



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

Agricultural Enterprise Area Petition

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

PART I. GENERAL INFORMATION

- A. Name of AEA. Trenton AEA
 - B. County or counties in which the proposed AEA is located. Dodge County
 - C. All towns, villages or cities in which the proposed AEA is located. Town of Trenton
 - D. Number of owners of eligible farms, within the proposed AEA, who are signing this petition. 35
 - E. Total number of acres in the proposed AEA. 26,745 Acres
 - F. All counties signing the petition have a certified farmland preservation plan. Yes No
 - G. All parcels in the proposed AEA are located within a farmland preservation area designated in the certified county farmland preservation plan. Yes No
- * AEA Petition is using proposed Dodge County Farmland Preservation Plan, since plan has tentative approval from DATCP and will be adopted in April 2011. This is acceptable, per Coreen Fallat.*
- H. All parcels in the proposed AEA are contiguous. Yes No
 - I. The proposed AEA is primarily in agricultural use. Yes No
 - J. Primary agricultural land use in proposed AEA. Cash Cropping,
Dairy Farming,
and Vegetable
Production
 - K. Designated contact person for the AEA.

Name: Nate Olson

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

PART II. PURPOSE AND RATIONALE FOR AEA²

Introduction to proposed AEA (optional):

See Part 2 Attachment – Page 1

1. State the goals of the proposed AEA for:
 - a. preservation of agricultural land use
 - b. agricultural development

See Part 2 Attachment – Page 1

2. What activities in the proposed AEA aid in achieving the goals stated above? Please identify any past activities, ongoing activities or future activities **and** the primary entity responsible for the activity.

Past Activities: **See Part 2 Attachment – Page 2**

Ongoing Activities: **See Part 2 Attachment – Page 2**

Future Activities: **See Part 2 Attachment – Page 3**

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

See Part 2 Attachment – Page 5

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

See Part 2 Attachment – Page 9

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

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

See Part 2 Attachment – Page 18

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

See Part 2 Attachment – Page 19

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

² DATCP will evaluate petitions under s. 91.86, Wis. Stats., and will consider information provided in response to the following questions.

6. (a) Select which of the following land use controls will support the agricultural uses in the proposed AEA. (b) Explain if the selected control is currently in place or will be implemented in the future **and** how the control will support the proposed AEA.

- Farmland preservation zoning ordinance (provide a copy of the certified zoning map as supporting documentation) **See Part 2 Attachment – Page 20**
 - Other zoning ordinances
 - Farmland preservation agreements
 - Easements or purchase of development rights **See Part 2 Attachment – Page 23**
 - Transfer of development rights
 - Subdivision ordinances: **See Part 2 Attachment – Page 21**
 - Cooperative boundary agreements: **See Part 2 Attachment – Page 23**
 - Natural area protections **See Part 2 Attachment – Page 24**
 - Other (Farmland Preservation Plan) **See Part 2 Attachment – Page 25**
 - Other (specify)
 - Other (specify)
-

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

See Part 2 Attachment – Page 26

8. Explain how designation of an AEA may do the following:

- a. promote future agricultural and related investment and cooperation within the AEA;
- b. support or encourage agricultural economic activity within the broader community.

See Part 2 Attachment – Page 32

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

- Nearly all petitioners are in compliance
 - More than half of the petitioners are in compliance
 - Half or less than half of the petitioners are in compliance. **See Part 2 Attachment – Page 38**
 - Few or no petitioners are in compliance
 - Compliance status of petitioners is unknown
-

10. If the proposed area is designated as an AEA, what steps will be taken to encourage farmland preservation agreements between landowners and the department?

See Part 2 Attachment – Page 39

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

See Part 2 Attachment – Page 40

12. Are there any other compelling reasons to choose this AEA proposal from among competing AEA proposals?

See Part 2 Attachment – Page 42

PART III. MAP AND SPATIAL LOCATION DATA

Please send all of the following information, in electronic form, to: DATCPWorkingLands@wisconsin.gov (enter “AEA Petition” in the subject line):

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

Please follow the map and spatial data guidelines found in Part III of the guidance document.

PART IV. IMAGES FROM PROPOSED AEA (OPTIONAL)

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

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

PART V. SIGNATURE PAGES AND LOCAL RESOLUTIONS

Submit appropriate documentation from all landowner and political subdivision petitioners. See attached “Landowner Signature Page” and “Cooperator Signature Page.”

In addition, every political subdivision (county, town, city or village) in which any part of the AEA is included must submit as part of the petition a copy of a resolution stating that the local government is petitioning the state to designate the AEA as described in the petition. Sample resolution text is included in Appendix A of the guidance document.

Please follow the signature page and resolution guidelines in Part V of the guidance document.

Trenton Agricultural Enterprise Area Petition

Part II

Town of Trenton

Dodge County, WI

Introduction to proposed Trenton AEA Petition

The Town of Trenton is a vibrant agricultural community, with an exceptional agricultural industry. The high yielding soils and diverse crops make the Town of Trenton a primary place to designate an AEA. You will learn in the Trenton AEA petition that the area sustains numerous farm operations and contains a large agricultural land base; both of which support the region's agricultural industry. The Town and landowners commitment to preserving and enhancing the agricultural industry is remarkable. Selecting the Trenton AEA will further enhance the Town and County's agricultural industry, as well as further the Working Lands Initiative's goals to preserve the State's farmland and strengthen the State's agricultural economy.

1) State the goals of the proposed AEA for:

- a. Preservation of Agricultural Land Use**
- b. Agricultural Development**

Succinct goal statement:

The overall goal of the proposed Trenton Agricultural Enterprise Area is to preserve the Town's agricultural land base, strengthen local farm operations, and support local, regional, and statewide agribusinesses. By protecting the Town's agricultural land base and supporting agricultural operations/businesses, the Town will ensure a strong agricultural economy.

- a) A primary goal of the Trenton AEA is to preserve the area's agricultural land base to the greatest extent possible. The agricultural land base and agricultural infrastructure is the foundation for Trenton's agricultural production, rural identity and future in the agricultural industry.
- b) Another objective of the Trenton AEA is to maintain the region's agribusinesses and spur local, regional and statewide agricultural growth. Encouraging the local farming operations and the region's agribusinesses to investment in agriculture is and will continue to be a necessity to sustain Wisconsin's agricultural industry. The Trenton AEA will strengthen the region's agribusiness infrastructure; local landowners and agribusinesses will be confident in investing in agriculture and continue to modernization operations in order to remain competitive in the future.

- 2) What activities in the proposed AEA aid in achieving the goals stated above?
Please identify any past activities, ongoing activities or future activities and the
primary entity responsible for the activity.**

Past Activities:

In 1985, the Town of Trenton adopted county zoning, at that time the Town adopted Farmland Preservation Zoning. Majority of the Town was rezoned to A-1 Prime Agricultural, since the Town was participating in the state's Farmland Preservation Program. The A-1 Prime Agricultural Zoning District is the most restrictive agricultural zoning district and is the certified farmland preservation district for Dodge County. The Town's election to participate in the Farmland Preservation Program shows that the Town is dedicated to preserving agricultural land and wants agriculture to thrive. Currently, Dodge County enforces zoning regulations in the Town; the Town has indicated that they would like to continue in County Zoning and continue participating in the Farmland Preservation Zoning. Dodge County amended the Land Use Code on June 28, 2010 to comply with the new Farmland Preservation Zoning standards.

In addition to Farmland Preservation Zoning, the Town has adopted its own Land Division Ordinance. The purpose of the Town's Land Division Ordinance is to regulate the division of land, in order to promote public health, safety, morals, prosperity, aesthetics and general welfare of the community. Regulating the division of land allows the Town to regulate new nonfarm development in the Town and minimize conflicts with agricultural operations. It is important for the Town to minimize conflicts between farm and nonfarm residents since fewer conflicts helps support the future of agriculture in the Town. Aside from the Town administering the Town Land Division Ordinance, Dodge County also regulates all land divisions in the Town of Trenton. Dodge County serves as another source to ensure new lots created in the Town do not impact existing farming operations. Dodge County's land division review coincides with the required zoning review for parcels in the Farmland Preservation Zoning District.

In accordance with the Comprehensive Planning Law, the Town of Trenton has adopted its own Comprehensive Plan. In 2003, Dodge County and 19 local communities were awarded a planning grant of \$321,000 to create a county comprehensive plan and 19 local community comprehensive plans. The Town of Trenton was one of the participating communities. In addition to the awarded grant funds, the Town paid an additional \$10,800 for the development of the Town of Trenton Comprehensive Plan, which was adopted in 2005. The Town of Trenton made the \$10,800 investment to develop its own comprehensive plan, as the Town sees the benefit in planning for the Town's future. The Town's goal to preserve agriculture and provide for agricultural development is well documented in the Comprehensive Plan. Establishing an Agricultural Enterprise Area will help achieve the goals, objectives, policies and recommendations in the Comprehensive Plan.

Ongoing Activities:

County staff is in the process of updating the Dodge County Farmland Preservation Plan and the Dodge County Zoning Map. The updated zoning map will meet the new Farmland Preservation Zoning requirements and be consistent with the Farmland Preservation Plan. Since the Town of Trenton is under county zoning, the Town will be

abiding by the new Farmland Preservation Plan and zoning requirements once the new plan and zoning map is amended. Dodge County staff anticipates the amendments will be adopted at the April, 2011 Dodge County Board of Supervisors meeting.

The Town Land Division Ordinance and Comprehensive Plan will continue to be administered by the Town. Currently, the Town is not proposing any changes to the Land Division Ordinance or Comprehensive Plan. However, these regulatory tools should be reviewed annually to determine if any changes are needed, to better meet the needs of the Town.

It is important for Town and County staff/officials to keep abreast of issues pertaining to the Farmland Preservation Program. County staff works to hold Farmland Preservation Program informational meetings with town officials or host informational meetings with state officials, in order to keep getting the facts of the program out to the public. Town of Trenton officials will continue to regularly attend county and state sponsored workshops and informational meetings, as these functions are important for future progression.

Future Activities:

If the Town of Trenton is awarded an Agricultural Enterprise Area, there are various actions the Town will need to complete in the future. The Town of Trenton will update its Land Division Ordinance; this should be done to keep up with changing land use trends. In order to maintain the Town's pro-agriculture stand, the Town will ensure its Land Division Ordinance supports preserving agricultural land. Town officials may complete this or they may work with Dodge County staff to update the Land Division Ordinance. Working with county staff would help foster consistency between the Farmland Preservation Zoning standards and the Land Division Ordinance standards.

The Town of Trenton will update its Comprehensive Plan. The Town must update its Comprehensive Plan by 2015, since it must be updated every 10 years. During the updating process, Town officials should carefully analyze the Future Land Use Map and the goals/objectives/policies/recommendations for consistency with the Farmland Preservation Plan, proposed AEA goals and zoning standards. Ensuring consistency with the Comprehensive Plan will further help the Town obtain its agricultural preservation goal. Once again, Town officials may want to work with Dodge County staff to perform this task, as it will help ensure consistency between the Town and the County.

Lastly, the Town may want to review other tools for land preservation, such tools may include: creation of a purchase of development rights program, create a program for voluntary donation of development rights, PACE, and working with area land trusts. Utilizing nonconventional land preservation tools may further help the Town preserve its agricultural land base and enhance the agricultural infrastructure. The voluntary donation of a conservation easement has recently been done in the Town. In January of 2010, Carl and Bonnie Werner made a donation of a conservation easement to the Land Trust Network. The Werner's 4th generation 148 acre dairy farm operation will be permanently preserved for agriculture. The Werner's farm is the first farm in the Town to donate a conservation easement. Also, their farm is located in the proposed AEA and they have signed the AEA petition. This action shows that there is interest in the Town to permanently protect agricultural land; therefore, Town officials should review this

preservation tool with the Land Trust Network, Drumlin Area Land Trust (DALT) or Dodge County staff.

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

The Town of Trenton is proposing an approximate 26,745 acre AEA; see the attached proposed Trenton AEA map.

The size and location of the proposed Trenton AEA was determined after analyzing Dodge County's and Town of Trenton's Comprehensive Plans, current zoning map, proposed Dodge County Farmland Preservation Plan, and Town official and citizen review. Town officials and Town landowners were able to determine the most appropriate AEA location, using these four county and town adopted sources. Town officials and petitioners believe it is appropriate to identify much of the Town as an AEA, mainly due to the Town's intense agricultural uses. Establishing an AEA to cover much of the agricultural land in the Town will further support the Town's planning goals and this petitions goals. The proposed AEA will meet those goals by providing an additional economic incentive for almost all landowners whose property is used for agriculture. By creating an incentive to preserve their land, the Town is maximizing its efforts to preserve the existing agricultural land base. In addition to protecting the agricultural land base, an AEA will show landowners, current agribusinesses, and potential agribusinesses that the Town is committed to agricultural and wants to see agriculture grow in the Town.

