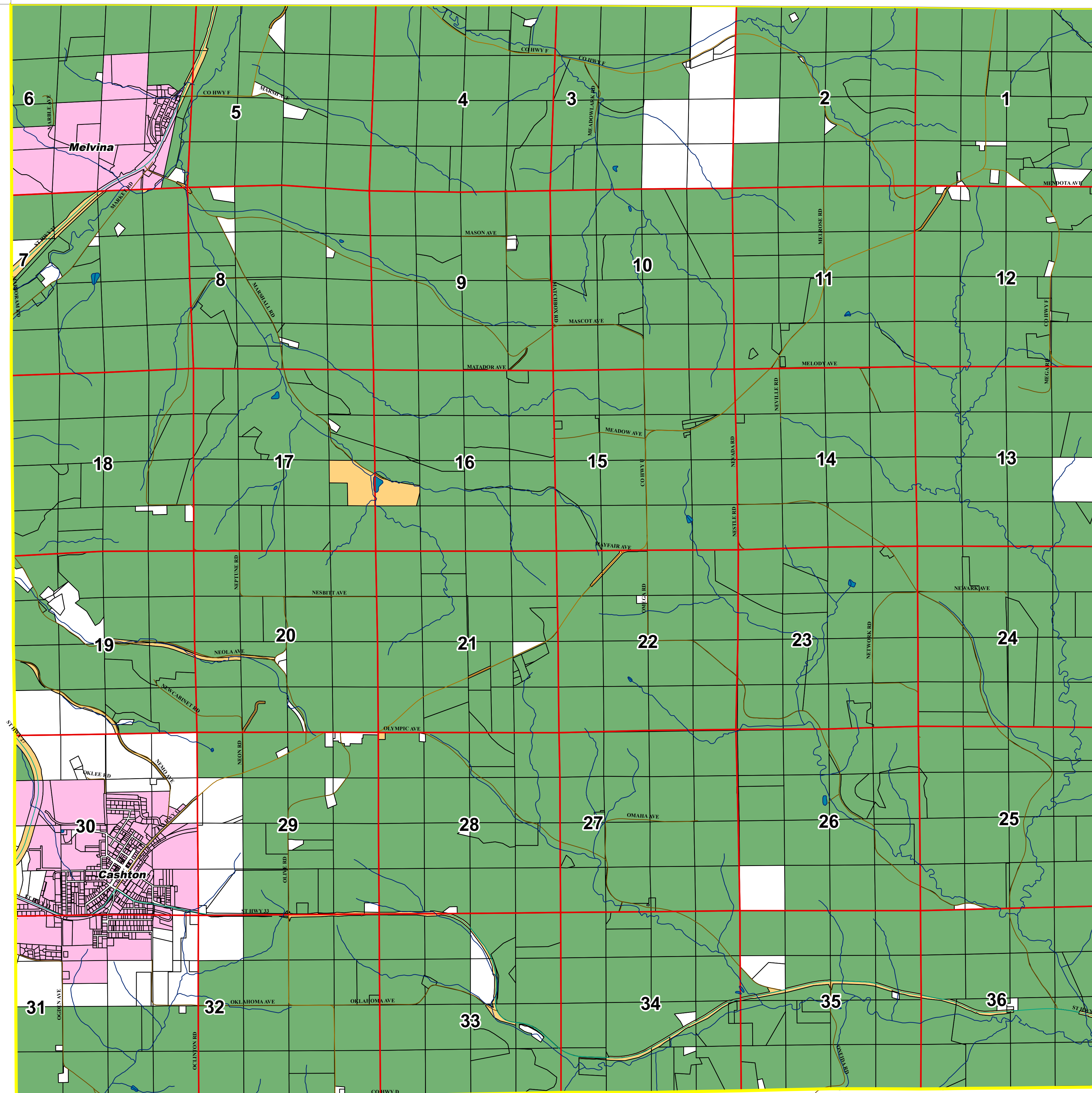
-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary








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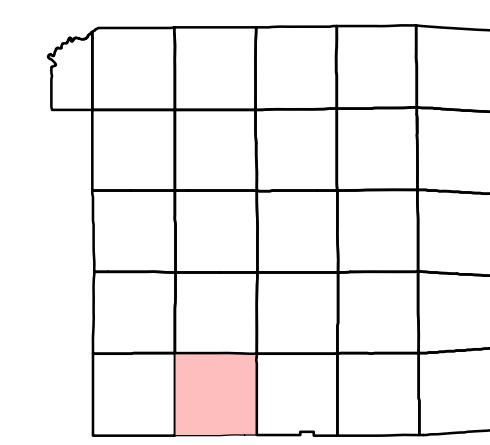


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF JEFFERSON, T15N-R03W  
MONROE COUNTY, WI**

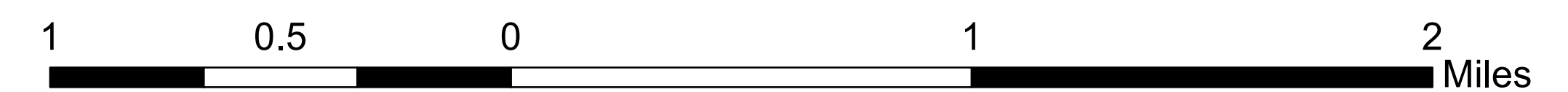
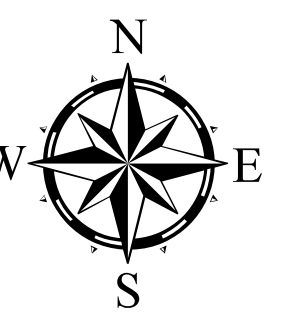


**Legend**

-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary

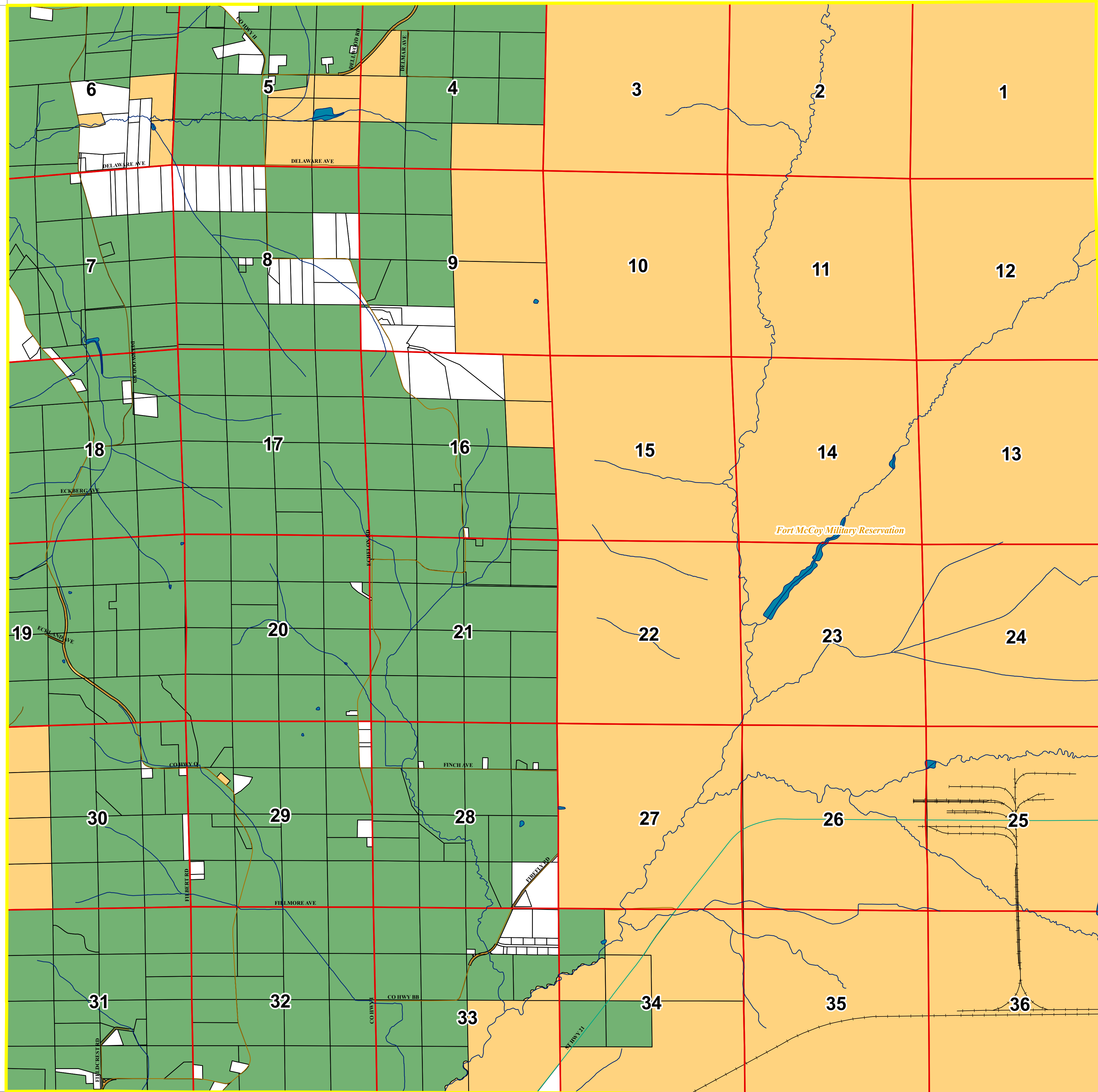


Plan map prepared July 29 2014 by:  
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 Monroe County Land Conservation Dept.  
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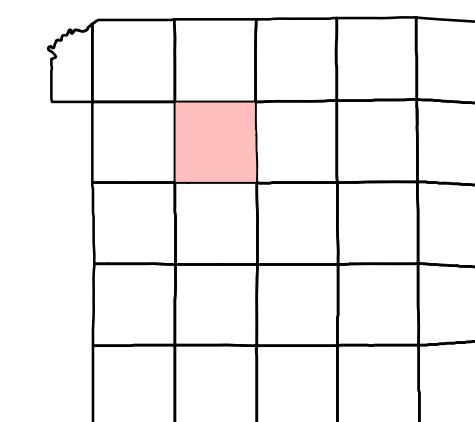


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF LAFAYETTE, T18N-R03W  
MONROE COUNTY, WI**

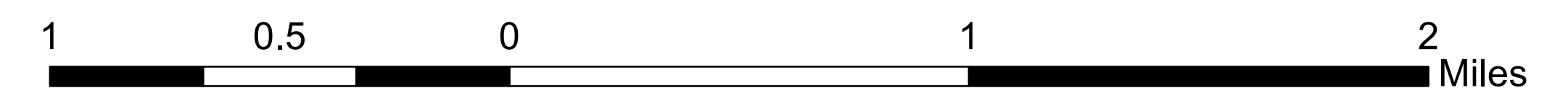
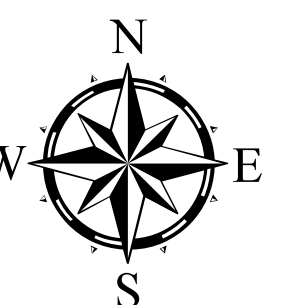


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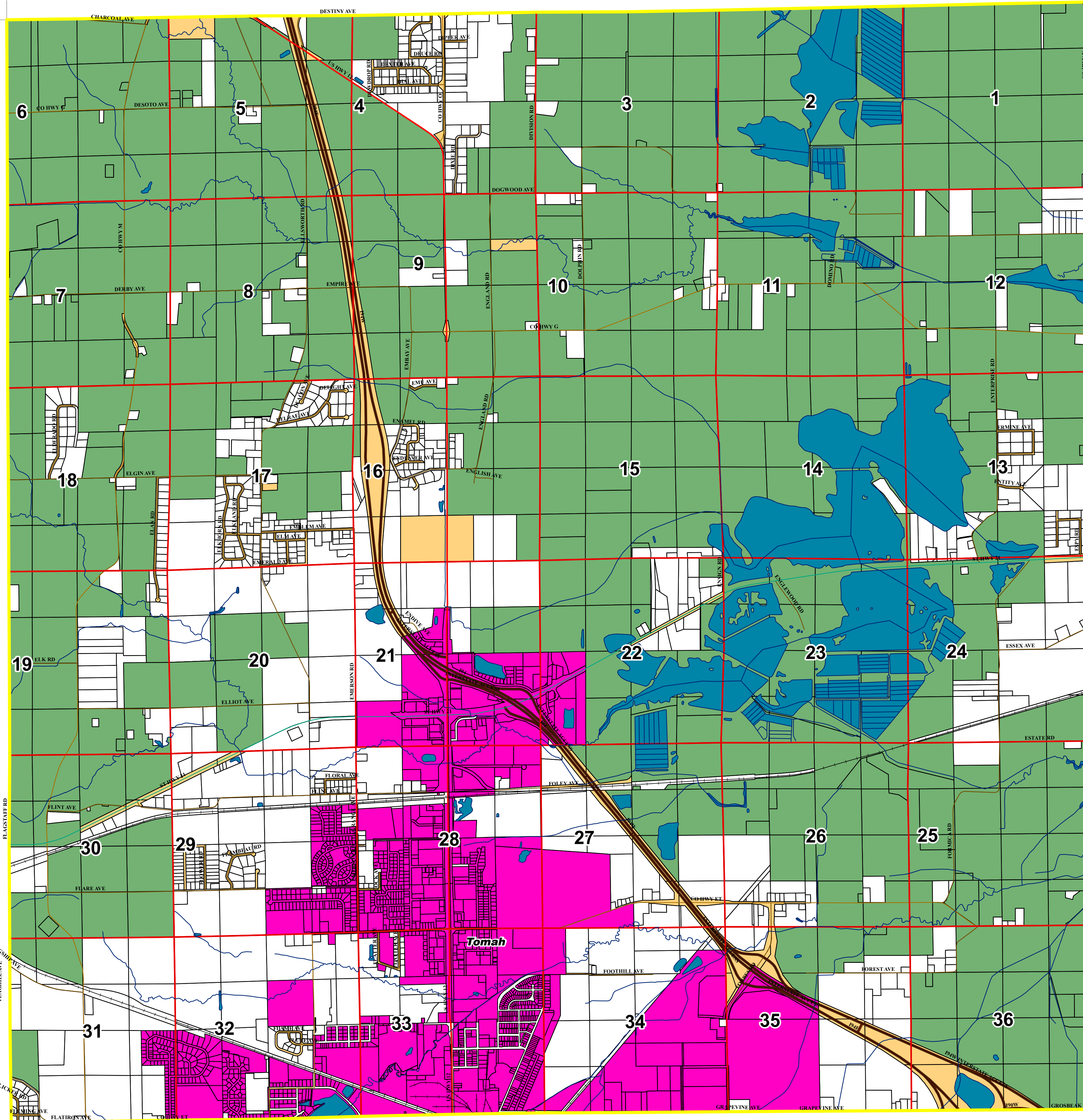
-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
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-  City
-  Tax Parcel Boundary



Plan map prepared July 29 2014 by:  
 Monroe County Planning and Zoning Dept.  
 Monroe County Land Conservation Dept.  
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 Land Use Map contained in the Monroe County Comprehensive  
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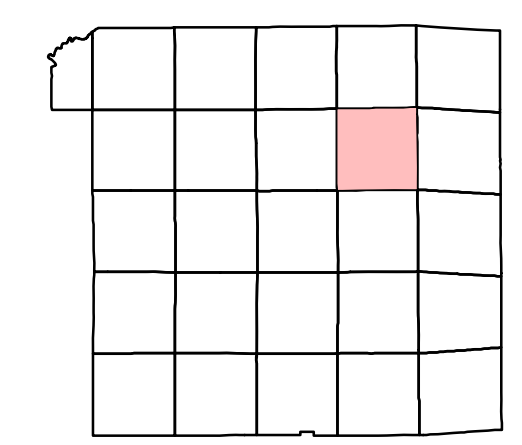


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF LA GRANGE, T18N-R01W  
MONROE COUNTY, WI**

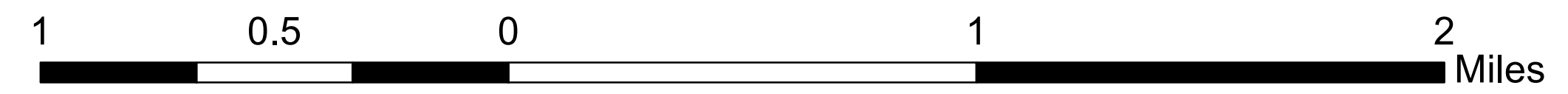
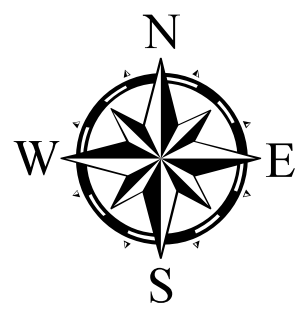


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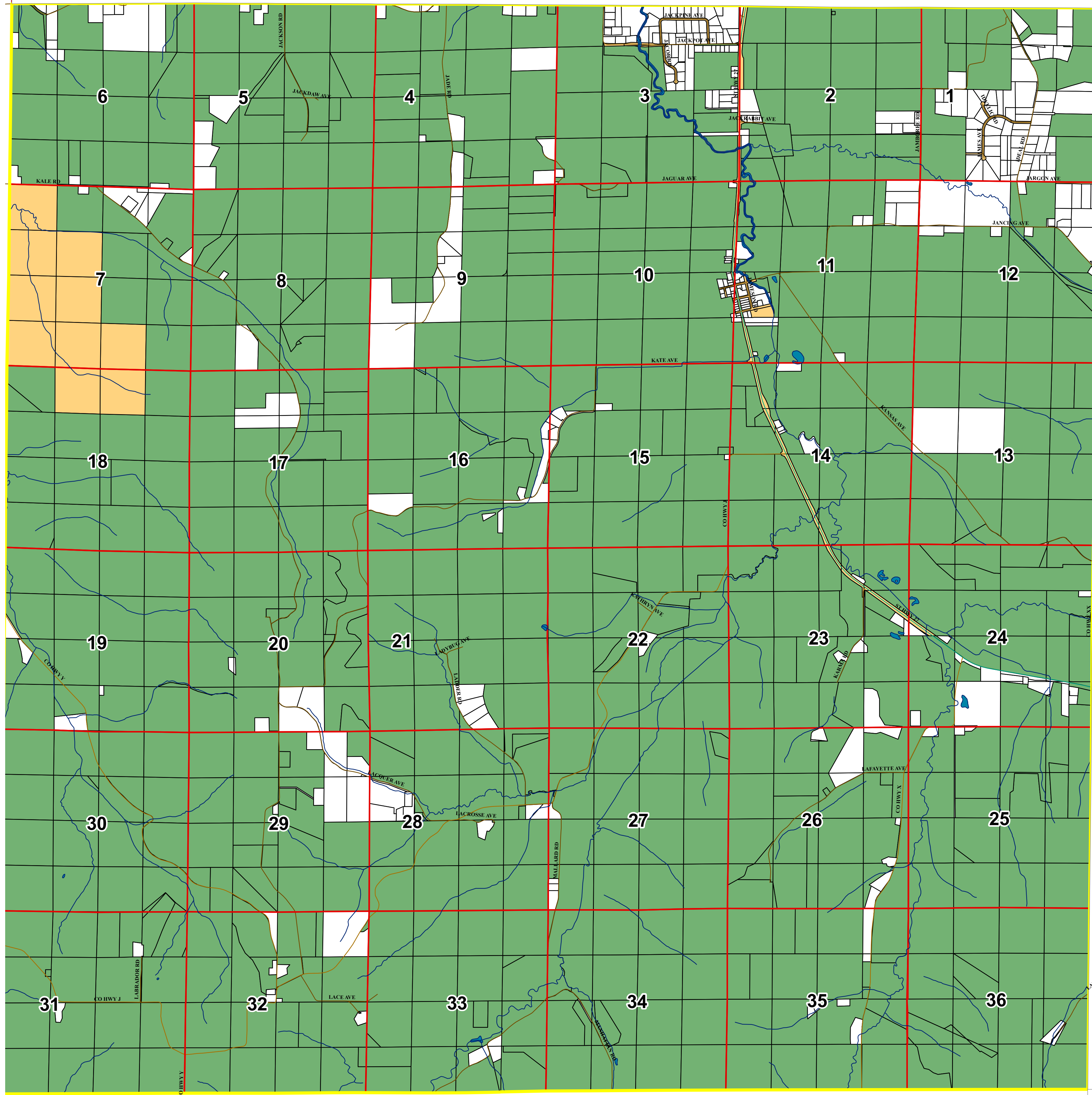
-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
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-  City
-  Tax Parcel Boundary



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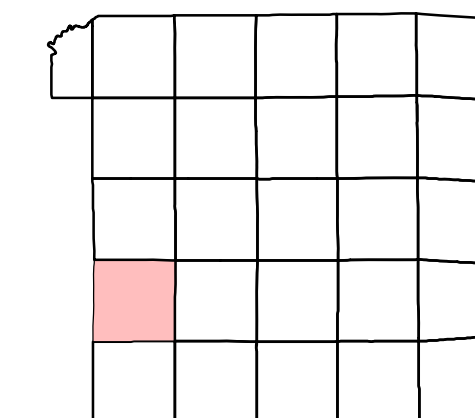


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF LEON, T16N-R04W  
MONROE COUNTY, WI**

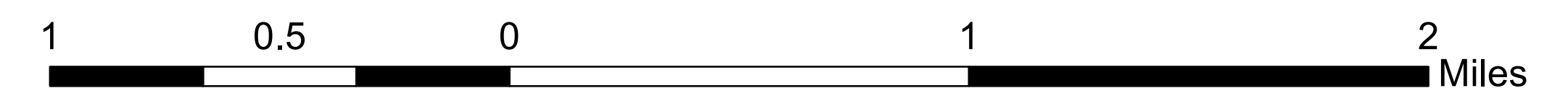
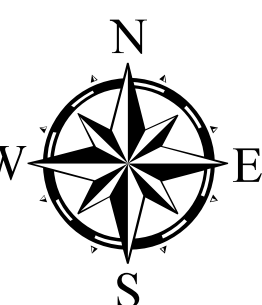


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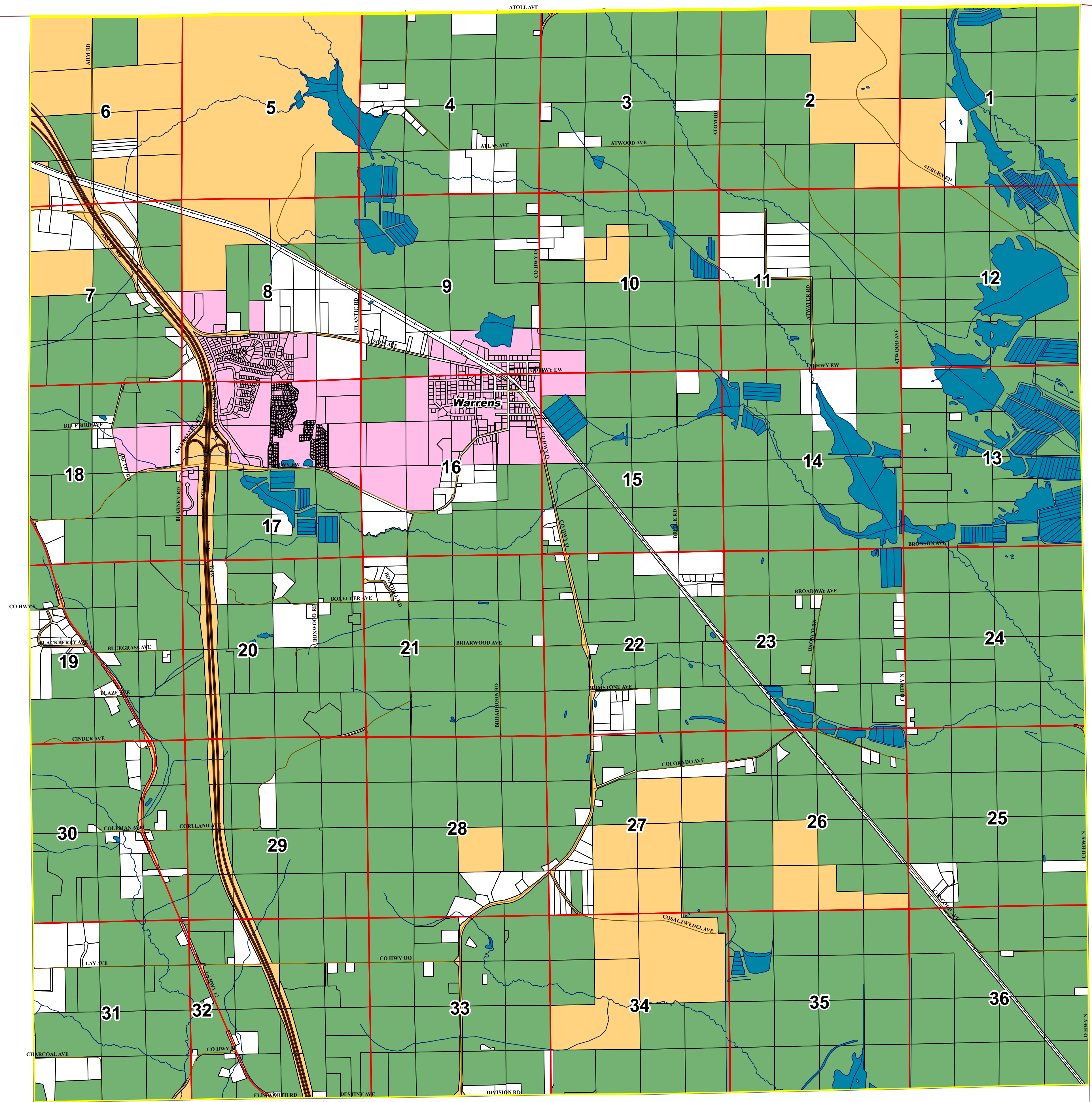
-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary



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 Monroe County Planning and Zoning Dept.  
 Monroe County Land Conservation Dept.  
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 Land Use Map contained in the Monroe County Comprehensive  
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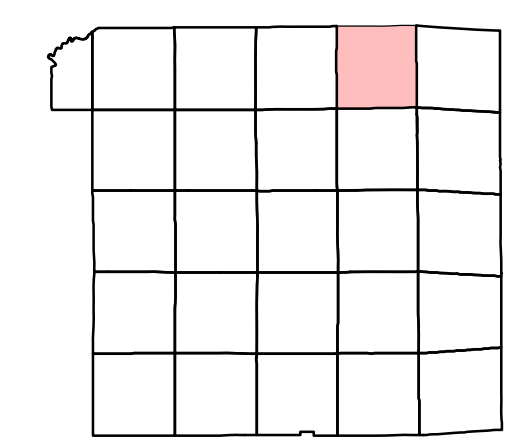


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF LINCOLN, T19N-R01W  
MONROE COUNTY, WI**

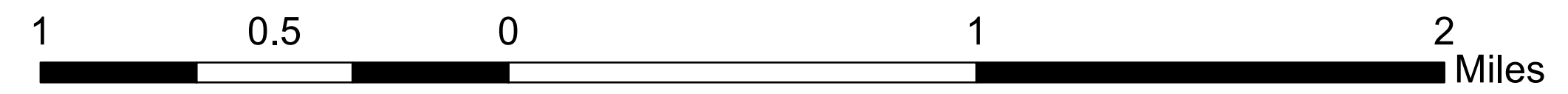
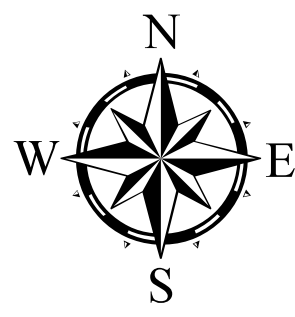