The Town of Trenton is a very agricultural intense Town, the amount of land that is currently zoned and utilized for agricultural purposes show this. The Town has a land base of approximately 34,560 acres, of that, 28,848 acres are zoned A-1 Prime Agricultural. Roughly 83 percent of the total land area within the Town is zoned for farmland preservation. Another 4,592 acres is zoned A-2 General Agricultural, approximately 13 percent of the total land area is zoned for general agriculture. 33,440 acres out of the Town's total land base of 34,560 acres are zoned for agriculture and are utilized in a way that is consistent with agricultural uses or open space. Since the Town of Trenton participates in the Farmland Preservation Program, landowners are eligible to participate in the program if they are located in the A-1 Prime Agricultural Zoning District. Currently, there are approximately 17,500 acres enrolled in the Farmland Preservation Program. Approximately half the Town of Trenton is dedicated to participating in the Farmland Preservation Program. Due to the large amount of program participation, it has been determined that the benefits of an established AEA should be available to all landowners that are currently zoned A-1 Prime Agricultural (unless designated for growth). Leaving areas out of the proposed AEA that are zoned A-1 Prime Agricultural would be counter productive to the Town's goals. Petitioners and Town officials feel that is imperative to place much of the Town in the proposed AEA, in order to maintain and enhance the region's agricultural industry.

In addition to participating in Farmland Preservation Zoning, the Town of Trenton has invested in a Comprehensive Plan. The Comprehensive Plan is a tool that allows the Town to plan its future and guide its land use decisions. A very important feature of the plan is the Future Land Use Map (see attached Future Land Use map). This map illustrates what Town officials and landowners would like the Town to look like in the future. The map identifies areas where the Town would like to see growth and certain types of land uses. It also shows areas where the agricultural land should be preserved.

By far, much of the Town is being planned for agriculture. The Future Land Use Map does identify some areas for growth and recreation; those areas are not included in the proposed Trenton AEA. Also, there are various areas owned by the state and federal government (for recreation and corrections), those lands were not included in the proposed Trenton AEA. By and large, the Town would like to maintain its intense agricultural land use well into the future. Therefore, in addition to areas zoned A-1 Prime Agricultural, areas designated for agriculture on the Future Land Use map were included in the proposed Trenton AEA. In addition to the Future Land Use map, there are various recommendations in the Comprehensive plan that shows the Town's desire to preserve agricultural land and maintain the rural atmosphere.

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

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

Soil Classification	Acres	Percent of Total Land Base
1	9,627.3	27.9%
2	18,951.3	54.9%
3	4,304.8	12.5%
4	909.5	2.6%
6	163.7	0.5%
7	42.0	0.1%
N/A	517.1	1.5 %
Total	34,515.7	100.0%

Total acre is less than current total land acreage, due to parcel mapping advancements.

Class I and class II soils are considered National Prime Farmland, of which 82.8 percent of the soils in the Town of Trenton are rated National Prime Farmland. Class III soils are considered Farmland of Statewide Importance and 12.5 percent of the soils in the Town meet this producing level. Overall, 95.3 percent of the soils in the Town of Trenton are considered good agricultural soils, which can produce outstanding annual yields.

The Town also utilized a hands on approach to identify the proposed AEA boundary and the AEA petition. Trenton officials took a very proactive approach to notifying landowners of the opportunity to apply for an AEA. In addition to the multiple county and town educational efforts, the Town sent out an AEA informational sheet with its 2010 tax bills (see attached informational sheet). This information outlined participation opportunities and program details were utilized to ascertain how much interest there was in applying for an AEA. Town officials did receive some inquires about the opportunity to apply for an AEA.

In order to gain a full understanding of the purpose of an AEA and to gauge the citizen's interest in applying for an AEA, the Town held an AEA informational meeting on January 12, 2011. The informational meeting was open to everyone; it was properly noticed in the local paper (see attached notice). The Town also sent invitations to all known Farmland Preservation Program participants (see attached invitation letter). The



meeting was very well attended, with approximately 40 interested landowners attending. County staff members and Town officials reviewed the Farmland Preservation Program and the opportunity to apply for an AEA. In anticipation of the meeting, Town officials and County staff prepared a draft AEA map, utilizing all necessary resources (County/Town Comprehensive Plans and proposed Agricultural Preservation Plan map). The proposed AEA map was reviewed

at the informational meeting; there were many questions and discussion about the proposed AEA. With some minor changes, the attending group was in favor of the proposed AEA. It was stated that all existing program participants should have the opportunity to apply for a Farmland Preservation Agreement. Hence, the proposed AEA should cover the majority of the Town, since existing participants are distributed throughout the Town.

In addition to the proposed AEA map, the Town reviewed the opportunity for landowners to sign a petition for the creation of the AEA. The majority of everyone in attendance desired to sign the petition and have a hand in creating an AEA. Furthermore, some meeting attendees took additional petition copies to give to their friends and neighbors that were not at the meeting. This action further showed Town officials and County staff that the attending citizens were in favor of the AEA and wanted to have a hand in helping create an AEA. The proposed AEA has a tremendous amount of petitioner support, a total of 35 eligible landowners signed supporting petitions. These landowners account for 6,669 acres. Also, 29 of the 35 landowners indicated they are interested in entering into a farmland preservation agreement (4 stated maybe and 2 didn't answer that petition question). The location of the petitioning landowners can be seen on the attached Petitioning Landowners map.

Since the informational meeting was open to everyone, there were some non-eligible landowners at the meeting who are located in and out of the proposed AEA. Interestingly all non-eligible landowners in attendance were in support of the proposed AEA map. Almost all meeting attendees wanted to show their support for the creation of an AEA, and to support their local agricultural community and help preserve Trenton's way of life. In the end, the public informational meeting was a great success. Not only was it a method to help determine a proposed AEA location, but was also a way to measure the amount of support for an AEA. It was a useful method to educate landowners about the program, and at the same time obtain written support by means of farmer petitions and cooperator petitions.

With the combination of the abundant farming operations, agricultural processing facilities, multiple infrastructure facilities in the region, and growing demand for locally produced goods; the Town and petitioning landowners agree it is important to include all eligible landowners in the proposed AEA. Petitioning landowners feel it is necessary to look out for their neighbors and help support the agricultural industry. Everyone involved agrees it is important to maximize preservation and agricultural growth opportunities, which can be done with the acquisition of an AEA in the Town.



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

A) Current Land Uses

Agriculture is the dominant land use in the Town of Trenton and in the proposed AEA area. The Town of Trenton is a large agriculture intense town with the majority of land use activities centered on agriculture. There is some non-agricultural land uses in the Town, such as nonmetallic mines and residential development. However, the majority of the land base is dedicated to agricultural practices. This is evident in the most recent existing land use survey which was completed during the Town’s Comprehensive Planning process; the Town of Trenton adopted their 2030 Comprehensive Plan on September 15, 2005.

The development of the Town’s comprehensive plan included a complete inventory of existing land uses. The table below shows the existing land use inventory; also see the attached Existing Land Use Map.

Town of Trenton

<u>Land Use Category</u>	<u>Acreage</u>	<u>% of Total</u>
Single Family Residential	385.4	1.1%
Two Family Residential	1.0	0.0%
Multi-Family Residential	0.0	0.0%
Mobile Home Parks	0.0	0.0%
Commercial	5.4	0.0%
Industrial & Quarries	133.6	0.4%
Public & Quasi-Public	35.7	0.1%
Transportation	1,116.8	3.2%
Parks & Recreation	703.5	2.0%
Communication & Utilities	2.0	0.0%
Water Features	499.3	1.4%
Agricultural & Other Resource Land	32,013.2	91.7%
Total	34,895.9	100.0%

Per the 2005 existing land use inventory, it was determined that approximately 32,013.2 acres or 91.7 percent of the town is classified as Agricultural and Other Resource Land. The agricultural land and other resource areas were combined into one category since the categories are closely related and typically blend together. The other resource areas were typically open space areas; some areas were farmed in the past but are now left to grow to native vegetation.

The next largest land use category is transportation, which accounts for approximately 1,116.8 acres of land or 3.2 percent of the land base. The transportation category includes the roads and right of way area for all state, county, town roads; and the railroad right of way. This land use category is fairly stagnant, compared to the other land use categories and won’t change much.

The third largest land use category is parks and recreation. This land use category accounts for approximately 703.5 acres or 2.0 percent of the land base. The Wisconsin Department of Natural Resources and the United States Fish and Wildlife own and manage all the park and recreation land in the town. The recreation lands are open space, wetlands or wooded and they are primarily devoted to hunting activities. There is no development on these lands, except for gravel parking lots. Since the land use inventory, 859 additional acres have been acquired by the Wisconsin Department of Natural Resources and the United States Fish and Wildlife.



The fourth largest land use category is water features, this land use category accounts for 499.3 acres, or 1.4 percent of the land area. This area includes a portion of Beaver Dam Lake, ponds and streams. This land use category is not anticipated to change.

The fifth largest land use category in the Town of Trenton is residential, which accounts for approximately 385.4 acres or 1.1 percent of the land base. Almost all of the residences in the Town are single family residences, except for one acre of land that is used for a two family residence. There are scattered farm and non-farm residences throughout the Town. However, as seen throughout the state and Dodge County, there is an increase in non-farm residences in the Town. Additionally, there are some residential areas in the south portion of the town, near the north edge of the City of Beaver Dam. Much of the residences are in subdivision neighborhoods near State Highway 33 and State Highway 151. Since the land use inventory, the residential land use category has increased, the exact acreage is not known. However, there has been a definite increase in the non-farm residences throughout the Town.

The sixth largest land use category is industrial and quarries, which account for approximately 133.6 acres or 0.4 percent of the land base. Most of this category consists of three quarries/nonmetallic mines. The mine sites are primarily located in the southwest portion of the Town. In addition to the nonmetallic mine sites, there are two industrial operations in the Town, an underground cable contractor in the northeast portion of the Town and a Pepsi distribution facility along U.S. Highway 151 and County Highway A. Since the land use inventory, the Pepsi distribution facility has been annexed into the City of Beaver Dam. Also, there have been five additional nonmetallic mines established; all of them are located in the southwest portion of the Town (sections 9, 16 & 17). With the loss of the Pepsi distribution facility acres and the addition of the nonmetallic mine sites, there isn't much of a change in industrial acreage. However, this will change in the near future, as six of the mine sites now account for approximately 134.7 active mine acres, the remaining two mine sites will begin mining in the spring of 2011.

The seventh largest land use category is public and quasi-public, which accounts for approximately 35.7 acres or 0.1 percent of the land base. There are two properties that make up this category, two cemeteries and an elementary school. It isn't anticipated this land use category will change much in the future.



The eighth largest land use category in the Town of Trenton is commercial, which accounts for approximately 5.4 acres. There are now four commercial sites in the Town; supper club, tavern, stainless steel tank manufacturer and a dog kennel. Since the land use inventory, the stainless steel tank manufacturer and dog kennel were established in the Town (acreage is the same, due to annexation).

The ninth and last land use category is the communication and utilities category, which accounts for 2.0 acres. This land use category consists of small substations and a communication tower. It is not believed the acreage for these land uses has changed, but may increase in the future as the demand may increase.

In addition to the current land use acreages mentioned above, there was a reduction in the total town land base. Shortly after the adoption of the Town's Comprehensive Plan, the City of Beaver Dam annexed approximately 376 acres of land along the east edge of U.S. Highway 151 for the development of the Wal-Mart Distribution Center. The annexation of that land has a large impact on the Town of Trenton, as it attracts additional development and further extends the City of Beaver Dam's extraterritorial jurisdiction into the Town. During the annexation process, a cooperative boundary agreement was reached between the city and the town. The agreement outlined the area to be annexed and indicates the City is not intending to annex more land from the Town of Trenton in the near future. Though there is an intergovernmental boundary agreement, the establishment of this facility will place additional development pressures on this portion of the Town, which could result in future annexation proposals.

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

It is evident that Trenton landowners and farmers feel agriculture and land preservation is important since approximately 17,500 acres are covered by existing Farmland Preservation Zoning Certificates. Half the total land base in the Town of Trenton is currently participating in the Farmland Preservation Program. The large amount of agricultural land in the Town of Trenton makes the Town one of the higher agricultural producing Towns in Dodge County. Since this is the case, it is worth mentioning the current agricultural operations in the proposed AEA. The following is a general list of the current agricultural operations and/or land use activities in the proposed AEA.