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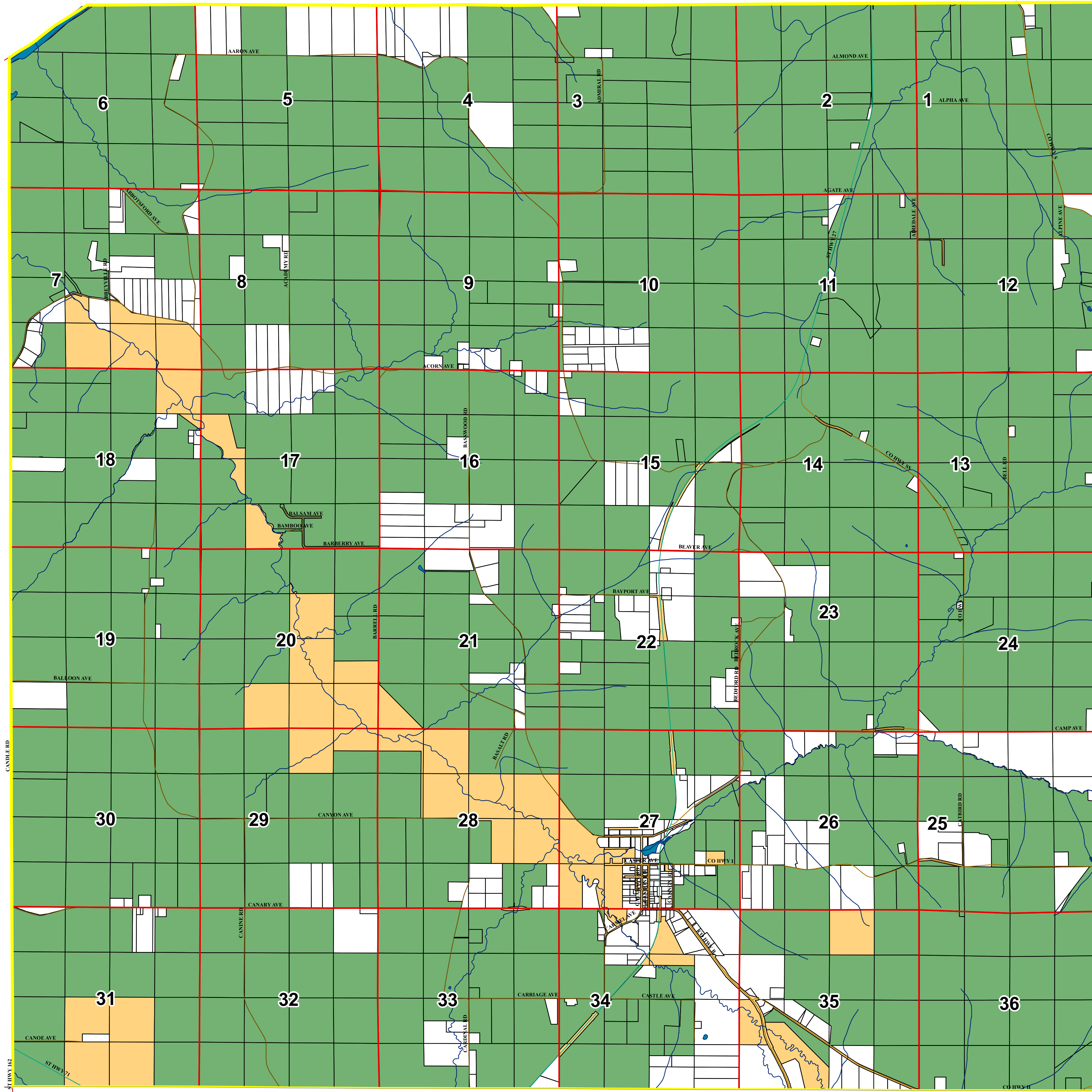
-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary



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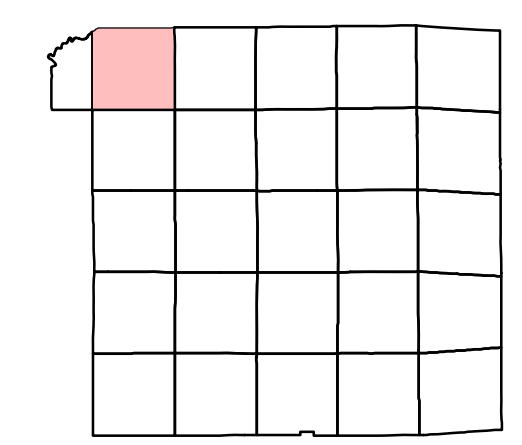


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF LITTLE FALLS (NE), T19N-R04W  
MONROE COUNTY, WI**

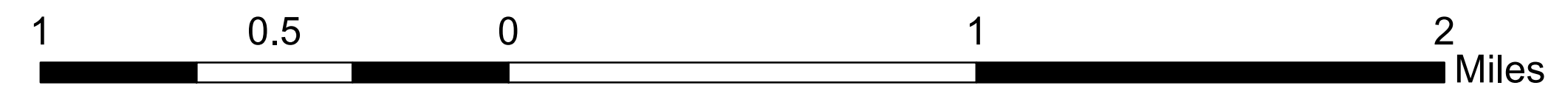
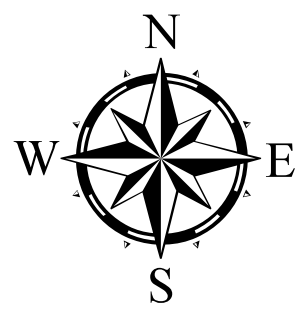


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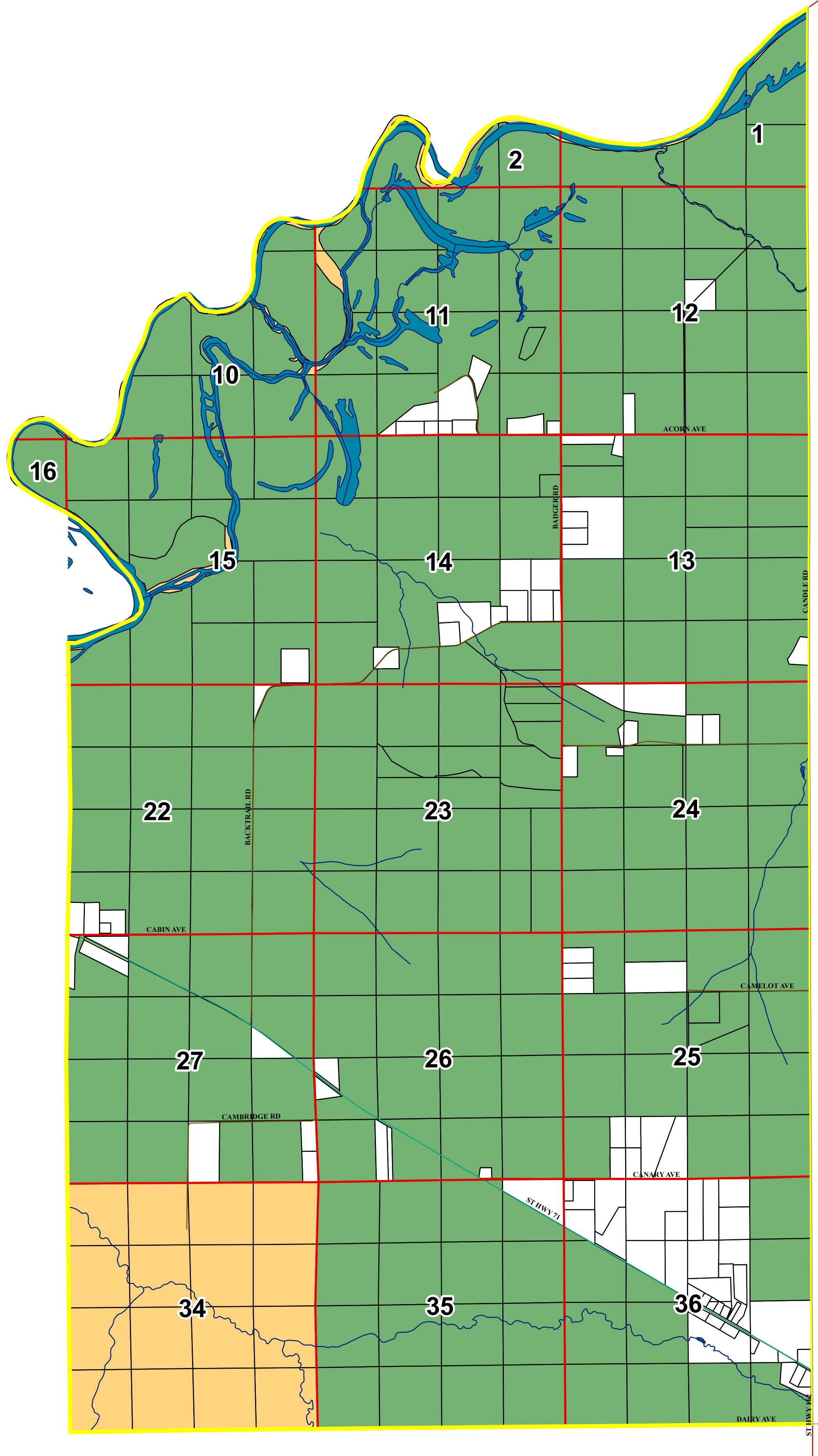
-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary





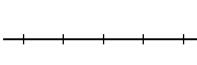






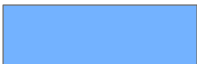


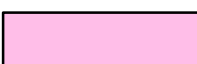


Plan map prepared July 29 2014 by:  
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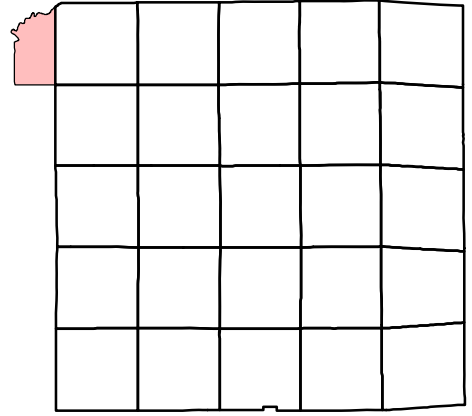


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF LITTLE FALLS (NW), T19N-R05W  
MONROE COUNTY, WI**

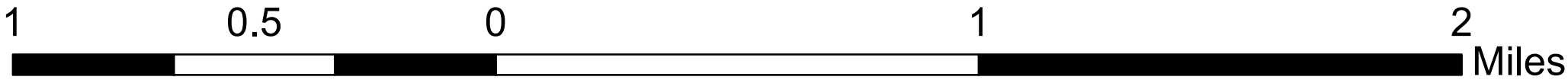
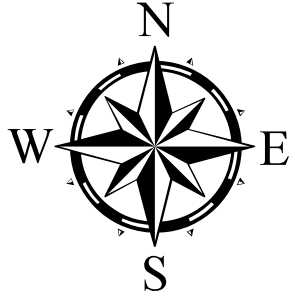


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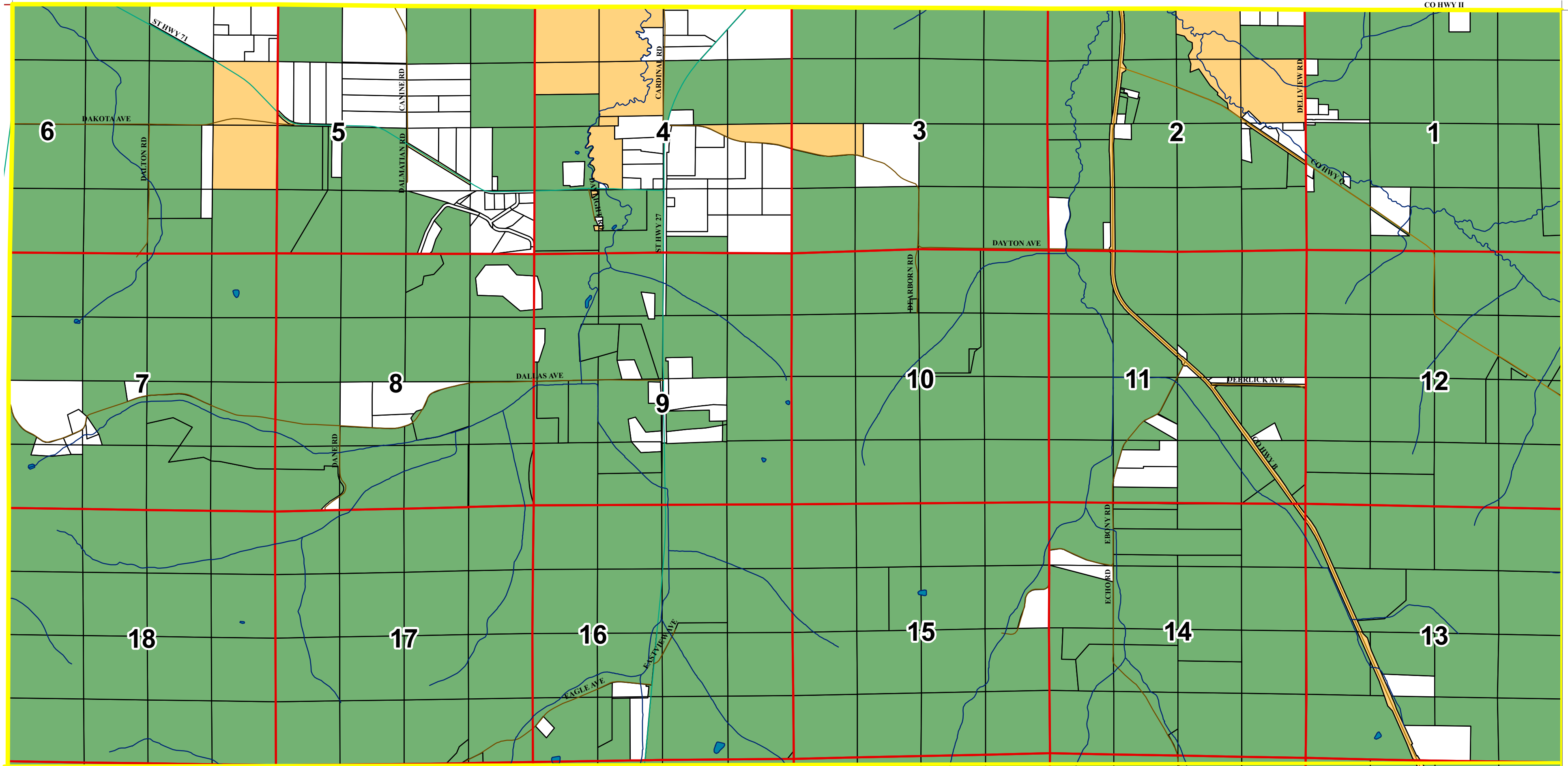
-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary





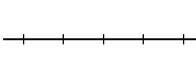






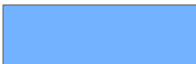


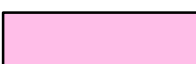


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 Monroe County Land Conservation Dept.  
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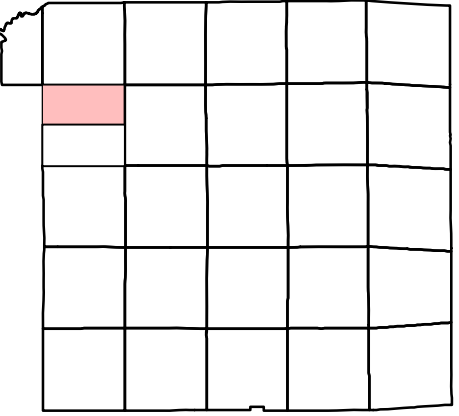


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF LITTLE FALLS (S), T18N-R04W  
MONROE COUNTY, WI**

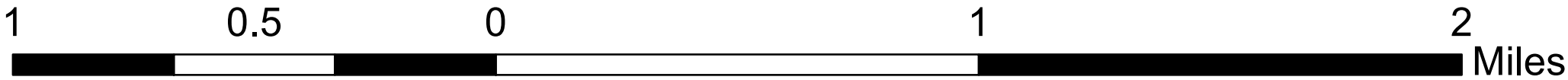
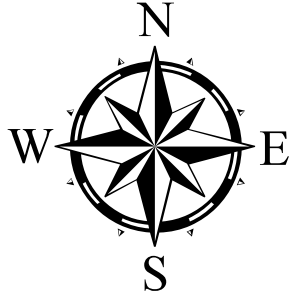


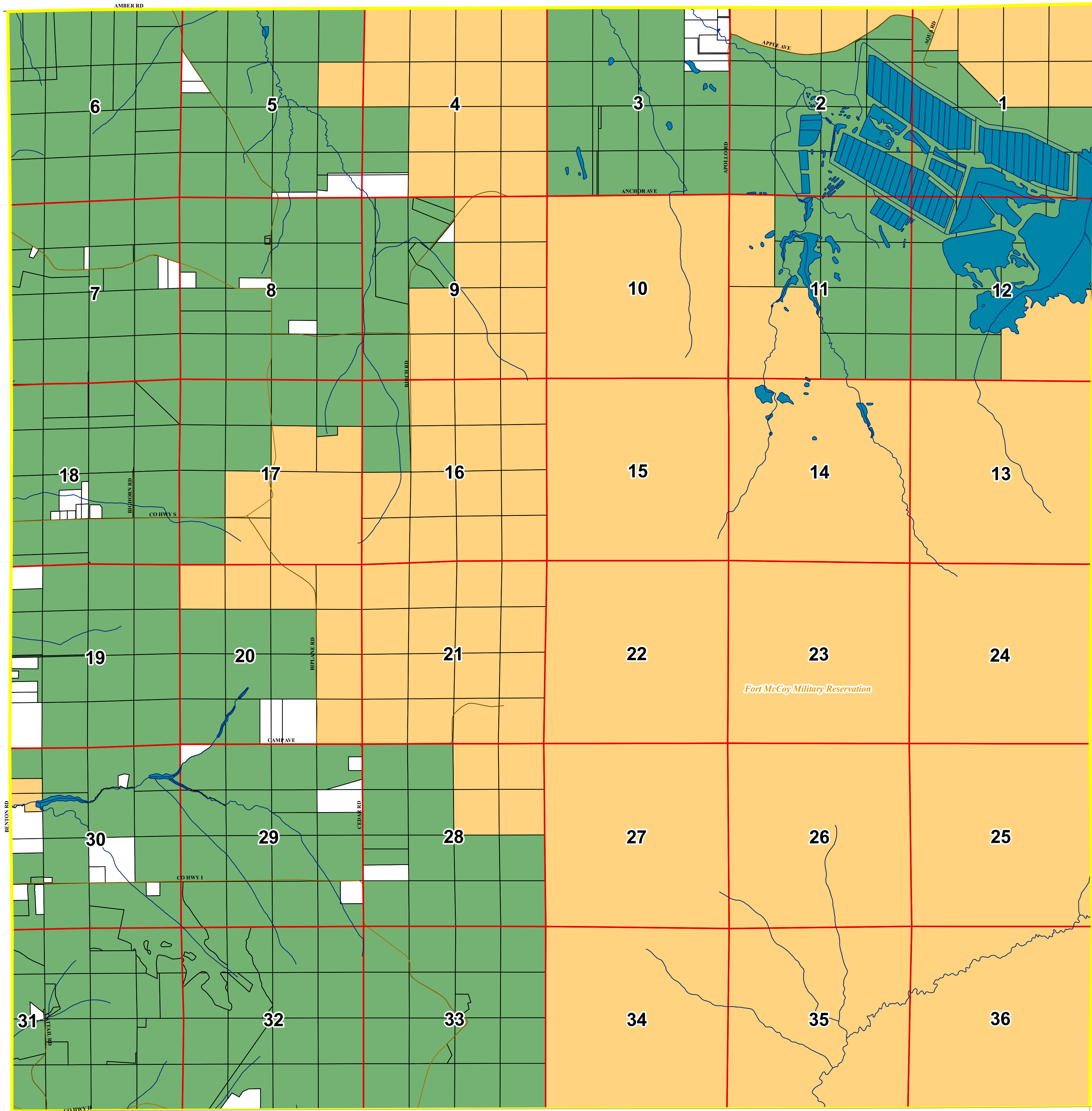
**Legend**

-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary



Plan map prepared July 29 2014 by:  
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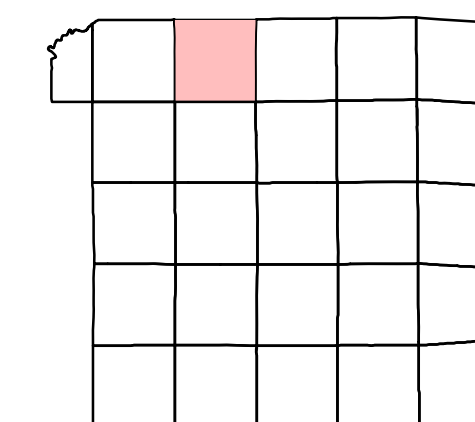




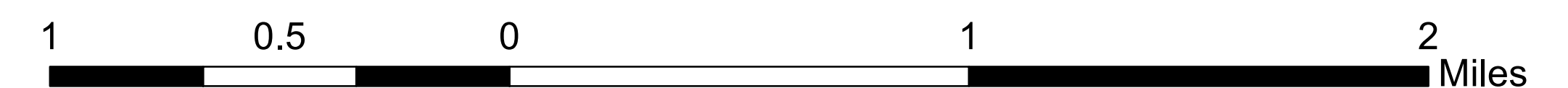
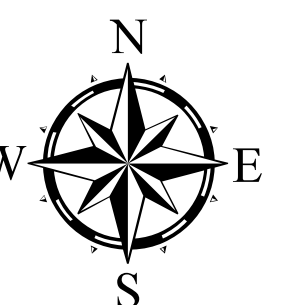
**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF NEW LYME, T19N-R03W  
MONROE COUNTY, WI**

**Legend**

-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary








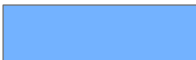
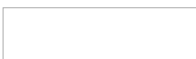

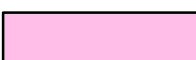


Plan map prepared July 29 2014 by:  
 Monroe County Planning and Zoning Dept.  
 Monroe County Land Conservation Dept.  
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 Plan this Farmland Preservation Map shall supersede. \*\*

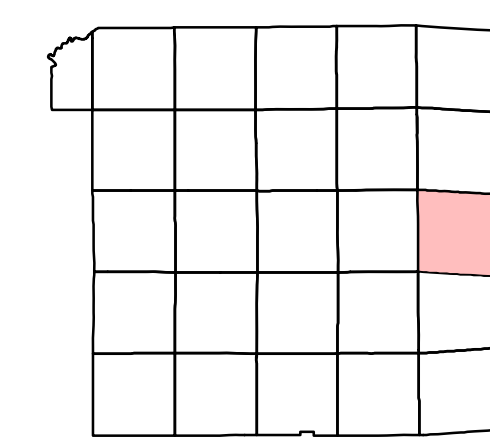




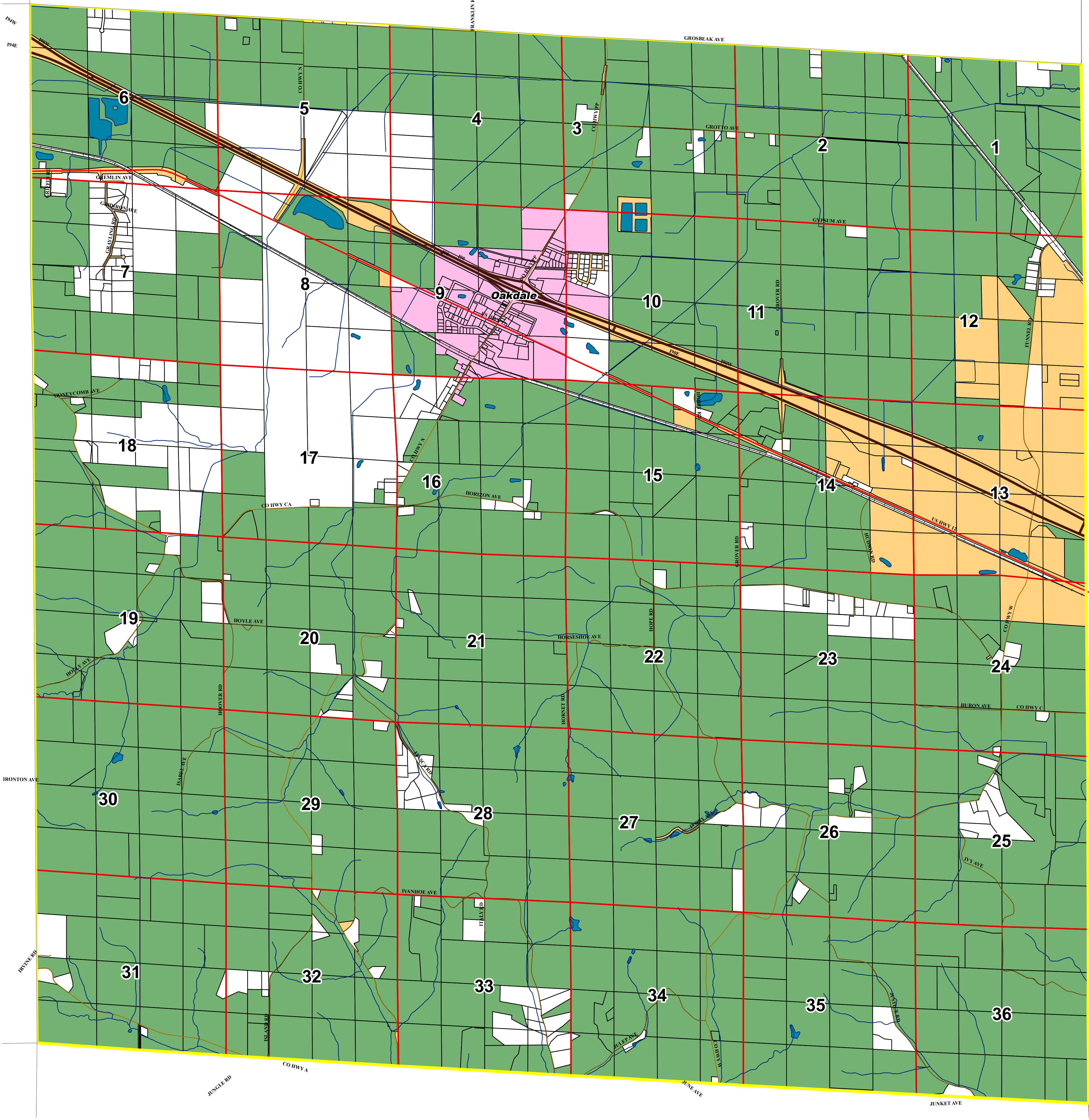
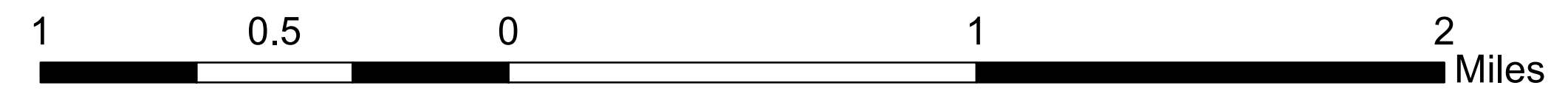
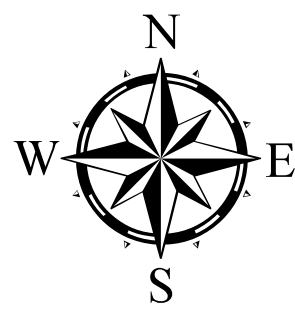
**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF OAKDALE, T17N-R01E  
MONROE COUNTY, WI**