Current Agricultural Operations in the Proposed AEA

- Numerous Cash Cropping Operations
 - Cash cropping is the major agricultural activity in the proposed Trenton AEA.
 - Cash cropping operations range from 100 to 1,500 acres
 - Crops produced include: field corn, oats, soybean, and wheat

- Various Vegetable Production Sites
 - Four vegetable processing companies operate seven vegetable production facilities that utilized vegetables produced in the Town of Trenton and proposed AEA.
 - Harvested vegetables get trucked 8 to 60 miles away. Processing companies include:
 - Allen Foods (located in Fairwater, WI)
 - Del Monte (located in Markesan, WI)
 - Senneca Foods (located in Clyman, Mayville and Oakfield WI)
 - Lakeside Foods (located in Manitowoc and Random Lake, WI)
 - Approximately 1,650 acres are used annually for vegetable production.
 - Typical vegetables produced include: peas, green beans, sweet corn, and lima beans.
 - Unique vegetable production includes cabbage and table beets.

- 38 Dairy Cow Farm Operations
 - The Town of Trenton boasts the highest number of dairy farm operations in Dodge County.
 - Dairy cow farm operations range in size from 40 cows to 500 cows.



- Dairy cow milk produced in Trenton gets trucked 5 to 150 miles away.
Processing facilities include:
 - Saputo (located in Alto, WI)
 - Grande Cheese (located in Brownsville, WI)
 - Cedar Valley (located in Belgium, WI)
 - Kraft (located in Beaver Dam, WI)
 - Grassland (located in Greenwood, WI)

- 3 Dairy Goat Farm Operations
 - Dairy goat farm operations range in size from 50 goats to 1,200 goats.
 - Goat milk produced in the Town gets trucked 115 to 130 miles away.
Processing facilities include:
 - Woolwich Dairy (located in Lancaster, WI)
 - Kolb-Lena Bresse Bleu Inc. (located in Lena, IL)

- 11 Beef Cattle Operations
 - Beef cattle operations range in size from 10-150 head.

- 6 Hog Operations
 - Hog operations range in size from 50 to 1,500 animals.
 - Operations include: farrow to finish, genetic grower herd and finishing.

- 3 Lamb Operations
 - Lamb Operations range in size from 25 to 100 animals.

- 2 Pasture Dairy Operations
 - Pasture dairy operations range in size from 40 – 65 cows.

- Various Small Scale Poultry Operations
 - Operations mostly have chickens; but some also have geese, peacocks, pheasants, and turkeys at some time during the year.



- Numerous Hobby Farms
 - Hobby farms are scattered throughout the proposed Trenton AEA.
 - Many hobby farms have some animals, such as horses, goats, chickens, lambs, and pigs.

- In addition to traditional agricultural operations/land uses, there are 64 acres enrolled in Forest Management.

As you can see, the proposed AEA is composed of a diverse and in-depth agricultural industry. The large amount of agricultural activity requires a large agricultural land base. The existing agricultural land base will need to be maintained and operations will need to be progressive in order to support the agricultural industry and keep up with market demands. The designation of an AEA would support the above mentioned operations, as well as the agribusinesses that depend on them. Additionally, an AEA would help maintain the areas prime soils and will create an environment suitable for these operations to expand and support new agricultural endeavors.

B) Land Use Trends

During the comprehensive planning process, Town of Trenton officials and citizens identified various land use trends they feel are affecting the Town. Many of these trends still hold true today. Land use issues depend on changes in population, housing needs, transportation improvements or deterioration, community services provided, changes in the agricultural industry, and economic development activities. The identified land use trends are anticipated in the Town over the next 20 to 25 years:

- ◆ Trenton’s population and the number of housing units will increase.
- ◆ The number of persons per household will continue to decrease requiring more housing units and more land to accommodate the Town’s growing population.
- ◆ The Town’s lake frontage, woodlands, and highland areas will be desired for residential development.
- ◆ A major four lane highway corridor, USH 151, passes through the Town. The interchanges on this highway will have a strong influence on nearby development patterns.
- ◆ Industrial and commercial development near the intersection of USH 151 and CTH A will impact existing residential development and will increase the demand for housing throughout the Town.
- ◆ Agriculture will maintain a strong presence in Trenton. There will likely be a decreasing number of total farms, but an increasing number of large farms.

These land use trends identified in the Comprehensive Plan are still apparent in the Town. In addition to the land use trends identified in the Comprehensive Plan, there are additional land use trends that need to be identified and discussed.

One land use trend affecting the Town of Trenton and the proposed AEA area is the creation of nonfarm residences, transitioning land from agricultural use to residential use. While there is some residential development in the south portion of the Town, a fair amount of scattered nonfarm residential development is seen throughout the Town. New nonfarm residential lots increase the fragmentation of the rural landscape. Fragmentation of the rural areas is problematic for farming operations, as it breaks up traditional agricultural tracts of land. For most farming operations the economies of scale require relatively large tracts of land frequently involving many hundreds of acres. The breakup of large blocks of farmland by farmland fragmentation makes it more difficult for farmers to assemble such larger tracts either through ownership or rental arrangements. Tract assembly is thus complicated by scattered field locations resulting in costly and inconvenient related travel distances; as a result, unproductive time and higher fuel consumption. There are other issues with farmland fragmentation, it can include: increased traffic congestion, nonfarm residents complaining of noise from machinery at night time and the smell from manure spreading.

To help show the development pressure to create new non-farm residences in the Town, the table below shows the number of approved sanitary permits issued from 2001 to 2010 for new non-farm residences in the Town. This information is useful as it helps show the amount of new non-farm residences popping up in the Town.

**Approved Sanitary Permits for New Residences
2001 - 2010**

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Total
# of Permits	2	4	6	9	4	4	2	1	2	2	36

From 2001 to 2010 there were 36 new non-farm residences constructed in the Town of Trenton, which equals an average of 3.6 new non-farm residences constructed per year. Prior to the economic slow down, the Town was seeing more new non-farm homes constructed. It may not seem like 3.6 new non-farm residences a year is a lot, however, cumulatively they have a lasting affect on the Trenton farming community. Also, these are new residences that are scattered throughout the Town, which are not clustered. Since this is the case, each new residence can have its own separate effect on local agricultural operations.

In addition to the sanitary permit records for new non-farm residences created, it is beneficial to analyze the number of new lots created in the Town, since most of the lots created in the Town and in the County are for new non-farm residential development. The number of new lots created is a good indicator of the growth pressure in the Town.

**New Non-Farm Residential Lots
2001 - 2010**

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Total
# of Land Divisions	3	5	5	8	5	1	3	3	2	4	39

From 2001 to 2010 the Town of Trenton averaged 3.9 new non-farm residential lots. As seen with the sanitary permit information, there were more new lots being created before the economic slow down. As the economy picks up, it is believed these numbers will increase. It is necessary for the Town to have strict land regulations and land preservation tools, otherwise the number of new residential lots would be much higher than shown in the table.

Due to the anticipated population growth in the County and the Town's location, the pressure to develop land will be an on-going issue in the Town. The Town's location is unique, because it is sandwiched between major metropolitan areas, City of Madison/Dane County and the Fox Valley Region. It is also located along a major roadway, U.S. Highway 151. By utilizing US Highway 151, Town residents are within an hour drive to major developed regions. The County and Town road system poses a land preservation hurdle to the Town. The Town has an extensive road system, there is a total of 110.8 miles of road in the Town; 5.5 miles are US Highway (151), 10.6 miles are State Highway (33, 49 and 68), 21.7 miles are Cty Hwy and 73 miles are Town roads. All these roads increase the opportunity for development opportunities in the Town, especially along the highway intersections. Examples of this development pressure is evident at the intersection of US Highway 151 and Cty Hwy's C and A.

Combined, the road system and the Town's geographic location make the Town especially appealing for development. Many people come to Dodge County and the Town of Trenton wanting to live in a rural setting, yet being close to major cities. Various factors allow people to achieve this scenario. These factors include a well maintained road network, more efficient vehicles, commuter acceptance and an established infrastructure system (electrical network). As housing units and population numbers increase, and the population's desire to live in rural areas increases, it is reasonable to believe that the Town will see an increased pressure to develop land.

The immediate location of the City of Beaver Dam within the Town and the adjacent location of the Cities of Fox Lake and Waupun; place additional development pressure on the Town. The pressures from nearby cities can be in the form of land annexations (urban sprawl) or development located near the city boundaries. To further make things difficult, the three municipalities have a large amount of extraterritorial jurisdiction area in the Town (see extraterritorial jurisdiction map). There are three different levels of extraterritorial jurisdiction authority; planning, platting and zoning. None of the cities practice extraterritorial zoning; however, they do utilize planning and platting. Extraterritorial planning allows the cities to plan for growth/development in the extraterritorial area. Typically, this is shown on the city or village's future land use map in the comprehensive plan. The City of Beaver Dam and Waupun do show growth in their extraterritorial area in the Town of Trenton. Extraterritorial Plat Review allows the cities to review all land divisions in the extraterritorial area. All three cities utilize extraterritorial plat review, all three review and approve land division proposals in their extraterritorial area.

Extraterritorial jurisdiction reaches deep into the Town. The extraterritorial jurisdiction extends three miles from the City of Beaver Dam and Waupun's boundaries and 1.5 miles from the City of Fox Lake's boundary. The attached Extraterritorial map provides

an excellent visual of the amount of land within extraterritorial jurisdiction, while the table below illustrates the amount of Town land subject to extraterritorial jurisdiction.

Extraterritorial Jurisdiction Area

City	Acres	Percent of Town
Beaver Dam	12,016.6	35.8
Fox Lake	1,912.9	5.5
Waupun	5,330.8	15.4
Total	19,260.3	56.7

There is a large amount of land subject to extraterritorial jurisdiction; approximately 56 percent of the Town is subject to the three cities review and influence. With 56 percent of the Town's land base subject to extraterritorial jurisdiction, it is imperative that the Town continues its open communication relationship with the cities and develops and/or maintains boundary agreements with those cities. In addition to developing boundary agreements with the cities, creating an AEA in areas subject to extraterritorial jurisdiction will further protect the existing agricultural operations and give a positive piece of mind to the agribusinesses that depend on the agricultural operations. A commitment to agriculture in the Town and the region will give agribusinesses the reassurance needed to maintain and expand their businesses.

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

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

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

The Dodge County Comprehensive Plan is a product of the community's plans that participated in the planning project, especially the Future Land Use Map. The County's Future Land Use Map was developed with the influence of the Town's Future Land Use Map. Town Future Land Use Maps were inserted into the County's Future Land Use Map, with some minor alterations. Since this is the case, the County and Town of Trenton's Future Land Use Maps are fairly consistent with each other.

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

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

The Town of Trenton has a comprehensive plan and the proposed AEA is consistent with this plan.

The Town of Trenton adopted its Comprehensive Plan on September 15, 2005. The Comprehensive Plan's goals, objectives, policies and recommendations are consistent with the goals and purpose of the proposed AEA.

Within the Comprehensive Plan, the Future Land Use Map (see Town of Trenton future land use map) identifies the location of land uses in the future. The most prominent category is Agriculture. The map shows a total of 30,393 acres in the Agricultural category which is 87 percent of the total area. This is by far the single most acres in any category on the Future Land Use Map. It was realized in the planning process that there will be some development as the Town cannot preserve every acre of land. Town officials and citizens recognized that there are ways to balance land preservation and development. This is shown in the Future Land Use Map which shows how the Town prefers to balance growth and preservation into the future. Areas were identified that seemed the most appropriate for growth, especially residential. According to the Future Land Use Map, the Residential category accounts for approximately 1,807 acres or about 5.2 percent of the total land area. Much of the land that is designated as residential is in the south portion of the Town, which is near the north edge of the City of Beaver Dam and this area is not included in the proposed AEA.

Residential development is not promoted in the Agricultural category; however, the Town does recognize that some residential development will occur in these areas. Residential development may occur in the Agricultural category only if it meets the Farmland Preservation Zoning standards, since the Town participates in Farmland Preservation Zoning. Additionally, Dodge County and the Town of Trenton promote the clustering of residential lots, when allowed. The clustering of new residential lots will minimize some land use conflicts and may reduce the amount of land taken out of agricultural production. Also, residences that are allowed in agricultural areas need to be located in a way they protect prime agricultural land, preserve the rural appearance of the landscape, and minimize land use conflicts with existing farming operations.

The Town of Trenton's Comprehensive Plan has multiple recommendations for the preservation of agricultural land. It was evident during the planning process that Town residents have a strong connection to the land and rural lifestyle. Town officials and town landowners clearly show the desire and the need to maintain agriculture in the Town. Overall, the goals, objectives, policies, recommendations and future land use map of the comprehensive plan will be advanced if the proposed AEA is created and additional incentives are available to help keep farmers farming and promote agriculture investments.