**Legend**

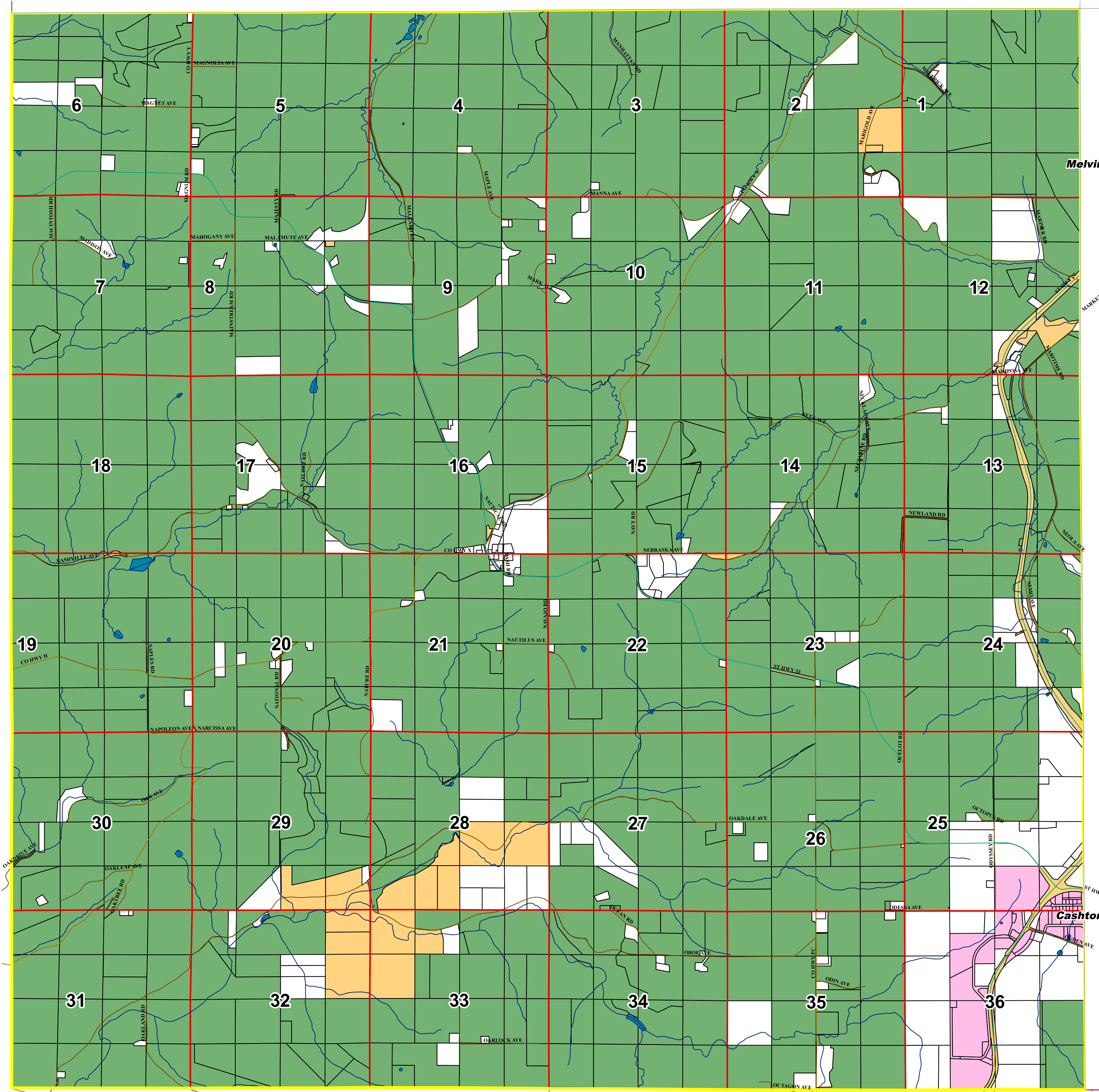
-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary







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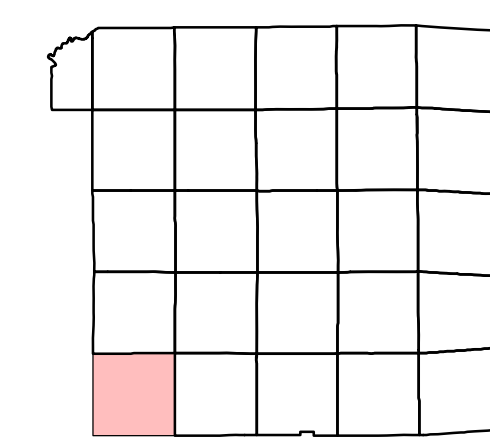


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF PORTLAND, T15N-R04W  
MONROE COUNTY, WI**

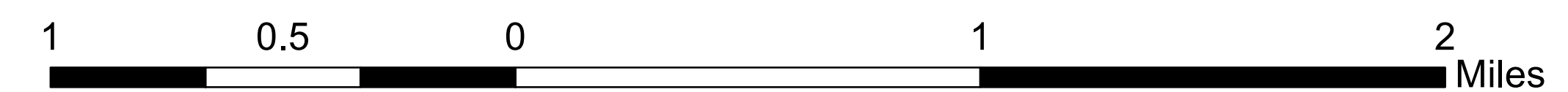
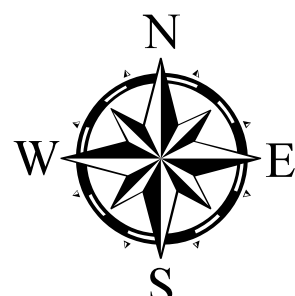


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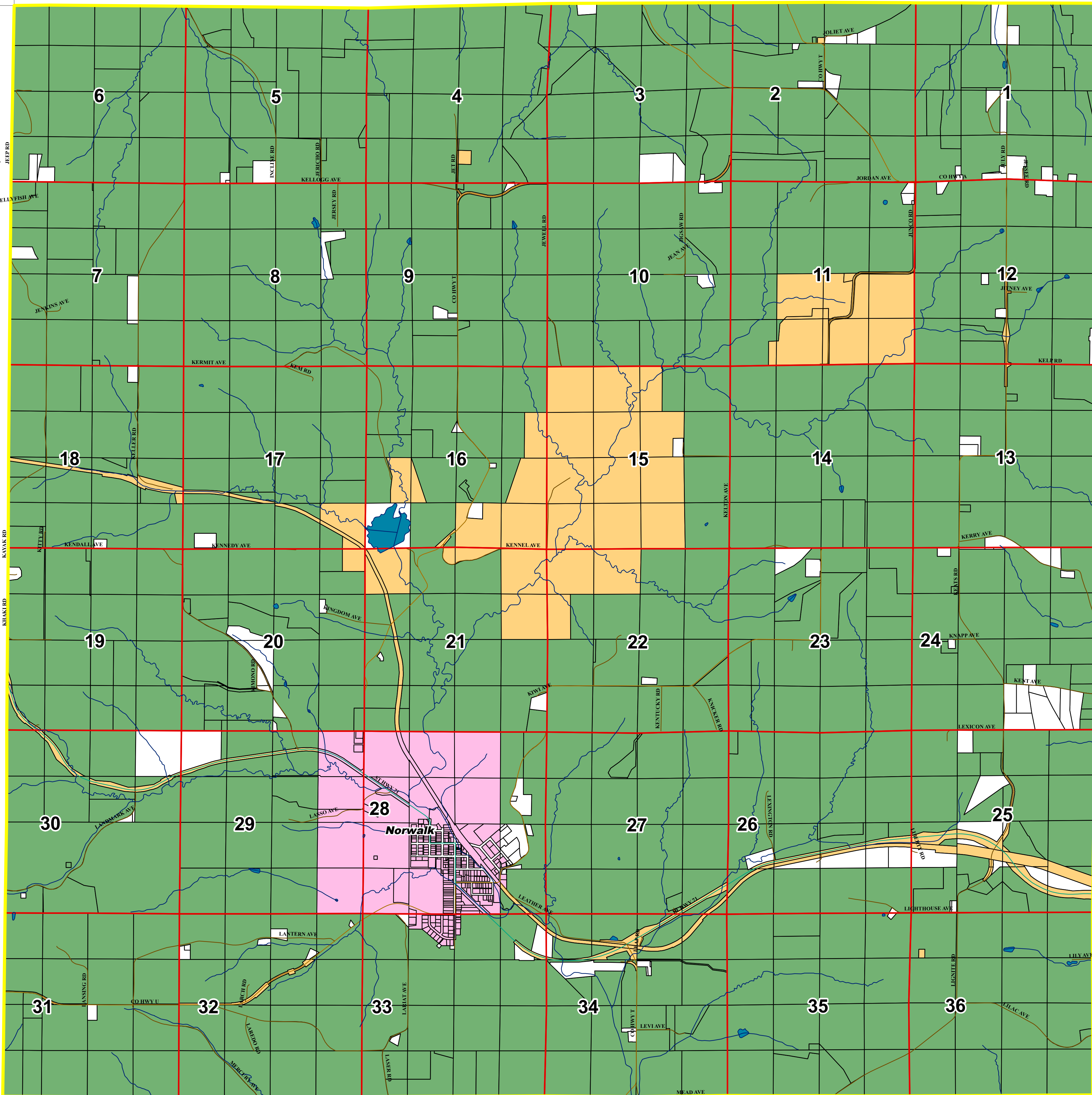
-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary




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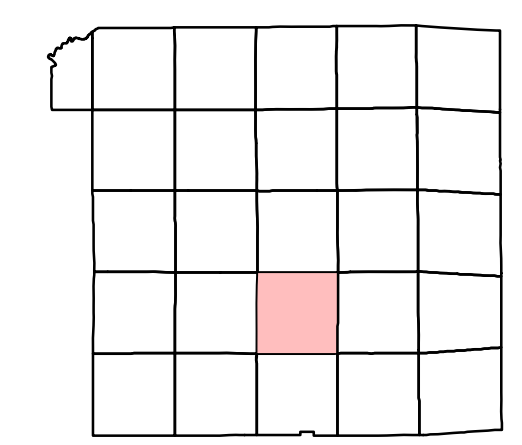


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF RIDGEVILLE, T16N-R02W  
MONROE COUNTY, WI**

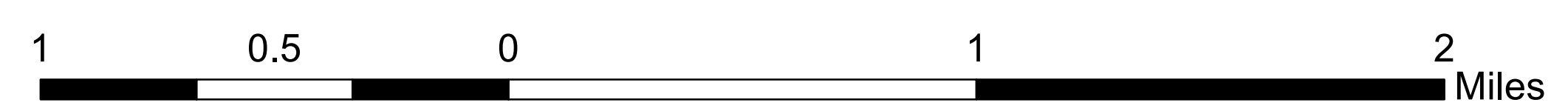
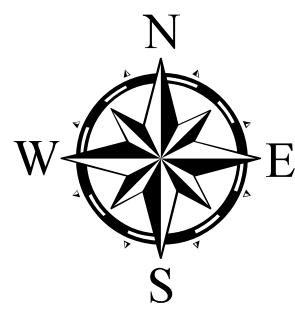


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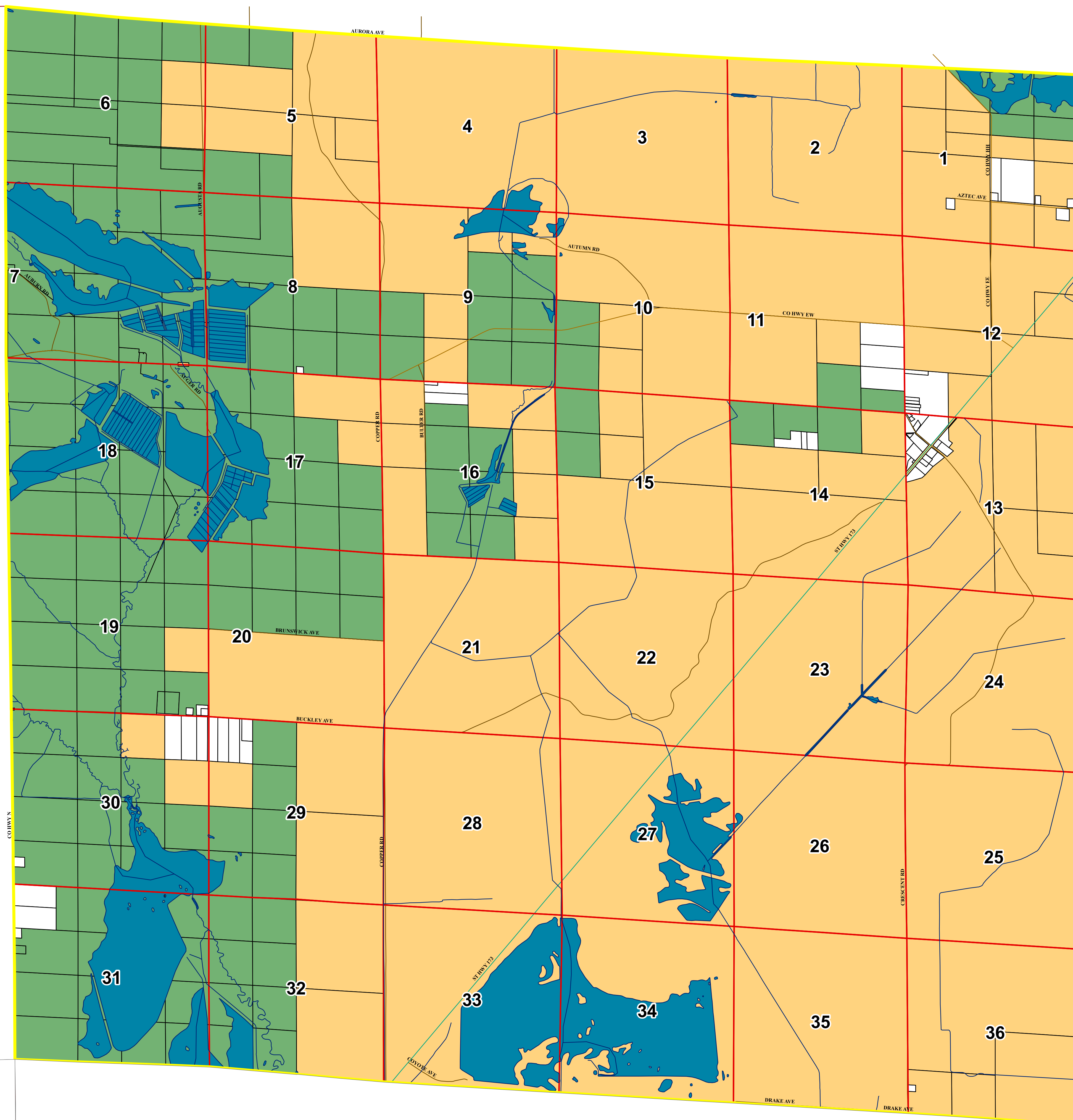
-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary



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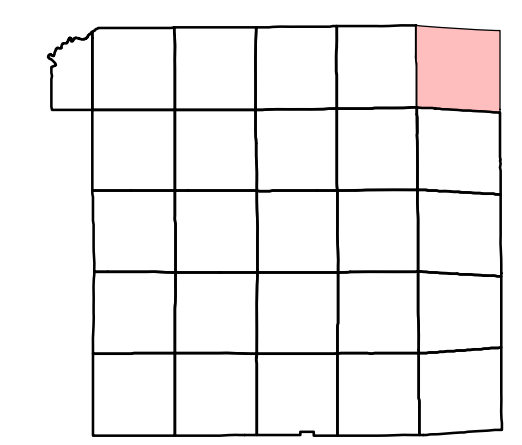


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF SCOTT, T19N-R01E  
MONROE COUNTY, WI**

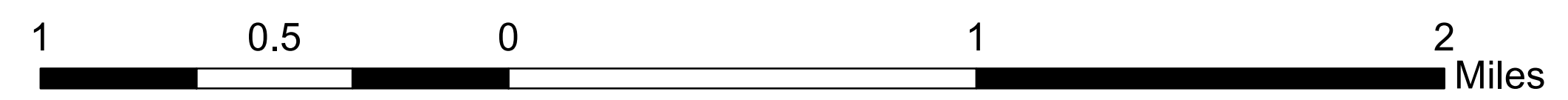
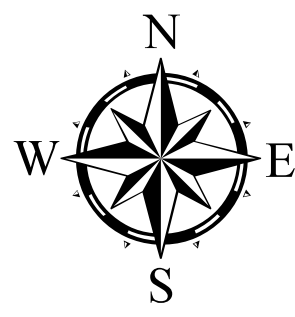


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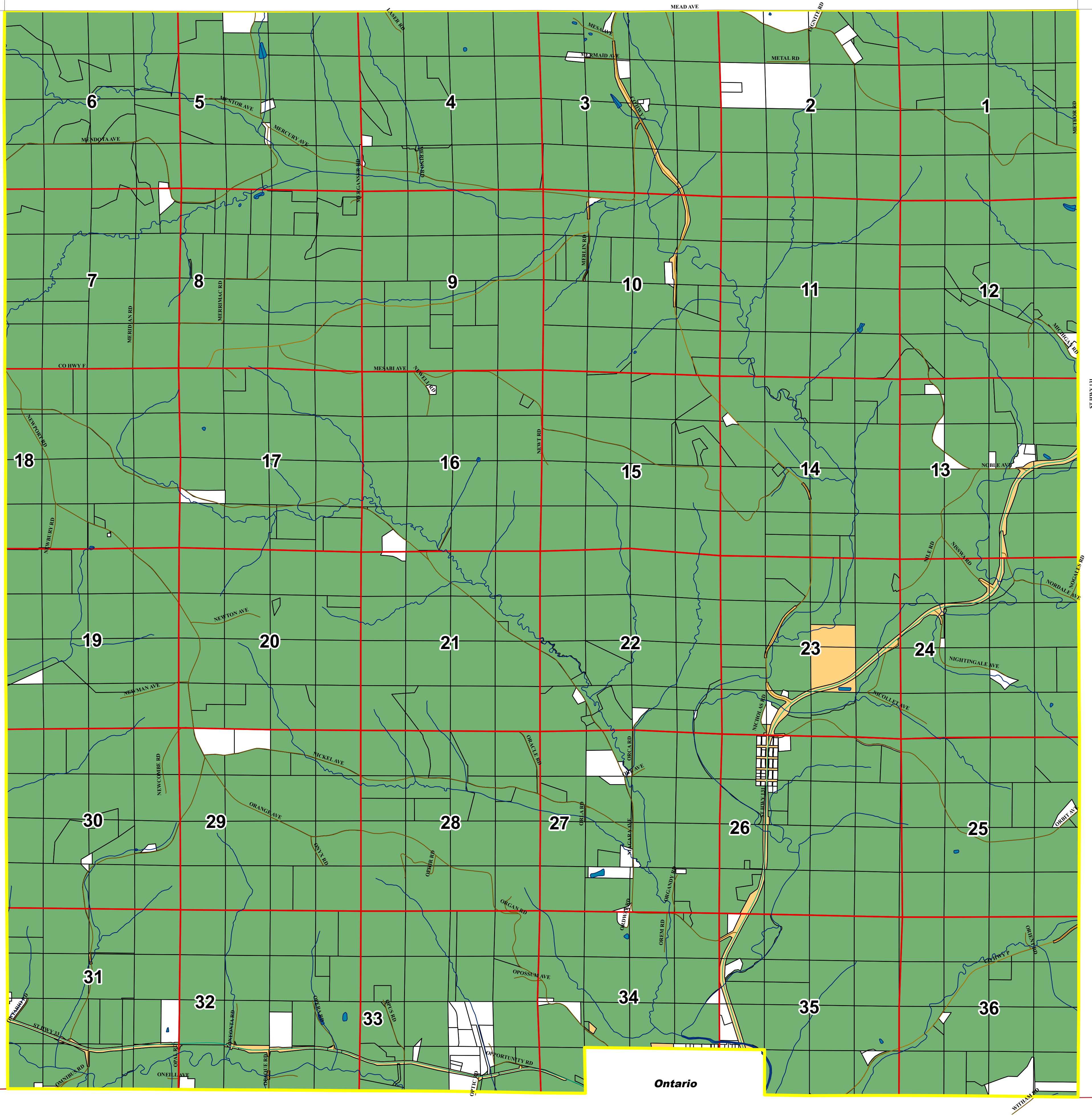
-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary



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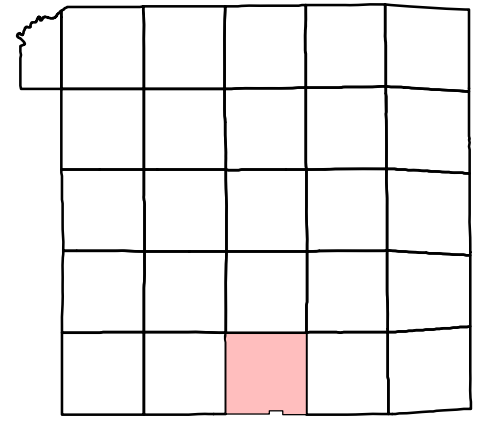


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF SHELDON, T15N-R02W  
MONROE COUNTY, WI**

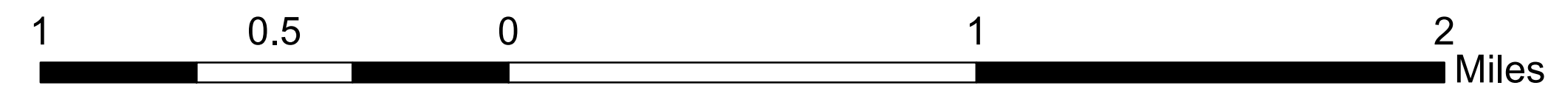
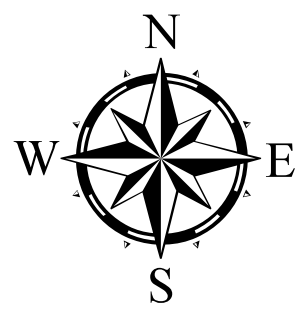


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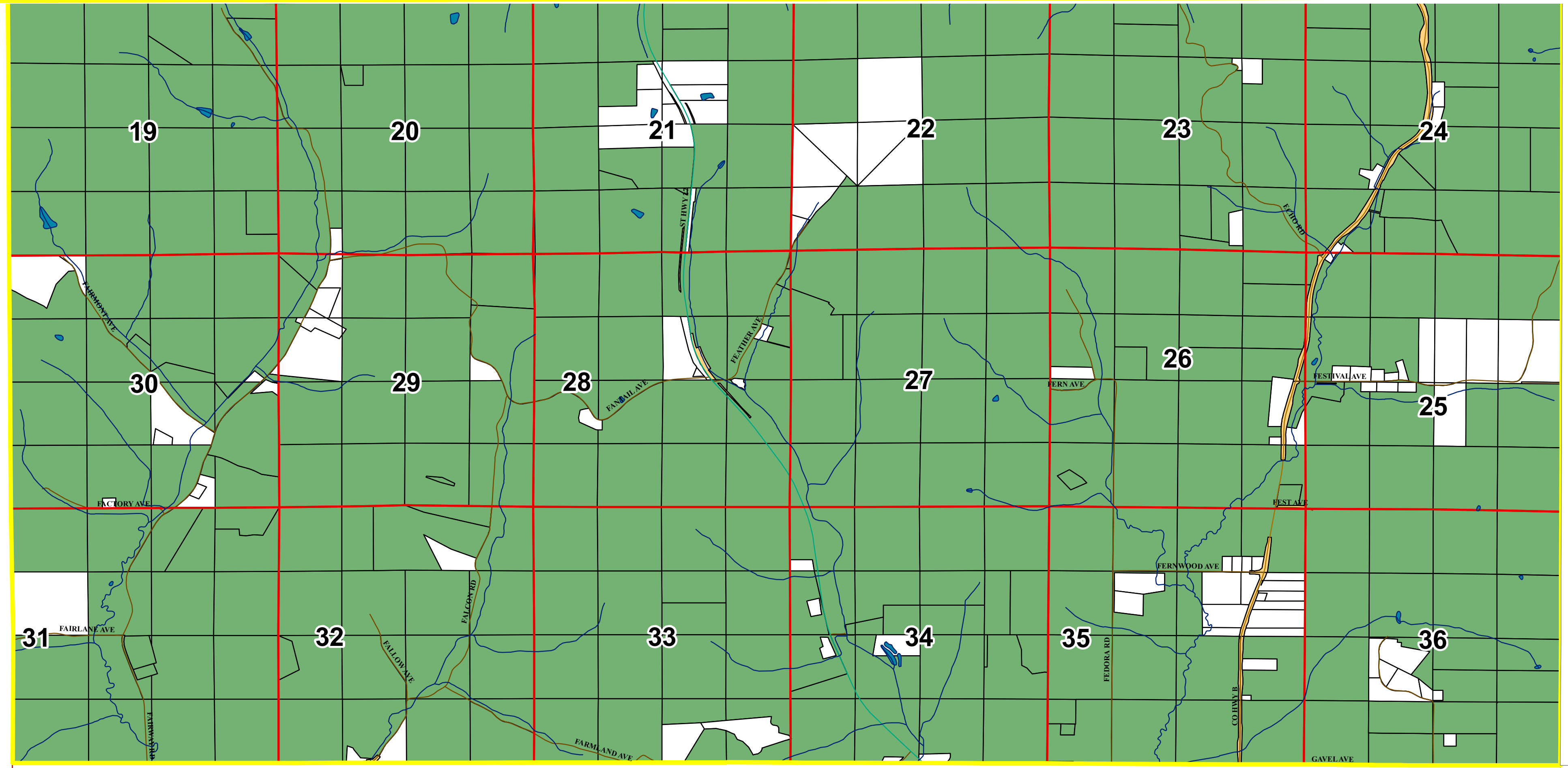
-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary



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 Monroe County Land Conservation Dept.  
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 Land Use Map contained in the Monroe County Comprehensive  
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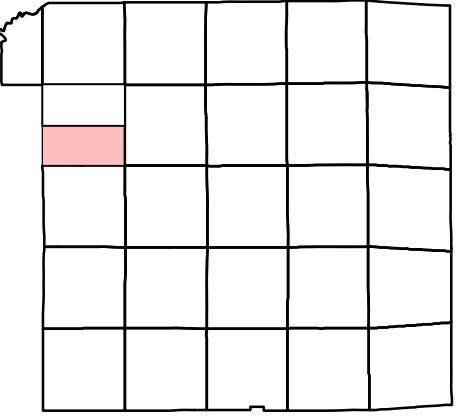


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF SPARTA (N), T18N-R04W  
MONROE COUNTY, WI**

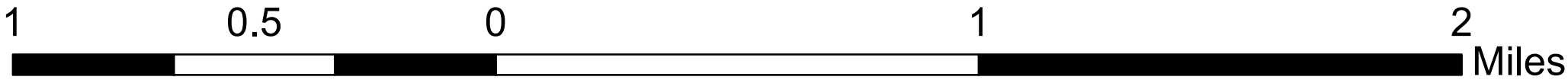
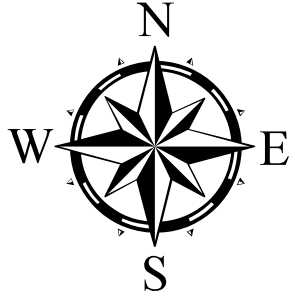