6) (a) Select which of the following land use controls will support the agricultural uses in the proposed AEA. (b) Explain if the selected control is currently in place or will be implemented in the future and how the control will support the proposed AEA.

There are multiple land use controls implemented in the Town of Trenton and the Town is planning to continue utilizing all the existing land use controls. A zoning ordinance and two separate land division ordinances are enforced in the proposed AEA. Ordinance enforcement is performed by Dodge County and the Town of Trenton. Additional land use controls include: a intergovernmental (cooperative) boundary agreement, Dodge County Farmland Preservation Plan and the Beaver Dam River Priority Watershed Project. The following is a review of each land use regulatory tool.

Farmland Preservation Zoning Ordinance

The Town of Trenton adopted County zoning in 1985. Since that time, the county Land Use Code has been enforced in the Town of Trenton.

The Dodge County Land Use Code is intended to promote and protect the public health, safety, peace, comfort, and general welfare while allowing for cost-saving efficiencies. The Code is a comprehensive, unified set of regulations that govern the subdivision of land, the development of land, and the use of land. Some of the purposes of the Dodge County Land Use Code are for the purpose of:

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

Dodge County and the Town of Trenton have adopted Farmland Preservation Zoning standards. Dodge County has amended the text portion of the zoning ordinance (Land Use Code) to meet the new Farmland Preservation Zoning Standards effective June 28, 2010. Dodge County is in the process of updating the Farmland Preservation Plan and part of the planning project will involve the updating of the County Zoning Map. This will be done to maintain consistency between the Farmland Preservation Map and the

County Zoning Map. The certified Town of Trenton zoning map is supplied with the application (see certified Town of Trenton zoning map). However, please note that the zoning map may change in the months following the adoption of the Farmland Preservation Plan (summer of 2011).

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



Subdivision/Land Division Ordinance

In addition to enforcing zoning requirements in the Town of Trenton, Dodge County also has land division requirements in the Town. All major subdivisions and minor subdivisions of land in Dodge County, except in incorporated municipalities, must receive approval from Dodge County. The purpose of Dodge County regulating all land divisions is to promote the public health, safety, morals, prosperity, aesthetics and general welfare of the County. Land divisions in agriculturally zoned areas must meet a density standard; the density standard regulates the number of lots and acreage a landowner can develop. There are two agricultural zoning districts in the Dodge County Land Use Code, A-1 Prime Agricultural Zoning District (Certified Farmland Preservation Zoning District) and A-2 General Agricultural Zoning District. Each zoning district has its own density standard. All land divisions for new residential lots in the A-1 Prime Agricultural Zoning District must meet all the Farmland Preservation standards. The Farmland Preservation Program does require a strict density standard. The standard requires that the ratio of nonfarm residential acreage to farm acreage on the base farm tract on which the residence is located shall not be greater than 1 to 20 after the residence is constructed or

converted to a nonfarm residence. Additionally, there shall not be more than 4 dwelling units in nonfarm residences, nor, for a new residence, more than 5 dwelling units in residences of any kind, on the base farm tract after the residence is constructed or converted to a nonfarm residence.

The density standard in the A-2 General Agricultural Zoning District is slightly different. The amount of development is based on the parent parcel, which determines the number of new lots allowed. The density standard in the A-2 General Agricultural Zoning District is as follows:

Density Standards in A-2 General Agricultural Zoning District

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

The proposed AEA does not contain any areas that are zoned A-2 General Agricultural since those areas are not consistent with the Farmland Preservation Plan and are not eligible for a Farmland Preservation Agreement. However, it is important to show the density standard is in these areas, since properties zoned A-2 are adjacent to areas zoned A-1. The number of lots created and the amount of land divided on the A-2 properties can have an impact on the A-1 areas. However, due to the density ratio and zoning standards in the A-2 zoning district, development opportunities are fairly limited. With the creation of an AEA in the areas zoned A-1, it will further help protect both agricultural zoning districts. The A-2 district will benefit, because of the certainty that the surrounding land uses will remain agricultural into the future.

In addition to Dodge County’s land division requirements, the Town of Trenton has adopted its own Land Division Ordinance. The Town’s land division ordinance requires Town approval of all land divisions in the Town. The ordinance is more restrictive than Section 236 of the Wisconsin State Statutes, since it requires formal review and approval of all land divisions. The ordinance does not contain a density standard, since there are density standards in the county ordinance; but it does have a fairly strict lot size and width requirement. The Town requires all new lots not served by public sewer to be a minimum five acres with at least three hundred feet of width at the building line and front lot line. With this requirement, the Town is trying to limit the number of new lots created in the Town. By doing so, the Town is limiting the amount of opportunities for development and protecting more rural land.

Between the County and Town’s land division standards (in combination with zoning requirements), all land divisions on agricultural land in the Town is strictly regulated. The establishment of an AEA will further support the County and Town’s efforts. With existing regulations in place and the addition of an AEA, agriculture will continue to be

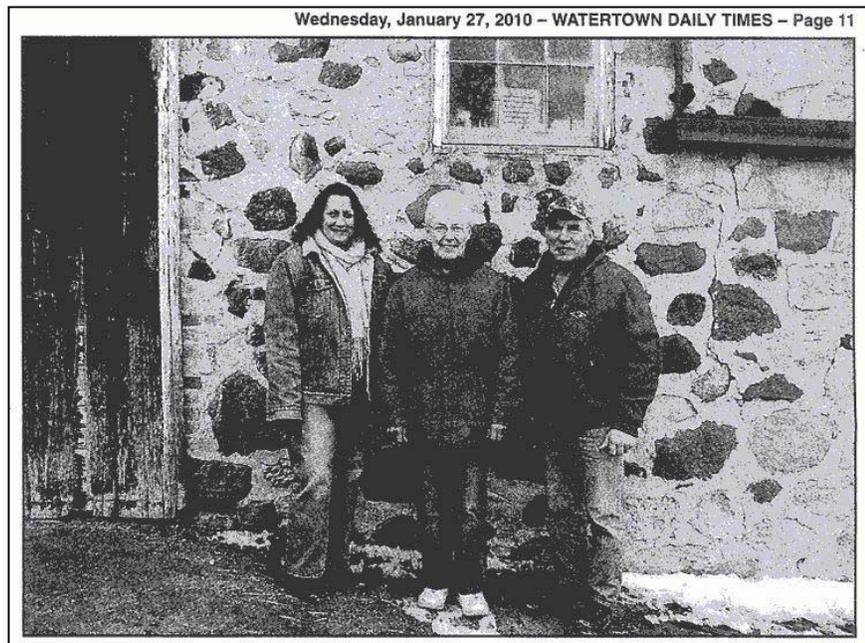
the foundation of the Town for years to come. Farmers can feel confident that the Town will support agricultural operations, minimize land use conflicts, and it will encourage agricultural investments in their farm operations.

Donation of Conservation Easement

Besides Farmland Preservation Zoning and land division regulations, a voluntary donation of conservation easement has been utilized in Trenton. In January of 2010, landowners Carl and Bonnie Werner (pictured below) voluntarily donated a conservation easement on their 148 acre dairy farm. The easement was donated to the Land Trust Network.

The Werner's farm is located in the southeast portion of the proposed Trenton AEA. They are a 4th generation farm, which will now be permanently preserved for agriculture.

This is the first conservation easement donated in the Trenton area. However, it is believed that there is further interest in this land preservation activity. This is shown by another recent land donation in an adjacent town; a landowner in the Town of Waupun (Fond Du Lac County) donated a 40 acre conservation easement to the Land Trust Network.



The donation of conservation easements in and near the proposed Trenton AEA will help the Town achieve its agricultural preservation goals. Town officials, county staff and landowners should work with local land trusts to further examine this tool and consider new implementation efforts in the proposed Trenton AEA.

Cooperative Boundary Agreement

The Town of Trenton and the City of Beaver Dam adopted an Intergovernmental Agreement on March 29, 2004. Intergovernmental agreements are used to identify future annexations, create open communication avenues and create opportunities to share community services. Intergovernmental agreements are similar to a Cooperative

Boundary Agreement. The agreement between the Town and City was developed, due to the City of Beaver Dam annexing Town land for the establishment of the Wal-Mart Distribution center along US Highway 151 and County Highway A.

The agreement mainly focuses on the acquisition of land for the Wal-Mart Distribution Center. The agreement states that the City shall not annex any territory located outside the indicated area (for Wal-Mart), without the Town's written consent. In return, the Town agreed not to challenge the City's annexation of Town land. Though the agreement states the City shall not annex additional land in the Town, there is a reimbursement provision for additional annexed land, which indicates the City still has the option to annex additional land. The agreement is set to expire 20 years from the signing date, unless mutually extended.

The agreement does not indicate other anticipated annexations or shared community service opportunities. Although the agreement does not include other intergovernmental cooperation activities, it did create an avenue for communication between the Town and the City. Maintaining an open communication with the City is and will be very important. This is evident now, since the Town of Trenton has reviewed the proposed AEA with the City. In support of the Town and its landowners, the City is supporting the creation of an AEA. The City realizes how important agriculture is for the region and for the City. Multiple City businesses depend on the Town's agricultural operations for business and many town residents shop, conduct business, utilize health facilities and social facilities in the City. The proposed AEA is not only a good investment for the Town, but also the City.

Additionally, the Town is in discussions with the City of Waupun to create a Cooperative Boundary Agreement. The Town would like to work with the City to develop an agreement to determine an area of future City growth and reduce the extraterritorial jurisdiction area. Currently, the City of Waupun has the ability to review land divisions in the northeast portion of the Town, totaling 5,330 acres. Much of this land is well out of reach of the City of Waupun. Therefore, the Town would like to create an agreement with the City to identify a reasonable City growth area and reduce the amount of extraterritorial review area.

Currently, there are no discussions with the City of Fox Lake for a Cooperative Boundary Agreement.

All three cities have submitted letters of support for the proposed Town of Trenton AEA. All three cities see the value of an AEA in the Town of Trenton. Not only does the additional preservation tool help preserve rural land near the cities and focus development in the cities, but also supports businesses located in the cities that depend on the agriculture operations in the Town.

Natural Area Protections

The western half of the Town of Trenton area was included in the Beaver Dam River Priority Watershed Project, which concluded five years ago. Many landowners in the

Town participated in the program. The project was a non-point source pollution abatement project working with farmers and other rural landowners who installed various pollution abatement practices. Though the project concluded five years ago, many landowners are still maintaining conservation practices. The conservation practices utilized in the program included: Barnyard Runoff Control, Cover Crops, Grass Waterways, Manure Storage, Nutrient Management, Residue Management, Rural Well Abandonment, Streambank Fencing, and Wetland Restorations.

Most practices installed under this project have had their 10-year operation and maintenance period expire. Many landowners are not obligated to continue practicing maintenance activities. However, many landowners are voluntarily maintaining their practices that were installed under the project.

Other Land Use Controls

In addition to the above mentioned land use tools, Dodge County adopted a Farmland Preservation Plan in 1980. The Dodge County Farmland Preservation Plan outlines agricultural statistics, land preservation techniques, as well as planned for agricultural preservation areas. The existing Dodge County Farmland Preservation Plan shows a majority of the town as agricultural land to be preserved. The Dodge County Farmland Preservation Plan certification expired in 2009, however an extension was granted to Dodge County.

Dodge County was awarded a \$17,000 Farmland Preservation Planning Grant in early 2010. The funds were used to pay for the development of a new Farmland Preservation Plan. During the planning project, county staff worked with citizens and local officials to review the Farmland Preservation Program, identify agricultural/natural areas that should be protected and identify other important agricultural goals. Similar to the proposed AEA area, the draft Farmland Preservation Plan map shows the same areas to be preserved for agriculture. Therefore, the proposed AEA and the draft Farmland Preservation Plan map are consistent. Staff has created a draft Farmland Preservation Plan, of which the County has received preliminary approval from the Department of Agriculture, Trade and Consumer Protection.

The draft plan was presented at a February 10, 2011 public informational meeting, this meeting allowed the public to review and comment on the plan recommendations, including the agriculture preservation map. It is anticipated that the plan will be adopted at the April 2011 Dodge County Board meeting.

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

There are a few major agribusiness located near the proposed AEA that depend on agricultural products produced by the farmers located in proposed AEA. The following is a review of the major agribusinesses and some of their recent investments.

The United Wisconsin Grain Producers (UWGP) ethanol plant is an agribusiness located near the Village of Friesland, which is 10 miles west of the Town of Trenton. The UWGP ethanol plant began production in 2005. Although the facility is not located in the proposed AEA, it depends on corn produced in the proposed AEA and surrounding area. The plant is a major supporter of area farmers. In 2009 the plant processed 18.5 million bushels of corn, which produced 53.6 million gallons of ethanol. In addition to selling corn to the ethanol plant, there are various Town landowners who are shareholders in the plant. This action shows that producing landowners not only support agricultural facilities by selling their crops to an agribusiness, but also support such facilities by investing in them.

Didion Milling is another major agribusiness located near the proposed Trenton AEA. Didion Milling is a corn milling operation and an ethanol plant. It is located near the Village of Cambria, which is about 12 miles to the west of the Town of Trenton. The Didion Milling plant produces a variety of products, such as: corn grits, corn meal, corn flour, pregelatinized corn, corn bran, corn binders, and ethanol. Didion Milling selected the Cambria site in 1991 for its corn mill operation, due to the local corn availability and the high quality grain. Originally, the facility was only used for corn milling. In 2008, the facility added the ethanol plant. The site currently produces approximately 40 million gallons of ethanol a year. Between the plant's corn milling operation and ethanol production operation, the company is a major supporter of area farmers. To further place a demand on area farmers, the facility is expanding the ethanol production operation. Didion Milling is spending an estimated \$11 million on the facility expansion. The expansion will increase ethanol production from 40 million gallons a year to 50 million gallons of ethanol a year. This investment in the ethanol plant will create an estimated 10 new permanent jobs and 75 temporary construction jobs. The construction should be completed in mid 2011.

Though both the ethanol facilities are not located in the proposed Trenton AEA, both facilities are extremely dependent on the corn produced in the proposed Trenton AEA and surrounding area. There must be a steady supply of corn in order to support both of these facilities. Both of these agribusinesses support and indirectly invest in agriculture in the proposed AEA.



In addition to the ethanol plants, the United Cooperative provides area landowners a full service cooperative offering various farm services. There are five facilities located near the proposed AEA; two are located in and near the City of Beaver Dam, and one is located in the City of Horicon, City of Ripon, and the Village of Randolph. Farm operators can take their corn, oats, soybean, and wheat products to these cooperative locations. None of the cooperative facilities are located in the Town of Trenton; however the large amount of products produced in the Town and proposed AEA support these agribusinesses.

This agribusiness has made many investments in their operations in the past 10 years, especially the South Beaver Dam facility. Within the past 10 years, the South Beaver Dam site has upgraded its railroad spur, installed a railroad scale, constructed a liquid storage tank (107' diameter), constructed three (2)135' and 158') diameter grain bins, constructed a dry storage bin, constructed a new warehouse and office building, constructed a new commercial equipment building (170' X 90' diameter), a new corn dryer, constructed two bulk seed storage bins, constructed a liquid fertilizer storage tank (100' X 200'). All these recent investments have totaled more than \$8,160,000! These investments show that United Cooperative is dedicated to the regional farming community. In addition to the South Beaver Dam site, the Horicon site is a large facility. The site has done some recent modernization activities to keep up with technology and business demands. Currently, the site offers grain storage and drying, grainbank and warehouse receipts; commodities handled are corn, soybeans and wheat. The Horicon site also is a 25-car rail shipper on the Wisconsin Southern Railroad and can store 3.9 million bushels. The Ripon site was purchased in 2006 by United Cooperative, after which various modernization activities took place. The site is located on the Wisconsin Southern Railroad and currently has 4.3 million bushels of storage. Commodities handled at the site are corn, soybeans, and wheat. The Ripon site also offers various marketing contracts along with grain storage and a drying capacity in excess of 10,000 bushels per hour. Lastly, the Randolph site has a total storage capacity of 640,000 bushels and is also located on the Wisconsin Southern Railroad. Commodities handled at the site are corn, soybeans, wheat, and oats. The Randolph site also offers various marketing contracts along with drying services and storage.

Due to the large amount of agricultural products produced in the proposed Trenton AEA and the surrounding communities, United Cooperative has been able to make multiple expansions and considerable investments in their facilities.

Another cooperative near the proposed Trenton AEA is Landmark Services Cooperative. Landmark Cooperative is a member-owned cooperative business that provides agronomy, energy, animal nutrition, grain and transportation products and services to south central Wisconsin and northern Illinois. Landmark employs over 350 people in rural areas and had sales of nearly \$300 million in 2009. Although no Landmark Cooperatives are located in the proposed Trenton AEA, two facilities are located nearby. One facility is located in the City of Markesan and one is located in the Village of Cambria. The Markesan facility is located approximately 10 miles northwest of the proposed Trenton AEA. The Markesan facility is a full service agronomy provider, as well as grain, energy and animal nutrition provider. The site has the ability to store 350,000 bushels of grain and has a full service feed production facility. There are a team of locally based

agronomist and has a fully equipped agronomy center. The Cambria Landmark Cooperative site is approximately 12 miles from the proposed AEA. The Cambria site offers grain merchandising, a grain bank for feed use and brokerage services. Also, the site contains a feed production facility, offers custom ration mixes landowners, delivery of bagged and bulk orders, and has the capacity to permanently store 1.2 million bushels grain. In general, Landmark Cooperative offers a full line of agricultural services and provides access to state of the art technology.

Overall, the agricultural products produced in the proposed Trenton AEA and the surrounding communities have supported the existence and progression of United Cooperative and Landmark Cooperative. It is evident that these cooperatives want to continue doing business in the area and want to see agriculture grow in the area.

In addition to the investments made by the very large agribusinesses in the surrounding area, there have been recent investments made by the smaller local agribusinesses, Town government and agricultural operations located in the proposed Trenton AEA. The following is a summary of recent investments made by agribusinesses, Town government and farm operations in the proposed Trenton AEA:

- ◆ Reabe Spraying Service (aerial crop protection company) has recently invested approximately \$700,000 to update application equipment to support field and vegetable crop production.
 - Reabe Spraying Service is headquartered in the northeast portion of the proposed Trenton AEA.
 - Reabe Spraying Service has three facilities; Plainfield, Plover, and Trenton/Waupun Wisconsin.
 - Crop spraying service is provided to a large portion of Wisconsin farmers; covering southeast, south central, central and north central Wisconsin.
 - Reabe Spraying Service employ's 11 full time employees and an additional 20 seasonal employees.
 - Reabe Spraying Service operates eight airplanes and two helicopters.



- ◆ Lemmenes Custom Farms annually makes investments and upgrades to its machinery inventory, for its custom farming business.
 - Lemmenes Custom Farms is located in the northeast portion of the proposed Trenton AEA.
 - Lemmenes Custom Farms provides custom cropping services and manure hauling/spreading services.
 - Lemmenes Custom Farms employees up to 25-30 seasonal employees.
 - Custom farm services are provided to farmers in Dodge County and the surrounding counties. Depending on the service needed, Lemmenes may go beyond the surrounding counties.
 - Lemmenes Custom Farms has a vast inventory of agricultural machinery, including, but not limited to: 10 manure tankers, 5 manure injectors, 2 custom choppers, 10 chopper boxes for silage, self-propelled hay bines, 3 hay mergers, a 150' X 100' machine shop (constructed in 2007), etc...



- ◆ The Town of Trenton makes an annual investment of \$220,000 in the Town's transportation network.
 - All Town of Trenton roads are paved, which is worth identifying since not all agricultural communities in Wisconsin have paved roads.
 - Keeping Town roads paved and maintained is an investment in the Town's landowners, local agricultural operations, and businesses utilizing the Town transportation network (agricultural and nonagricultural businesses).

- The Town is supporting the local agricultural industry by keeping roads safe and maintained, which is needed for daily agribusiness. For example, veterinarians can safely access all Trenton farms, milk trucks can safely transport milk, farm operators and vegetable harvesters/trucks have good access to fields, and equipment service providers can get to all areas of the Town. Also, the condition of the roads enable semi tractor trailers to haul grain commodities to the mills and ethanol plants.

- Safe paved roads are needed for all types of agricultural operations and agricultural service providers.



- Paved roads are wider than gravel roads, therefore allowing for bigger agricultural machinery to utilize them. This also allows for safer interaction with non agricultural vehicles, by allowing more vehicle room and passing options.

- Paved roads have better drainage, which helps improve roadway safety, reduce maintenance needs, and gives roads a longer life.

◆ In 2010, farm operators in the proposed Trenton AEA invested \$323,500 in their agricultural operations.

- A free stall barn was constructed for a dairy farm operation; the cost for the free stall barn was \$130,000. The free stall barn will allow the farm operator to increase the dairy herd size and increase efficiency in the operation.



- Five machine sheds were constructed by five different farm operators; the total cost for all the machine sheds was \$193,500. The construction of the machine sheds will allow the farm operators to store additional machinery and animals.

- In addition to the known structure investments, there have been many other recent agricultural operation investments, including: no-till machinery, various machinery upgrades, new machinery, incorporating new technology into farming practices, etc...
 - This is shown in the Wisconsin Agriculturist's January 2011 magazine. Landowner's Dan Bird, Pat Bird and Charlie Hammer are featured in an article in the magazine. The article highlights the Bird's and Hammer's cash cropping businesses and their commitment to using new technology for tilling, planting, raising and harvesting crops; as well as investing in new technology advanced machinery. The Bird's run approximately 1,400 acres and Hammer runs approximately 1,600 acres in and near the proposed Trenton AEA.
- Despite the sluggish economy, agricultural operations in the proposed Trenton AEA and Town of Trenton are making investments to their farming operations. This shows how dedicated the local agricultural operations are to the agricultural industry.
- ◆ In addition to capital investments, non-traditional land preservation tools are being utilized to invest in agriculture in the proposed Trenton AEA. In 2010, Carl and Bonnie Werner voluntarily donated a conservation easement to the Land Trust Network.
 - The Werner's farm is a 4th generation farm, which will now be permanently preserved for agriculture.
 - The Werner's operate a 148 acre dairy farm, which is located in the southeast portion of the proposed Trenton AEA
 - The Werner's are in support of agriculture in the area, hence they have signed an AEA petition (landowner signature page).
 - This conservation easement donation shows there is interest and support for the permanent protection of agricultural land and preserving agriculture in the Town. This action will further help the Town achieve its Comprehensive Plan goals and AEA petition goals of preserving its agricultural land base and promoting agricultural growth.

- 8) Explain how designation of an AEA may do the following:**
- a) Promote future agricultural and related investment and cooperation within the AEA.**
 - b) Support or encourage agricultural economic activity within the broader community.**

a) Promote future agricultural and related investment and cooperation within the AEA.

In addition to the Town's farmland preservation zoning and land division restrictions, there is still a need to further protect the agricultural land base and methods to enhance the community's agricultural industry. The Trenton AEA is needed to maintain and enhance the local, county and state's agricultural industry. A key goal of this AEA is to encourage new agricultural investments. Obtaining an AEA is the additional tool the Town and County needs to achieve that goal. It is anticipated that the establishment of an AEA will further demonstrate to town landowners, agribusinesses, and potential agribusinesses that the Town and County are committed to agriculture. Creating an environment where agricultural operations and agricultural businesses are encouraged to be progressive is critical. Many of Trenton's landowners are already on the cutting edge of technology and exploring ways to reduce expenditures and maximize profits. Various landowners are investing in machinery for the future, utilizing new cropping practices, and working with each other to improve their operations. A good example of this is shown in the Wisconsin Agriculturist's January 2011 magazine, featuring landowner's Dan Bird, Pat Bird and Charlie Hammer efforts to be progressive in the cash cropping industry (located in proposed AEA). Dedicating an AEA in Trenton will further solidify the agricultural foundation and encourage farm operators to modernize their operation and implement new farming practices. Furthermore, operators and business owners who want to make an investment in an existing or new agricultural operation/business know they have to choose an area that is conducive for agriculture. These operations and businesses need areas that are: primarily devoted to agriculture, have an established agricultural infrastructure, allow few nonfarm developments (minimize land use conflicts), and have a community government that wants to maintain its agricultural industry. An awarded AEA will give landowners and businesses the additional assurance needed to invest in the Trenton area.

Though community governments are not a producer or business, they do play a key role in the agriculture industry as they make land use decisions that affect all citizens. If a community makes decisions that create difficult land use conflicts for farming operations and agribusinesses, that area won't be acceptable for future agricultural investments. On the flip side, if a community has ordinances and plans that support agriculture; and the governing body consistently makes land use decisions that are in the best interest of the agricultural community, then that community is positioning itself to support the agricultural industry and future agricultural investments. Taking some of the uncertainty out of future land use decisions will help give existing operators and potential investors a positive peace of mind. By helping provide a community that is conducive for agriculture, the Town of Trenton is forming a partnership with the agricultural community. The agricultural community and the Town can work cooperatively to achieve identified goals and desires. Creating an AEA will show that agriculture is the

future of the Town, thereby encouraging future investments by farm operations/businesses and encouraging potential agribusinesses.