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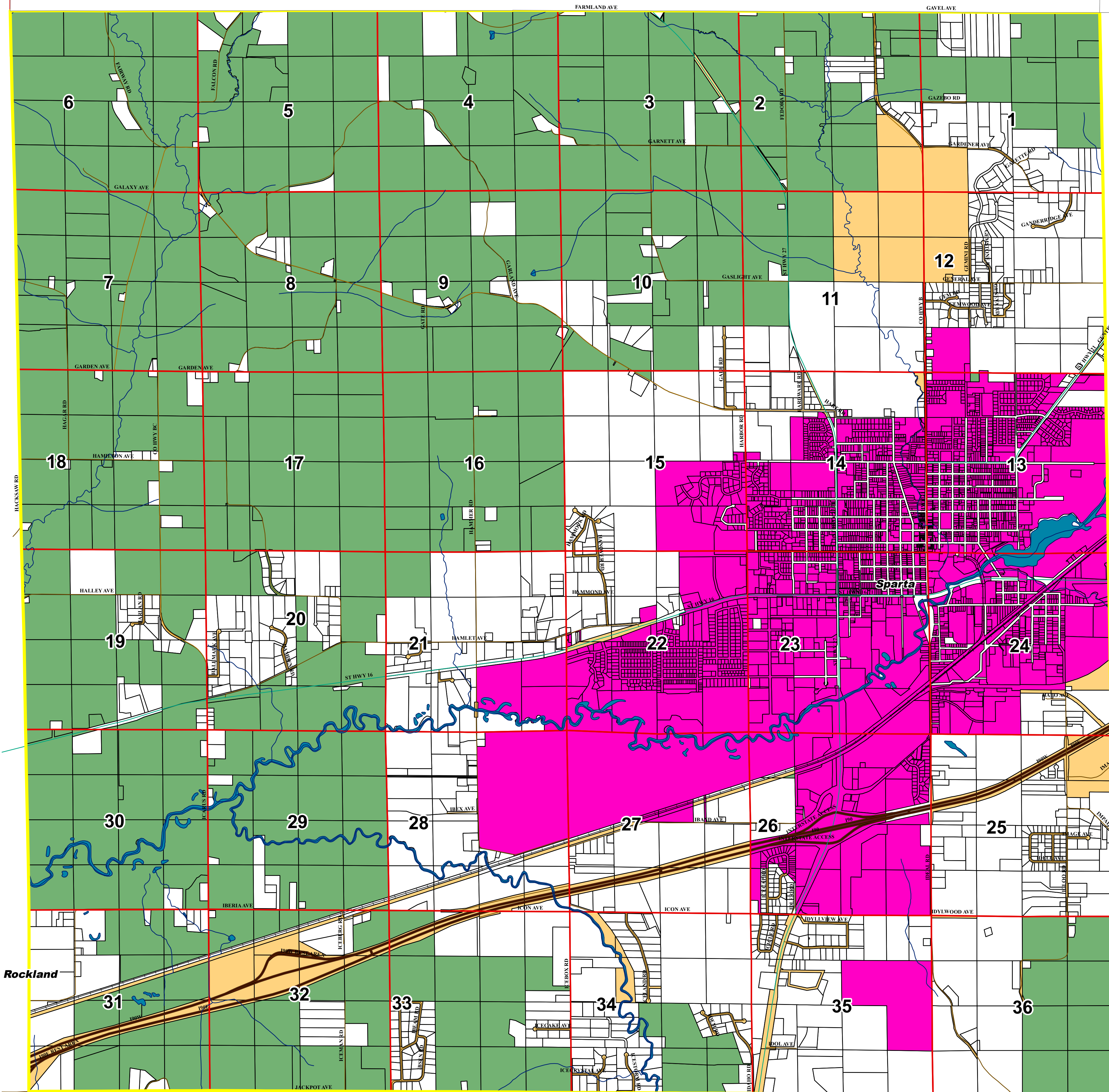
- Township
- Section
- Railroads
- County Hwy
- Interstate Hwy
- State Hwy
- Town Road
- Streams
- Eligible Farmland Preservation Parcels
- Lakes and Ponds
- Ineligible Parcels
- Local, State, Federal Land
- Village
- City
- Tax Parcel Boundary




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 Monroe County Land Conservation Dept.  
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 Land Use Map contained in the Monroe County Comprehensive  
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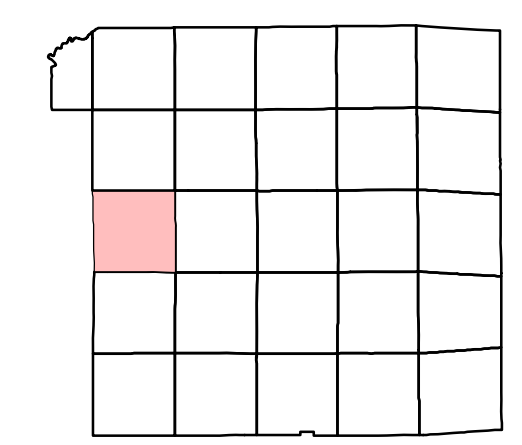


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF SPARTA, T17N-R04W  
MONROE COUNTY, WI**

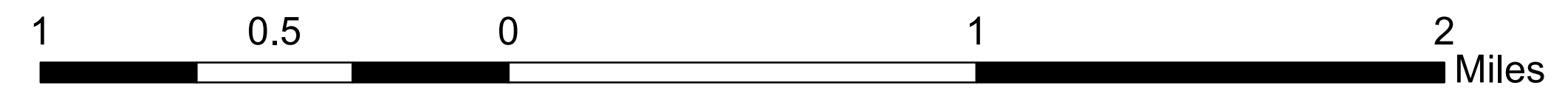
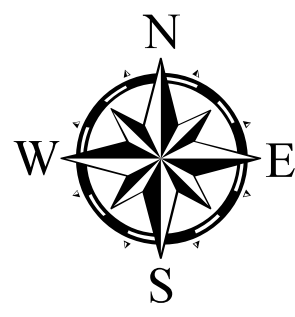


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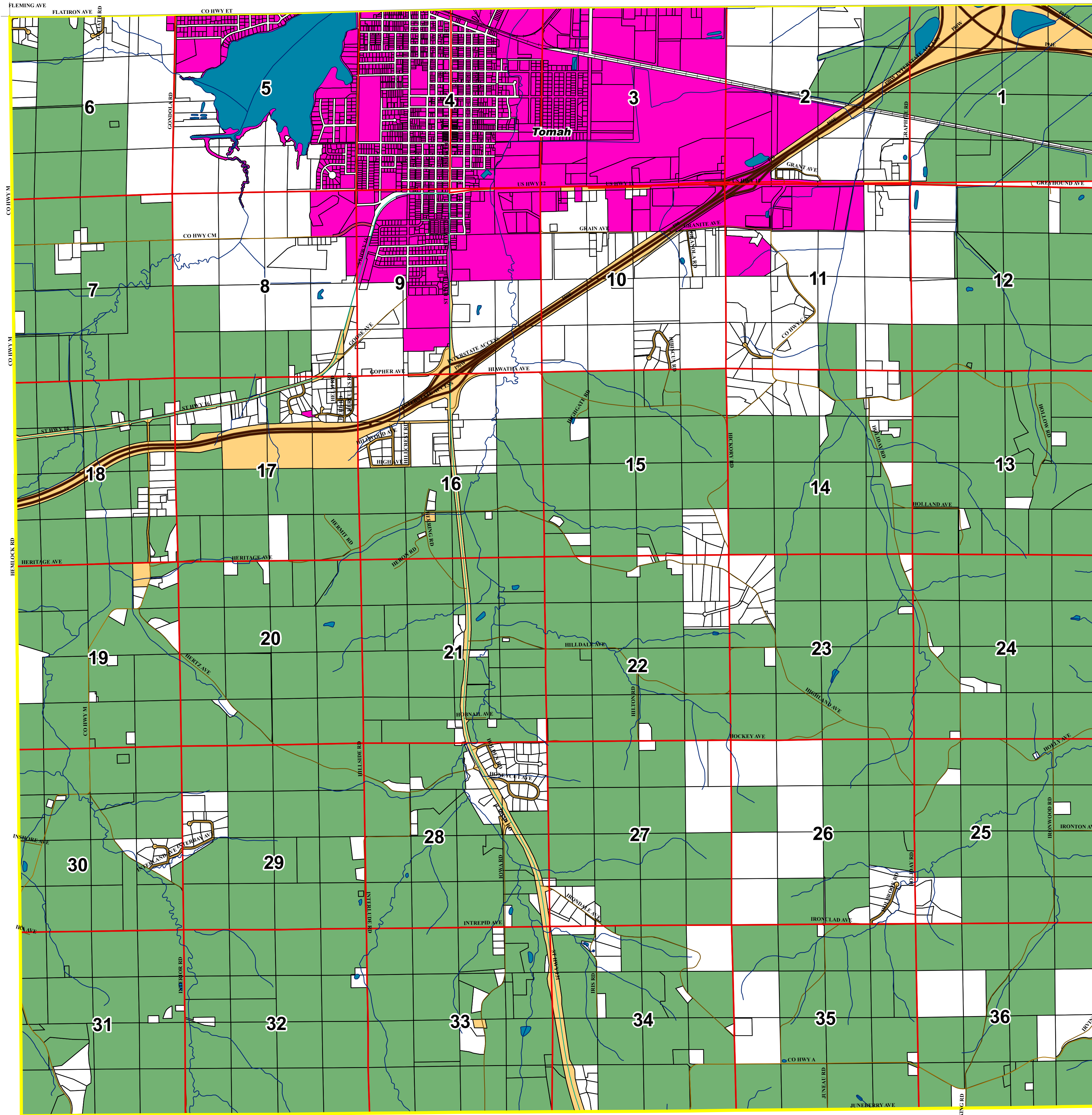
-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary



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 Land Use Map contained in the Monroe County Comprehensive  
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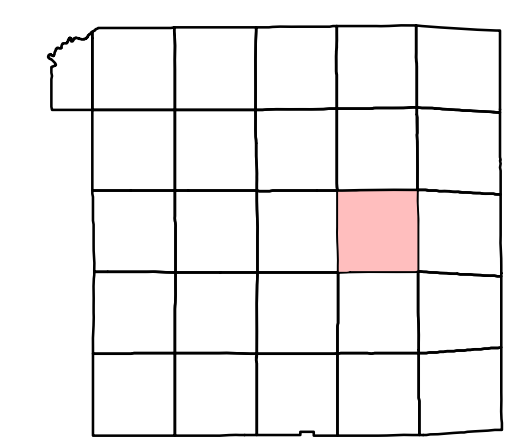


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF TOMAH, T17N-R01W  
MONROE COUNTY, WI**

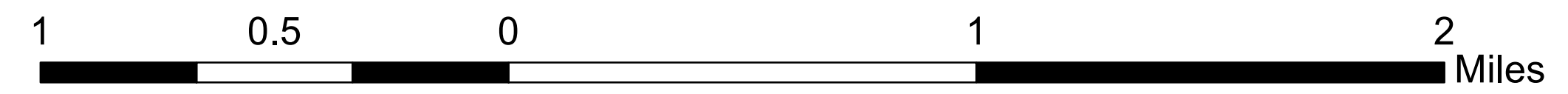
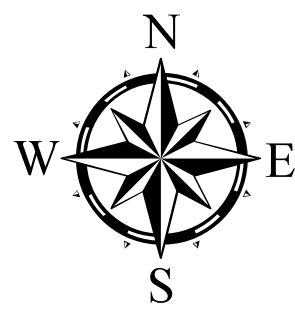


**Legend**

-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary

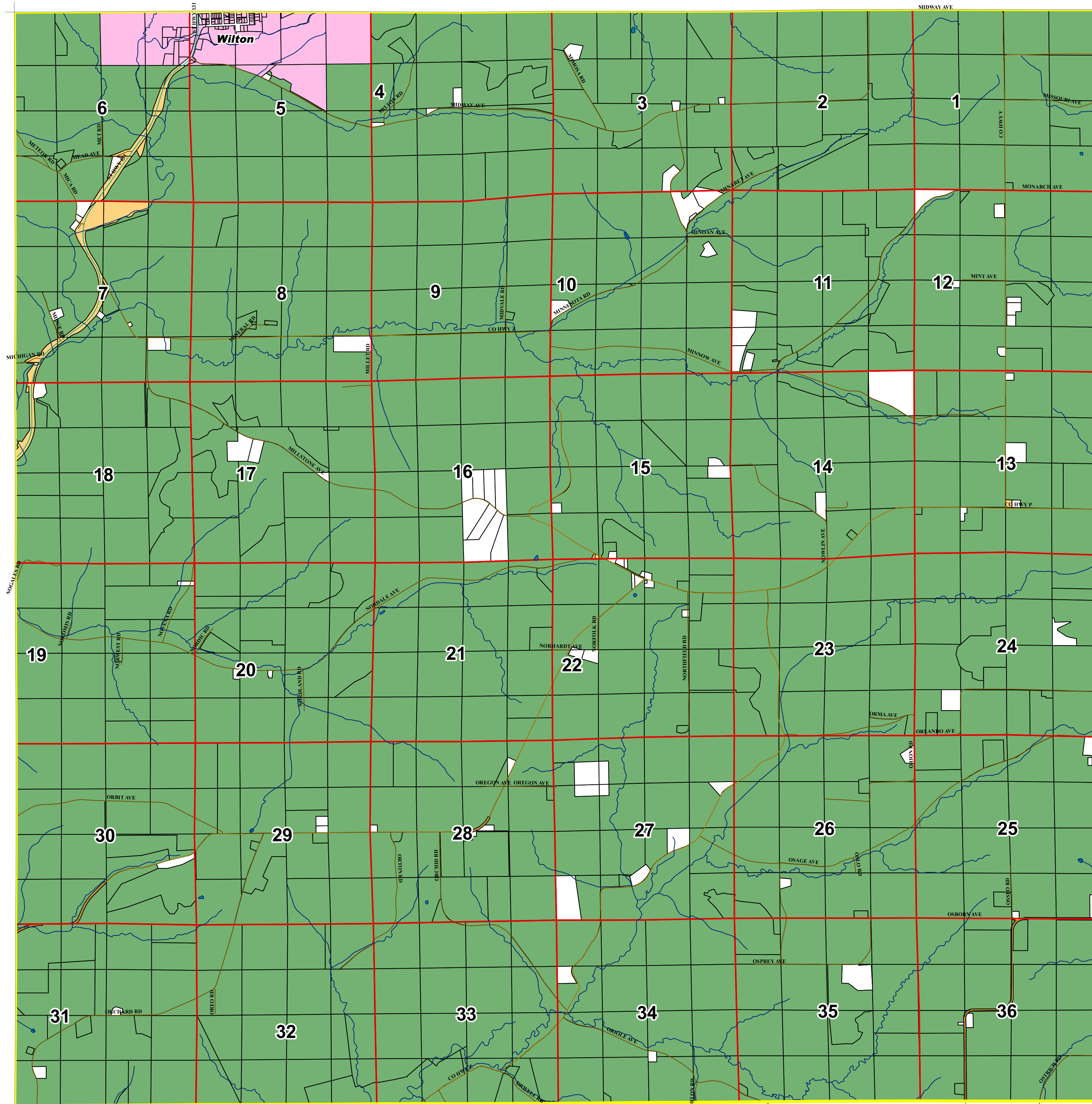


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 Monroe County Land Conservation Dept.  
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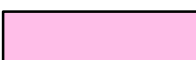