Agriculture is no different than any other industry, in order to keep competitive and maximize profits, agricultural operators and agribusinesses need to be progressive. Obtaining an AEA is just that, it is progressive and forward thinking. It is the local petitioner's and Town's way of preparing for the future and obtaining a tool necessary for its landowners to prosper in the future. Securing an additional economic tool, such as an AEA, the Town is positioning its farm operators and agribusinesses to be competitive in the future. Obtaining an AEA would: encourage the implementation of nontraditional farming practices, investment in modernized farming equipment, consideration of potential business opportunities, shared farm services, utilization of new resources, etc...

The state's revision of the Farmland Preservation Program and creation of AEA's show how the state is looking to the future. In the past, Farmland Preservation Agreements were spread all over the state, with little oversight. That has now changed. New agreements must be focused in AEA's; AEA's focus state funds in areas of agricultural importance. AEA's are a new method of supporting agriculture in the state, placing precious state funds in areas that are unique and important to the state's agricultural industry. Agricultural operators and agribusinesses are no different than the state; they need to invest their precious funds in resources and services that will support their business the best. Securing an AEA in the Town of Trenton will help Town landowners be progressive. An AEA will help landowners prepare for the future by creating an avenue for landowners to secure additional income, help preserve the needed agricultural land base, implement cost saving conservation practices, and will embrace new agricultural investments.

b) Support or encourage agricultural economic activity within the broader community.

Designating the Trenton AEA will not only have an impact on local businesses and eligible landowners; but also businesses in the surrounding cities/towns/villages, Dodge County, surrounding counties and the State. The large amount of goods and quality of goods produced in the proposed Trenton AEA has a direct impact on other communities and agribusinesses. The vast agricultural products produced in the proposed Trenton AEA are trucked, processed and consumed in many different communities throughout the state and the nation.

Some products are unique to the Trenton area, such as the vegetable crops grown. Wisconsin is the second largest producer of vegetables raised for processing (canning, freezing, frying, juicing, etc.) in the United States. Trenton landowners contribute to Wisconsin's vegetable growing success mainly due to Trenton's excellent producing soils. On an average year, approximately 1,650 acres are used for vegetable production, roughly 17% of Trenton's Class I agricultural land. The majority of vegetables consist of sweet corn, peas, green beans, and lima beans. Some specialty vegetables are grown in the proposed Trenton AEA, such as cabbage and table beets (these vegetables can only grow in certain conditions). Trenton's vegetable production is a very unique situation

since there are no vegetable processing facilities located in the Town. Vegetables grown in the Trenton area get trucked to seven different vegetable production facilities, including: Allen Foods (Fairwater, WI), Del Monte (Markesan, WI), Senneca Foods (Clyman, Mayville and Oakfield WI), Lakeside Foods (Manitowoc and Random Lake, WI). These seven processing facilities are located eight to 60 miles away! All of the vegetable processing companies contract with Trenton growers to raise quality vegetables. Vegetable processors have invested in Trenton because of the areas reliable rainfall, fertile soil capable of retaining moisture, experienced and knowledgeable growers, and reduced pressure from plant pathogens and other pests due to greater distance from lake effect moisture. Overall, the proposed Trenton AEA has an excellent soil structure that can help support multiple vegetable processing facilities as well as the numerous traditional farming operations.

Designating the Trenton AEA will further help maintain the agricultural land base needed to support the vegetable processing companies, but also the businesses that supply and provide services to the processing companies. There will always be a need for vegetables, since our population is growing. Protecting the local and regional vegetable producers and processors is an extremely important action to maintain a safe and reliable vegetable supply. Establishing the Trenton AEA will encourage future investment in to the local vegetable producing industry and encourage the processing facilities to make future investments in Trenton and their facilities. Obtaining an AEA in an area that contains such a large amount of excellent agricultural soils is vital for the Wisconsin vegetable producing industry.

Farmer markets are another agricultural economic activity in the broader community that would benefit from the designation of an AEA. There are no weekly farmer markets located in the proposed Trenton AEA. However, there are various farmer markets held in the surrounding Cities of Beaver Dam, Fox Lake, Horicon, Juneau and Waupun. The farmer markets in these cities are held weekly and provide consumers with an option to purchase locally grown produce. Some landowners in the proposed Trenton AEA grow fresh produce for those local farmer markets. Also, some landowners help support fresh market production businesses, such as Hoekstra's in the Town of Fox Lake (4 miles from Trenton). This fresh market business provides seasonal produce, similar to weekly farmers markets, but on a daily basis (spring – fall). A few landowners in the proposed Trenton AEA grow vegetables for Hoekstra's fresh market.

Though farmer markets and fresh market production businesses are not major economic drivers, they do provide consumers (local and regional) with locally generated produce and help support local landowners. It is believed this niche market will become more popular and there will be an increase in local landowner participation. Dodge County and the Town of Trenton support any efforts to increase locally grown produce and increasing farmer market endeavors.

Although it was reviewed in question #7, the ethanol plants and cooperative businesses located near the proposed Trenton AEA have a strong relationship to the crops produced in the proposed Trenton AEA. The proposed Trenton AEA has numerous farm operators who raise corn, soybeans, oats and wheat; all of which support those large statewide agribusinesses. Those agribusinesses and secondarily associated businesses depend on

Trenton's agricultural production. Though there are no exact production figures, Trenton is one of the leading towns in Dodge County and the surrounding area for agricultural crops produced. Trenton's large agricultural land base and numerous farm operators, make it a leading producer and a significant player in the agricultural industry. By designating Trenton as an AEA, Wisconsin is signaling to associated agribusiness that the future of agriculture in Trenton is secure and Wisconsin embraces agribusinesses investing in Trenton.

In addition to the vegetable and traditional crops grown in Trenton, Trenton's dairy producers and associated dairy businesses have a lot to gain from the proposed AEA. There are currently 38 dairy cow farm operations; the milk produced in Trenton is trucked to five different processing facilities. None of the five processing facilities are located in the proposed Trenton AEA; the processing facilities are located five miles to 150 miles away. The processing facilities include: Saputo Cheese (Alto, WI), Grande Cheese (Brownsville, WI), Cedar Valley (Belgium, WI), Kraft (Beaver Dam, WI), and Grassland (Greenwood, WI). It should be noted that Saputo Cheese is the third largest producer of cheese in the US. All dairy processing facilities depend on a continuous and reliable supply of quality raw product. Trenton's 38 dairy farm operations ensure a steady supply of milk to these processing facilities. A fairly new niche market in the dairy industry is products produced from goat milk. The proposed Trenton AEA contains three dairy goat operations, ranging from 50 to 1,200 goats. The milk produced at these three goat farm operations gets trucked to processing facilities 115 to 130 miles away, they include, Kolb-Lena Bresse Bleu Inc. in Lena, Illinois and Woolwich Dairy in Lancaster, Wisconsin. This market is projected to increase in the future, hence creating a higher demand for goat milk. Maintaining the existing goat farms and possibly expanding the goat farms will further support the dairy industry.

Both the cow and goat milk produced in the proposed Trenton AEA require milk trucking services. There is multiple local milk trucking companies that truck the milk from the farm operations to the processing facilities. This is an important feature to point out; not only do dairy producers help support the processing facilities and the milk trucking companies, but also support the businesses that provide



services to the milk trucking companies. The need to truck the milk to the processing facilities adds another layer of business and further supports the agricultural economy and non-agricultural related businesses. This is an extremely important fact to recognize, since all the dairy operations in the proposed Trenton AEA are supporting local businesses and businesses throughout Wisconsin and Illinois.

Moreover, the Town of Trenton's decision to continue participation in the Farmland Preservation Program and apply for an AEA it is an advancement in sustaining agriculture in the Town of Trenton, Dodge County, and Wisconsin. Allowing landowners to continue participation in the zoning program and collect the increased tax credit (\$7.50 an acre) is an economic boost to the Town, County, and State. With the zoning program alone, many landowners will see a significant increase in their Farmland Preservation tax credit amount. If the Town obtains an AEA, Town landowners will have the option to collect up to \$10 an acre for all enrolled land. For many landowners, this will greatly increase the amount of tax credits that they are currently receiving, which would ease the tax burden and possibly provide a cash refund. This would essentially provide landowners a small scale economic stimulus. This economic boost will not only help landowners with their annual household or farm spending needs, but could also be used to invest in new equipment, additional livestock, additional land; the list is endless. These dollars will be spread beyond the Town and County's borders, since farm operators go to landowners and agribusinesses in surrounding communities for farming needs. Such landowners and agribusinesses will feel the benefit of the program's tax credits, essentially becoming secondary beneficiaries.

Increasing opportunities for agribusiness development or increased farm operation investment has a proven affect on job retention and job creation. Creating an environment where agricultural investment is encouraged would have a positive affect on local and regional jobs. For example, the implement dealers in the Cities of Beaver Dam and Waupun depend on the Town's agricultural operations. The Towns agricultural operations need the implement dealers for farm equipment needs, hence providing the implement dealers with regular local customers. If the number of farming operations were to decline, the implement dealer's customer base would decline and may not be able to keep their doors open. If an implement dealer were to close, the city would lose that business and those local jobs. Also, the closing of one business can have a domino affect, the city could potentially lose other associated businesses or other regional businesses could be affected. On the flip side, if farming operations continue and new money is invested into local agricultural operations, the implement dealers will be able to stay open to serve those operations. The dealers will be able to keep their employees and possibly create new job positions, further supporting the cities tax base and other businesses. This is only an example; however, it is a potential situation in this area. There are a variety of agribusinesses that depend on the farming operations in the Town of Trenton; the Town's agricultural industry provides the foundation for agribusinesses and communities.

Local agribusinesses realize that Trenton's agricultural operations help provide the foundation for their businesses. Therefore, multiple local and regional agribusinesses submitted cooperator petitions and/or letters of support to show their support for the Trenton AEA.

Additionally, existing businesses that perform services as a result of money invested by landowners, agricultural operations, or agribusinesses are further supported by new agricultural growth. Many businesses in the surrounding communities and region are linked in some way to the agricultural industry. With agricultural growth, such businesses can continue to maintain their existing jobs and create new jobs. Many

different industry jobs can be utilized when farm operations or new agribusinesses grow and invest in their operations; such as, bankers, electricians, plumbers, landscapers, aggregate producers, trucking companies, realtors, etc... In order to help keep the community strong and thriving, maintaining the agricultural industry is a key element. Keeping the agricultural industry strong will help retain agricultural and nonagricultural jobs. By helping retain jobs in all industry sectors, it also helps maintain the region's quality of life and support the region's social network.

Overall, a landowner's ability to spend additional money in any way is a boost to the local, regional and state economy, not only the local farming economy. Landowners receiving additional tax credits will provide additional money to pay for housing and living needs, which will help all businesses. As a result, the state's Farmland Preservation tax credit dollars benefit the recipient landowner, surrounding landowners, nonparticipating citizens, local government agencies, and local/regional/statewide businesses. In addition to the Farmland Preservation zoning tax credits, the creation of the AEA could provide a significant economic boost to the Town, County and State's economy, well into the future.

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

According to the Dodge County Land Conservation Department, as of January 1, 2011, records indicate more than half of the landowners petitioning for an Agricultural Enterprise Area in the Town of Trenton are in compliance with the conservation standard of maintaining cropland soil erosion at or below tolerable rates. At the same time, and based on the best available information, it is believed that less than half of the landowners in the Town of Trenton are in compliance with the conservation standard of preparing and following a cropland nutrient management plan. The remaining soil and water conservation standards appear to be applicable to only a small number of Trenton landowners. The staff of the Dodge County Land Conservation Department believes that the majority of these landowners are likely to be in compliance with most, if not all, of these remaining soil & water conservation standards (see attached letter from Dodge County conservationist). Therefore, a conservative estimate of half, or less than half of the petitioning landowners in the Town of Trenton are in full compliance with state soil & water conservation standards.

It is believed that by establishing an AEA and allowing landowners to enter into an agreement, will further communication between the landowner and the County Land Conservation Department staff. Increased communication will foster a better working relationship between staff and the landowners, to work together to implement farming practices that exceed the minimum conservation standards. Since so many Town landowners have been participating in the program (currently 17,500 acres enrolled) and have been implementing soil and water conservation standards for years, it is believed that there will be high level of cooperation between landowners and County Land Conservation staff. Cooperation will be necessary to get all parties signing farmland preservation agreements to meet standards set by ATCP 50, Wisconsin Adm. Code.

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

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

10) If the proposed area is designated as an AEA, what steps will be taken to encourage farmland preservation agreements between landowners and the department?

If an AEA is awarded to the Town of Trenton, the Town will encourage all eligible landowners to apply for an agreement. The Town will implement various methods to encourage landowners to apply for an agreement.

First, the Town would officially announce the approval of the AEA at a public informational meeting. If an AEA is designated in the Town, the Town will celebrate the achievement. The public informational meeting would show the location of the AEA and provide information about applying for an agreement. The meeting would be publicized by typical noticing methods, such meeting notices, newspaper posting and word of mouth. Also, agribusinesses will be invited to the meeting, as they will provide a good avenue to inform landowners of the AEA and to encourage landowners to participate in the program.

The second action the Town would do to encourage landowners to sign an agreement would be to mail Farmland Preservation Agreement information materials to all eligible landowners. The information will be included with next year's tax bill mailing. By mailing the information to all eligible landowners, this would cover all possible participants. It would reach those currently participating in the Farmland Preservation Zoning program and non participating landowners. It is believed that there are nonparticipating landowners interested in participating in the program, by both zoning and signing an agreement. Also, it is anticipated that there will be a large amount of interest in applying for an agreement, since half (17,500 acres) the Town already participates in the program.

As previously mentioned, farming communities are tight knit and regularly communicate with each other. If the proposed AEA is approved, the news of an opportunity to sign an agreement will spread quickly by word of mouth. Landowners will have a hand in spreading the word about the enhanced program.

All eligible landowners in the Town will learn of the program by one of these methods. It is believed that these methods are the most effective ways to educate and encourage program participation.

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

The proposed AEA has received a tremendous amount of support from various landowners, government agencies and agribusinesses. 37 landowners, government agencies, and agribusinesses submitted cooperator petitions or letters of support for the proposed Trenton AEA. Cooperator support has come from within to the proposed AEA, adjacent communities, and throughout the state. The following submitted cooperator petitions and/or letters of support:

- 1) City of Beaver Dam (Beaver Dam, WI)
- 2) City of Fox Lake (Fox Lake, WI)
- 3) City of Waupun (Waupun, WI)
- 4) Waupun Area School District (Waupun and surrounding rural areas, WI)
- 5) Farmers Elevator Company (Waupun, WI)
- 6) Waupun Feed & Seed Co. (Waupun, Wisconsin)
- 7) Nutrient Management & Crop Consulting (Lodi, WI)
- 8) Reabe Spraying Service (Town of Trenton/Waupun, Plainfield, and Plover, WI)
- 9) Waupun Veterinary Services (Waupun, WI)
- 10) National Bank of Waupun (Brandon, Fairwater, Rosendale, and Waupun, WI)
- 11) UW Extension-Matt Hanson (Juneau, WI)
- 12) Lemmenes Custom Farms, LLC (Town of Trenton, WI)
- 13) Lakeside Foods (Manitowoc and Random Lake, WI)
- 14) Farmers State Bank (Fox Lake and Markesan, WI)
- 15) Phillips Crop Care LLC (Beaver Dam, Wisconsin)
- 16) Ballweg Implement Co., Inc. (Beaver Dam and Waupun, WI)
- 17) Tony DeJager (Town of Trenton)
- 18) United Cooperative (21 locations in southern Wisconsin)
- 19) Milwaukee Stockyards (Reeseville, WI)
- 20) Mid-State Equipment (Columbus, Watertown, Jackson, Janesville, Sauk Prairie, WI)
- 21) Marc Bethke - Dodge County Land Conservation Department (Juneau, WI)
- 22) Markesan State Bank (Markesan, Randolph, and Waupun, WI)
- 23) Beskill Chemical Co., Inc (Fox Lake, WI)
- 24) Waupun Equipment Co., Inc (Waupun, WI)
- 25) Karen Hughes (Town of Trenton)
- 26) Dale Biel (Town of Trenton)
- 27) Raymond Freriks (Town of Trenton)
- 28) James Smits (Town of Trenton)
- 29) Alan Verhage (Town of Trenton)
- 30) Arlyn Vande Zande (Waupun, WI)
- 31) Jill Reabe (Town of Trenton)
- 32) Robert Reabe (Town of Trenton)
- 33) James Rohde (Town of Trenton)
- 34) Larry Rens (Town of Trenton)
- 35) Michael DeVries (Town of Trenton)
- 36) Larry Navis (Town of Trenton)
- 37) Mitch Shaw-Shaw's Cut & Dried (Town of Trenton)

To further show the importance of creating the Trenton AEA, the superintendent of the School District of Waupun stated *“Education and agriculture in Wisconsin are intrinsically linked in vital ways. They are the two largest and most pervasive enterprises in the state; and both, more than any other enterprise beyond the family, directly impact the quality of life of Wisconsin residents. Preserving the quality and productivity of the land is as imperative as preserving and propagating knowledge and life-long learning.”* This quote and the letter of support show how important agriculture is to the school district, and particularly shows how important the proposed Trenton AEA is to the community.

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

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

12) Are there any other compelling reasons to choose this AEA proposal from among competing AEA proposals?

In addition to the supporting documentation listed in questions 1 -11, the proposed Trenton AEA should be selected for the reasons:

- Trenton AEA petition contains a large number of eligible petitioners, many eligible landowners want to create an AEA and enter into an agreement.
- Large agricultural land base and excellent producing soils have a large footprint in agricultural economy.
- The proposed AEA is located in the Rock River Basin, which contains some of the finest farmland in the state, maximizing its protection should be a priority of the state.
- The proposed Trenton AEA is in a unique location: in between two large metropolitan areas, Madison/Dane County and the Fox Valley region, Town of Trenton and surrounding area is experiencing development pressure.
- Tremendous cooperation between Dodge County, Town of Trenton and citizens to develop AEA petition and provide Farmland Preservation Program education.
- Continuing and enhancing soil and water conservation practices is essential to protecting Beaver Dam Lake, Fox Lake, and the Rock River Basin; conservation practices, including nutrient management practices, have had a noticeable improvement on the water quality.
- The proposed Trenton AEA has a thriving agricultural community with great diversity, which is seen in its:
 - ◆ Dairy production
 - ◆ Grain production
 - ◆ Vegetable production
 - ◆ Goat Dairy production
 - ◆ Fresh market production
 - ◆ Nearby cooperative ventures:
 - Ethanol
 - Vegetable canning and freezing
 - Cheese production
- Dodge County is a leading county in Farmland Preservation Program efforts. County staff has held various educational programs; Trenton has participated in a majority of the educational activities, including: hosting AEA workshop, multiple county informational meetings, multiple town level meetings, guest speaker at local town association meeting, and hosted a Working Lands Initiative Workshop (which required an application process). Dodge County has created various town handouts and informational brochures which have been utilized by the Town of Trenton. Additionally, Dodge County was awarded a \$17,000 grant to update its' Farmland Preservation Plan (which is being finalized at this time).



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

DATE: January 18, 2011

TO: Wisconsin DATCP
Attn: Coreen Fallat – AEA Petition Review

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

RE: Soil & Water Conservation Compliance in Town of Trenton, Dodge County

As of January 1, 2011, farm conservation plan records in the Dodge County Land Conservation Department indicate that more than half of the landowners petitioning for an Agricultural Enterprise Area in the Town of Trenton, Dodge County, are likely in compliance with the conservation standard of maintaining cropland soil erosion at or below tolerable levels. As of the same time, and based on the best available information, it is believed that less than half of the landowners in the Town of Trenton, Dodge County, are in compliance with the conservation standard of preparing and following a cropland nutrient management plan.

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

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

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

Attention Town of Trenton Landowners

Petitions for Agricultural Enterprise Areas are now available!

What is an Agricultural Enterprise Area (AEA)?

As you may know, the Farmland Preservation Program has recently changed. The new Farmland Preservation Program has created new land preservation tools and increased the tax credit amounts. One new land preservation tool is the development of "Agricultural Enterprise Areas" (AEA). AEA's are a tool that can help landowners and communities meet locally identified agricultural preservation and agricultural development goals. An AEA is an identified geographic area that is primarily devoted to agricultural use.

What is the Purpose of an Agricultural Enterprise Area (AEA)?

Designation of an AEA identifies an area that is valuable for current and future agricultural use. The establishment of a AEA allows eligible landowners located in an AEA to enter into a voluntary Farmland Preservation Agreement with the Department of Agriculture, Trade and Consumer Protection (DATCP). AEA is not a land use control tool and no additional regulations are in an AEA. Landowners within the AEA are NOT required to enter into agreements, participation is voluntary.

What is a Farmland Preservation Agreement?

Farmland Preservation Agreements are a contract between the landowner and the state, which requires the land to be in an agricultural use for a minimum of 15 years. Additionally, the landowner agrees to meet soil and water conservation standards. Currently, the Town of Trenton utilizes Farmland Preservation Zoning. Participating landowners collect tax credits if they follow an approved soil & water conservation plan and are located in the Farmland Preservation Zoning District (A-1). An AEA can be used in addition to Farmland Preservation Zoning.

What are the Benefits of an Agricultural Enterprise Area (AEA)?

A benefit of obtaining an AEA is allowing landowners the opportunity to collect additional tax credits. Currently, the Town of Trenton utilizes Farmland Preservation Zoning, which allows landowners to participate in the Farmland Preservation Program. The new Farmland Preservation Program increased the tax credits and removed the maximum tax credit limit. The tax credits for the new Farmland Preservation Program are:

\$7.50 an acre, for land enrolled in Farmland Preservation Zoning (Town currently participates).

\$10.00 an acre, for land enrolled in Farmland Preservation Zoning and a Farmland Preservation Agreement (Town has the opportunity to apply for this option).

* Also, it should be noted that the Farmland Tax Relief Program is no longer available.

How Does the Town of Trenton Apply?

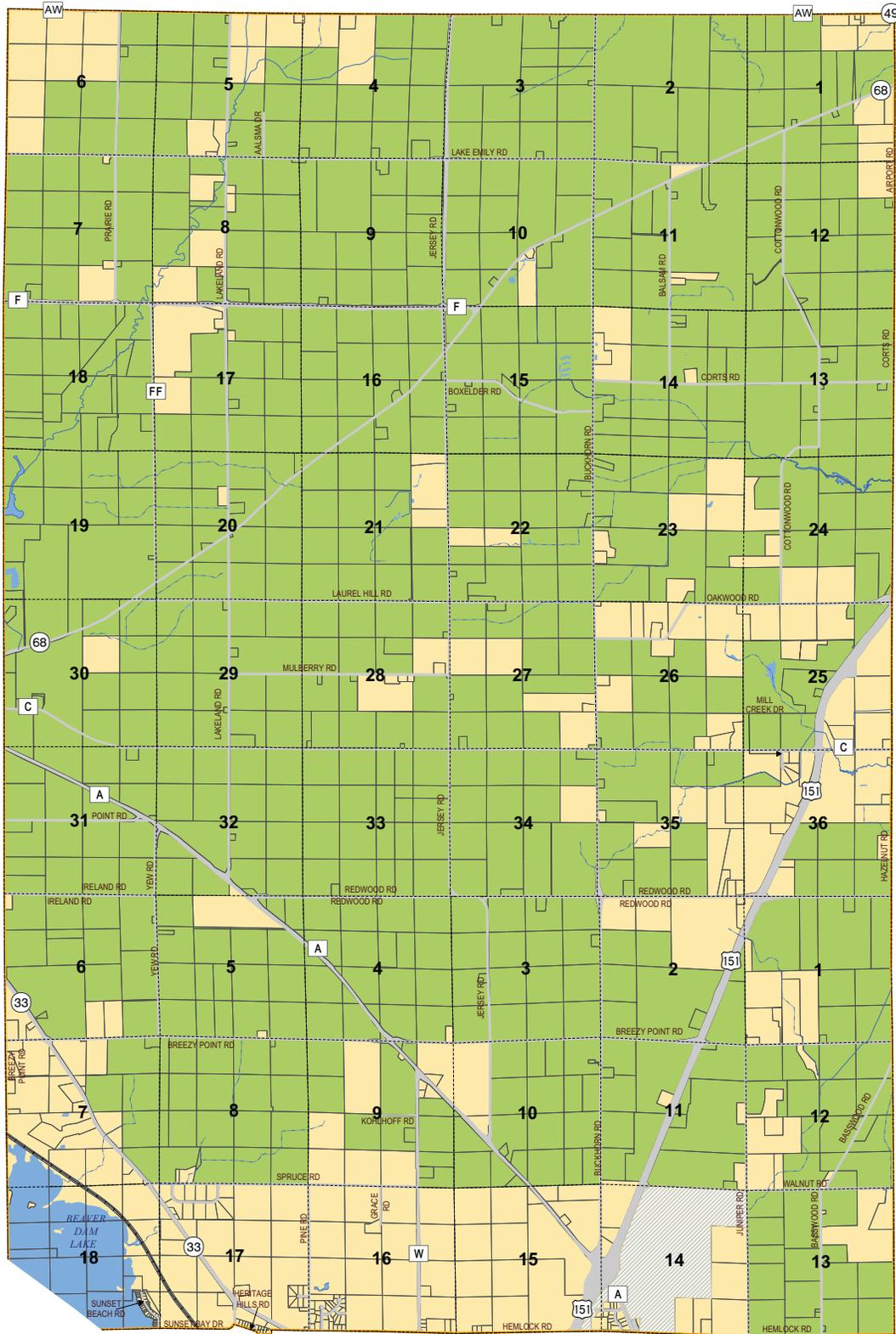
To have an area designated as an Agricultural Enterprise Area (AEA), landowners and local governments must work together to submit a petition to DATCP for consideration. By working together, landowners and local governments can better ensure adequate interest in establishing and maintaining an AEA if selected for designation. Petitions for AEA's are due by February 18, 2011.