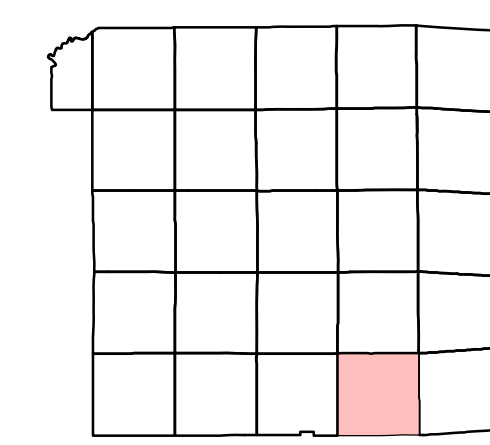


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF WELLINGTON, T15N-R01W  
MONROE COUNTY, WI**

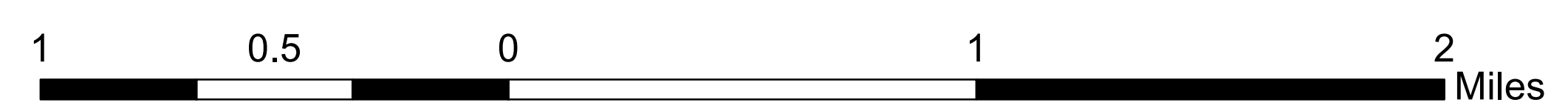
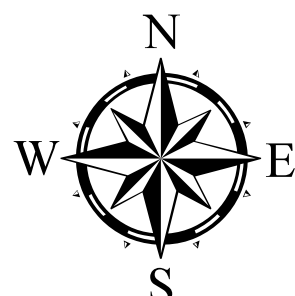


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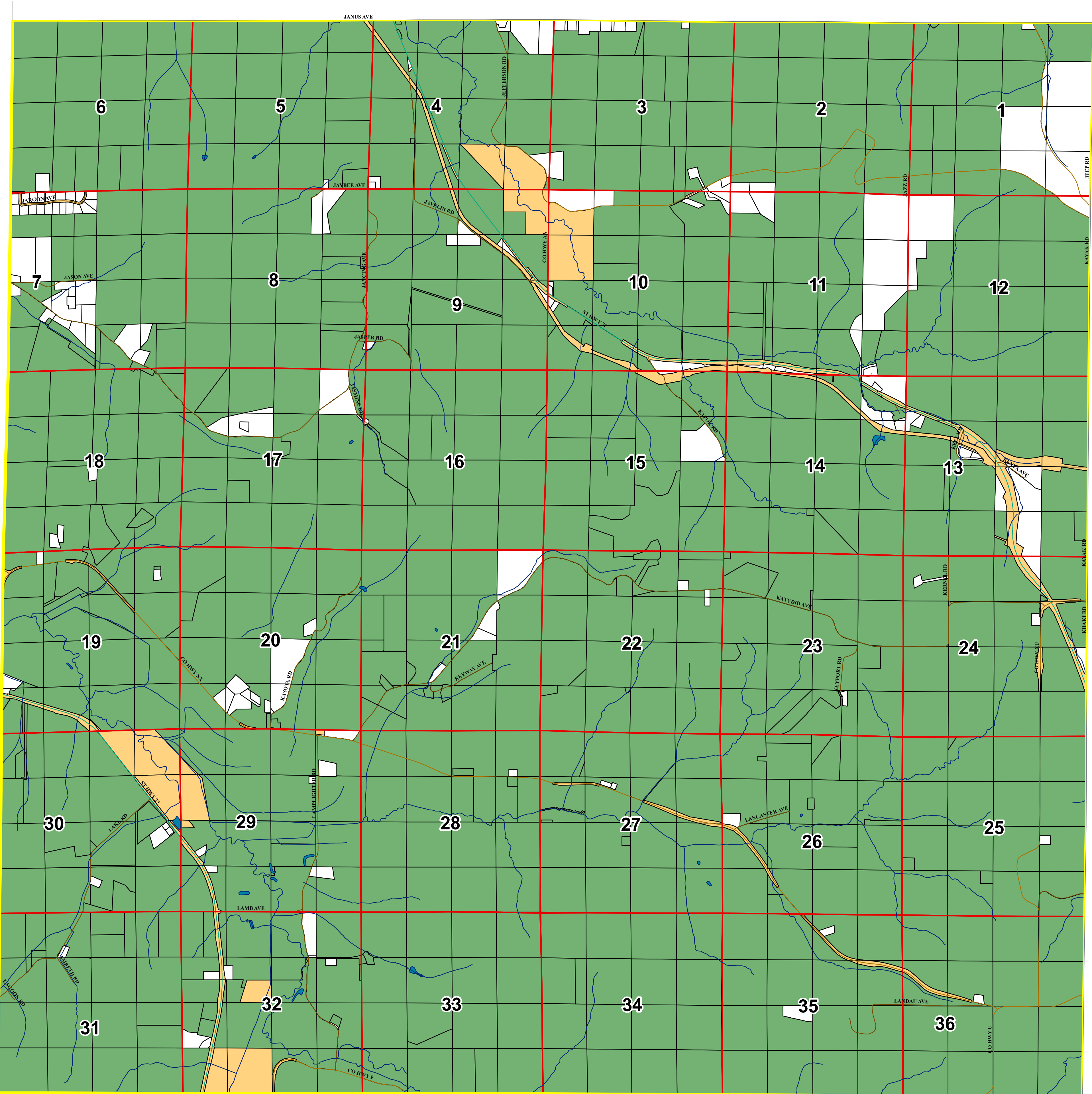
-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary




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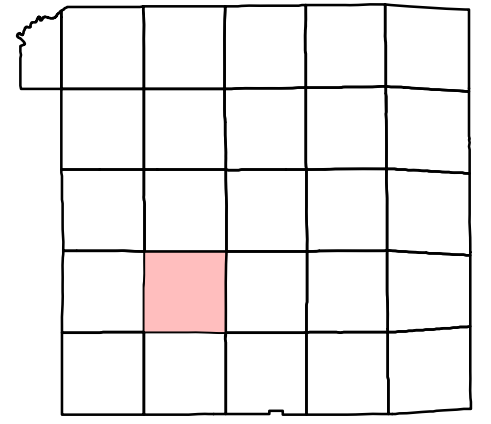


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF WELLS, T16N-R03W  
MONROE COUNTY, WI**

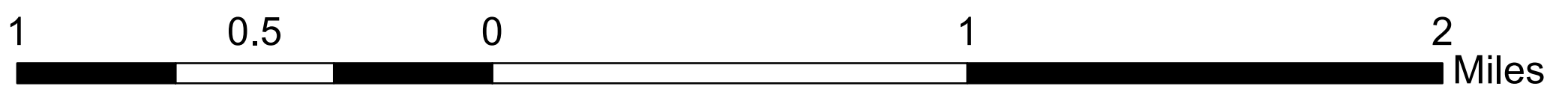
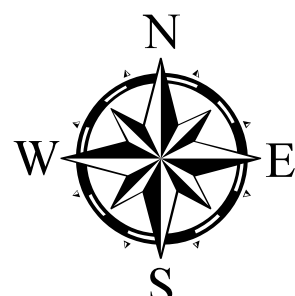


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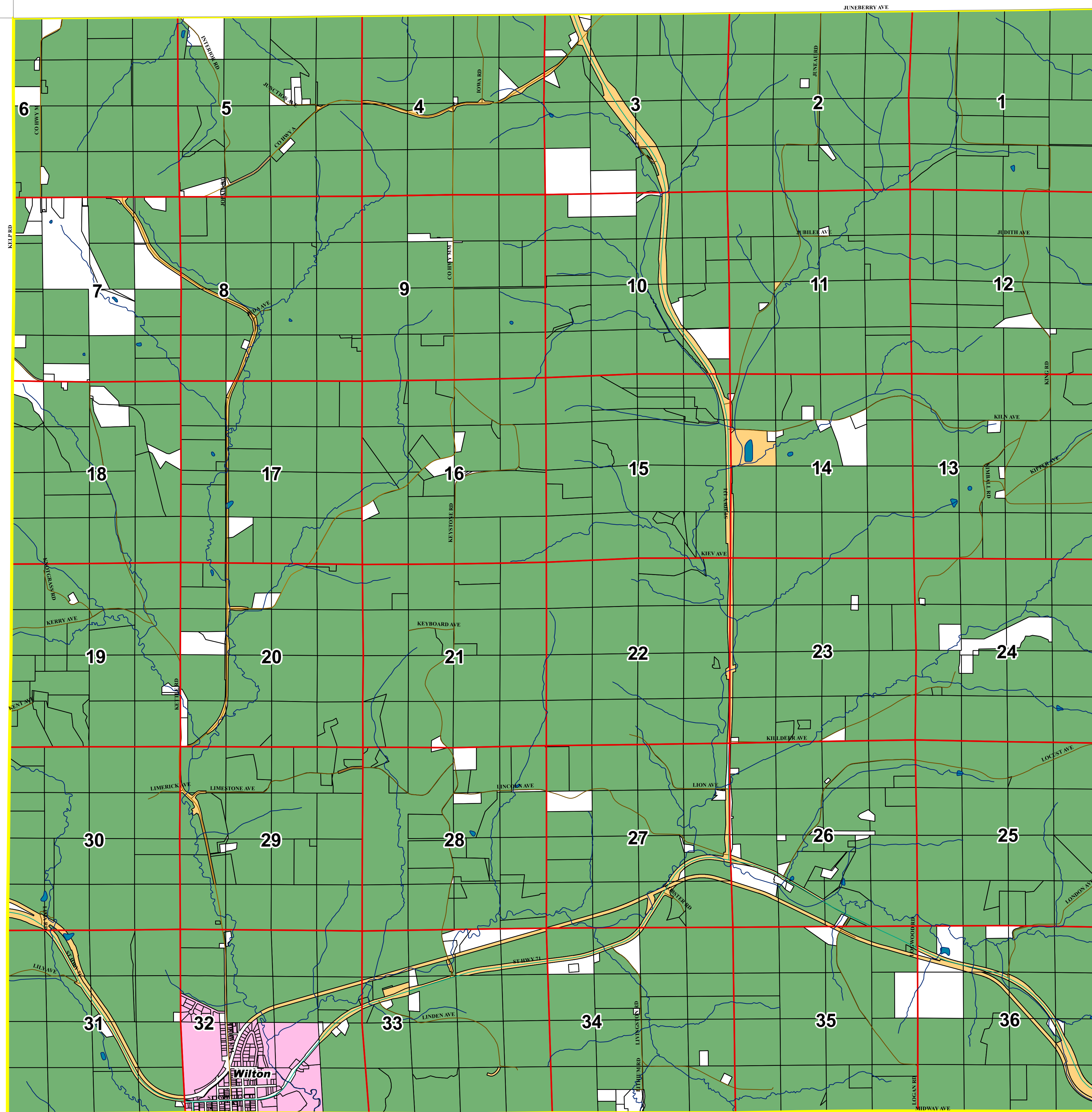
-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary




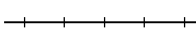









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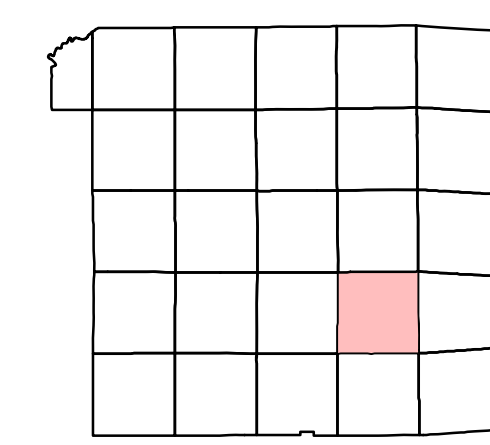


**FARMLAND PRESERVATION AREA PLAN MAP  
TOWN OF WILTON, T16N-R01W  
MONROE COUNTY, WI**



**Legend**

-  Township
-  Section
-  Railroads
-  County Hwy
-  Interstate Hwy
-  State Hwy
-  Town Road
-  Streams
-  Eligible Farmland Preservation Parcels
-  Lakes and Ponds
-  Ineligible Parcels
-  Local, State, Federal Land
-  Village
-  City
-  Tax Parcel Boundary



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