Feel free to contact Dodge County staff or DATCP staff if you have any questions or want to review the Farmland Preservation Program and how to apply for an Agricultural Enterprise Area.

Dodge County Land Resources and Parks
Dean Perlick - 920-386-3710
Nate Olson - 920-386-3948
landresources@co.dodge.wi.us

Department of Agriculture, Trade and Consumer
Protection (DATCP)
Coreen Fallet - 608-224-4500
Coreen.Fallat@wisconsin.gov

Proposed Trenton Agricultural Enterprise Area Town of Trenton, Dodge County, Wisconsin

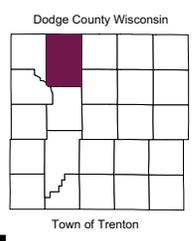


Legend	
	U.S. Highway
	State Highway
	County Highway
	Town Road
	Railroad
	Town Boundary
	Section Line
	Tax Parcel Boundary
	Incorporated Areas
	Waterbody
	Road Right-of-Way
	Rivers and Streams
	Intermittent Stream
	Agricultural Enterprise Area Parcels
	Non-Agricultural Enterprise Area Parcels

**Dodge County
Land Resources and Parks
Department**

1 inch = 1,895 feet

Miles



Source: Dodge County Land Resources and Parks Department, March 2011

KAREN J. GIBSON
Dodge County Clerk
kgibson@co.dodge.wi.us

Administration Building
127 East Oak Street, Juneau WI 53039
920-386-3602 / Fax: 920-386-3928



JEAN M. HELLER
Chief Deputy
jheller@co.dodge.wi.us

CHRISTINE M. KJORNES
Deputy
ckjornes@co.dodge.wi.us

TO WHOM IT MAY CONCERN

I, Karen J. Gibson, County Clerk in and for the County of Dodge, State of Wisconsin, do hereby certify that the attached is a true and correct copy of Resolution No. 10-65, adopted by the Dodge County Board of Supervisors on February 16, 2011.

Dated this 17th day of February, 2011

A handwritten signature in cursive script that reads "Karen J. Gibson".

Karen J. Gibson
Dodge County Clerk

(County Seal)

RESOLUTION NO. 10-65

A Resolution In Support Of The Establishment Of An Agricultural Enterprise Area Within
The Town Of Trenton, Dodge County, Wisconsin

TO THE HONORABLE BOARD OF SUPERVISORS OF DODGE COUNTY, WISCONSIN
MEMBERS,

WHEREAS, the Wisconsin Department of Agriculture, Trade and Consumer Protection is accepting petitions for the designation of Agricultural Enterprise Areas throughout the State of Wisconsin, and

WHEREAS, agriculture is an important component of the Dodge County economy, landscape, and rural character, and

WHEREAS, the Town of Trenton adopted exclusive agricultural zoning and has consistently supported the agricultural industry, and

WHEREAS, the Dodge County Comprehensive Plan adopted on March 21, 2006, identifies the protection and preservation of agricultural land as a goal of the Plan, and

WHEREAS, Dodge County and the Town of Trenton believe that establishment of an Agricultural Enterprise Area (AEA) will further protect agricultural land and enhance the local agricultural economy, and

WHEREAS, the Town of Trenton has held a public hearing in regard to the establishment of an AEA and has determined that there is public support for the AEA, and

WHEREAS, the boundaries of the proposed Agricultural Enterprise Area are depicted in Exhibit "A", which is attached hereto, and

WHEREAS, the decision to participate in the program related to the Agricultural Enterprise Area will be at the sole discretion of the individual land owner, and

WHEREAS, agriculture is an important land use in Dodge County and worthy of preservation and support, and

WHEREAS, the Dodge County Planning, Development and Parks Committee hereby recommends that the Dodge County Board of Supervisors support the establishment of an Agricultural Enterprise Area within the Town of Trenton, Dodge County, Wisconsin;

THEREFORE, BE IT RESOLVED that the Dodge County Board of Supervisors hereby supports the establishment of an Agricultural Enterprise Area within the Town of Trenton, Dodge County, Wisconsin.

All of which is respectfully submitted this 16th day of February, 2011.

Dodge County Planning, Development and Parks Committee:

Thomas J. Schaefer
Thomas J. Schaefer

Delwyn Guenther
Delwyn Guenther

Allen Behl
Allen Behl

Dean Becker
Dean Becker

Randy Grebel
Randy Grebel

Adopted this 16th day of February, 2011, by the County Board of Supervisors of Dodge County.

ATTEST: Karen J. Gibson, Dodge County Clerk
Karen J. Gibson

The above resolution has been authorized by the governing body of Dodge County.

By Resolution No. 10-65, dated February 16, 2011.

Russell Kottke
Russell Kottke
Chairman, Dodge County Board of Supervisors

Karen J. Gibson
Karen J. Gibson, Dodge County Clerk

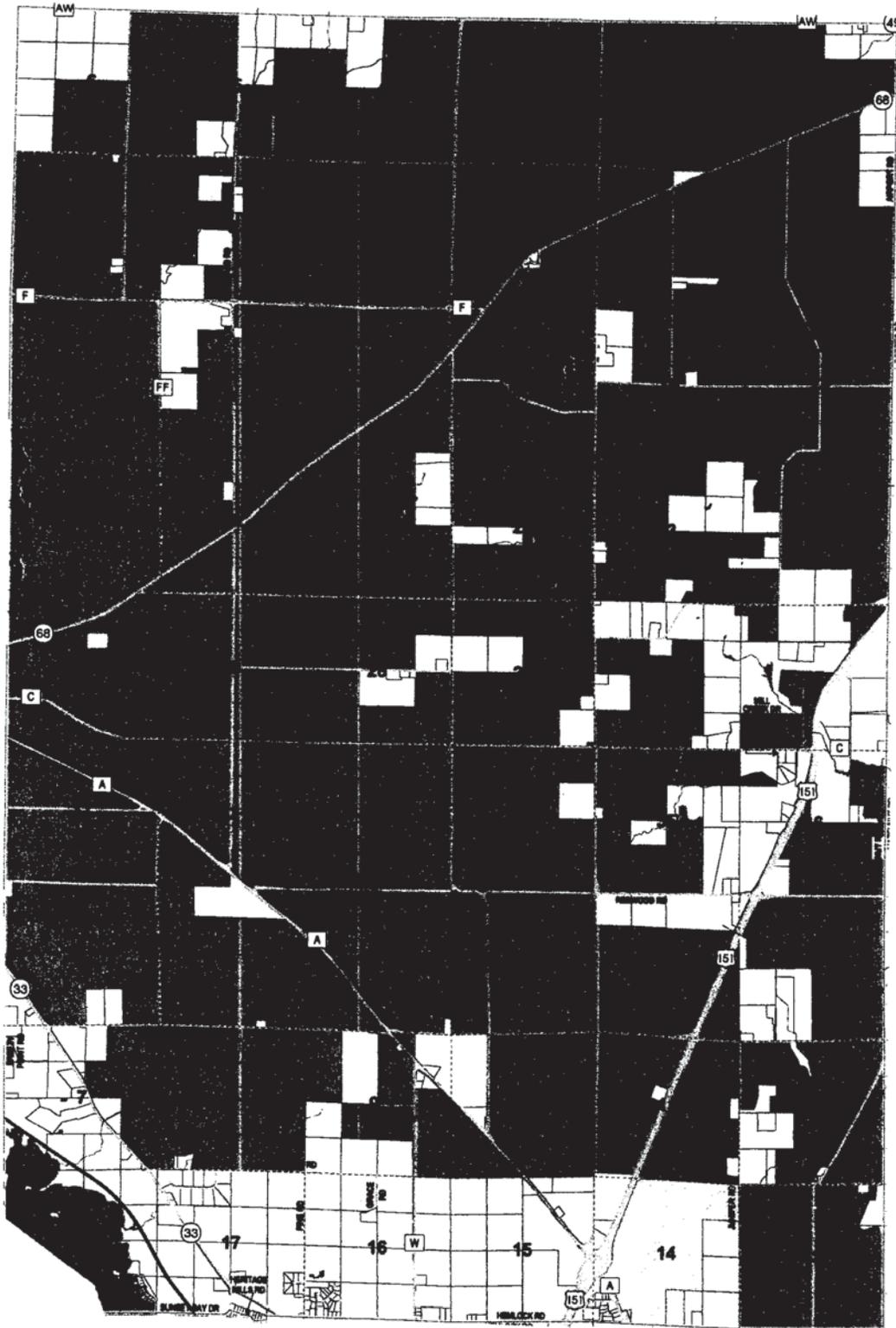
ADOPTED
BY DODGE COUNTY BOARD

FEB 16 2011

AYES 32 NOES 0
ABSENT 5
ABSTAIN 0

Karen J. Gibson
Dodge County Clerk

Proposed Trenton Agricultural Enterprise Area Town of Trenton, Dodge County, Wisconsin

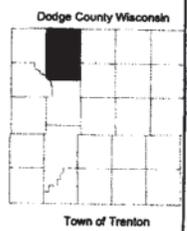
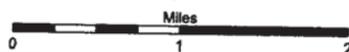


Legend			
	U.S. Highway		Section Line
	State Highway		Tax Parcel Boundary
	County Highway		Incorporated Areas
	Town Road		Waterbody
	Railroad		Road Right-of-Way
	Town Boundary		Rivers and Streams
			Intermittent Stream
			Agricultural Enterprise Area Parcels
			Non-Agricultural Enterprise Area Parcels



Dodge County
Land Resources and Parks
Department

1 inch = 1,917 feet



Source: Dodge County Land Resources and Parks Department, February 2011

RESOLUTION NO. 2011 - 1

IN SUPPORT OF THE ESTABLISHMENT OF AN AGRICULTURAL ENTERPRISE AREA WITHIN THE TOWN OF TRENTON, DODGE COUNTY, WISCONSIN

WHEREAS, the Department of Agriculture, Trade and Consumer Protection is accepting petitions for the designation of Agricultural Enterprise Areas throughout the State of Wisconsin, and

WHEREAS, agriculture is an important component of the Town of Trenton economy, landscape, and rural character, and

WHEREAS, the Town of Trenton adopted exclusive agricultural zoning and has consistently supported the agricultural industry, and

WHEREAS, the Town of Trenton Comprehensive Plan adopted on September 15, 2005 identifies the protection and preservation of agricultural land as a goal of the Plan, and

WHEREAS, the Town of Trenton believes that establishment of an Agricultural Enterprise Area (AEA) will further protect agricultural land and enhance the local agricultural economy, and

WHEREAS, the Town of Trenton has held a public hearing in regard to the establishment of an AEA and has determined that there is public support for the AEA, and

WHEREAS, the proposed boundaries of the Agricultural Enterprise Area are depicted in Exhibit "A", and

WHEREAS, the choice to participate in the program related to the Agricultural Enterprise Area will be at the sole discretion of the individual land owner, and

WHEREAS, agriculture is an important land use in the Town of Trenton and worthy of preservation and support,

THEREFORE, BE IT RESOLVED that the Town Board of the Town of Trenton hereby supports the establishment of an Agricultural Enterprise Area within the Town of Trenton, Dodge County, Wisconsin.

Adopted this 17th day of January, 2011.

Russell Kottke
Russell Kottke, Chairman

Jill Reabe
Jill Reabe, Supervisor

Charles Schranz
Charles Schranz, Supervisor

ATTEST:

Kim Perry
Kim Perry, Clerk