



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:¹

PART I. GENERAL INFORMATION

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| A. Name of AEA. | West Point AEA |
| B. County or counties in which the proposed AEA is located. | Columbia County |
| C. All towns, villages or cities in which the proposed AEA is located. | Town of West Point |
| D. Number of owners of eligible farms within the proposed AEA who signed the petition. | 19 |
| E. Total number of acres in the proposed AEA. | 15,887.62 |
| F. All parcels in the proposed AEA are located within a farmland preservation area designated in the certified county farmland preservation plan. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| G. All parcels in the proposed AEA are contiguous. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| H. The proposed AEA is primarily in agricultural use. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| I. Primary type of agricultural production in the proposed AEA. | Cropland, Dairy, Beef, Forest |
| J. Designated contacts for the AEA. <i>Please list at least two contacts for the AEA; preferably at least one staff contact (county, town, UWEX, regional planning commission etc.) and one landowner representative.² You may have more than two contacts. Attach a separate page if necessary.</i> | |

Name: Kurt R. Calkins, Columbia County LWCD
 Address: P.O. Box 485 Portage, WI 53901
 Phone number: 608 742 9670
 Email: kurt.calkins@co.columbia.wi.us

Name: Gordon Carncross Land Owner /Town Board Supervisor
 Address: W12965 Hwy J Lodi, WI 53555
 Phone number: 608 592 4063
 Email: egor@bugnet.net

¹Personal information you provide may be used for purposes other than that for which it was collected, s. 15.04(1)(m), Wis. Stats.
²The listed contacts should be willing to:

- Communicate with other petitioners and partners in the AEA, with the Department of Agriculture, Trade and Consumer Protection and with contacts in other AEAs
- Respond to an annual status update inquiry from the Department of Agriculture, Trade and Consumer Protection
- Engage in activities within the AEA

PART II. PURPOSE AND RATIONALE FOR AEA³

Introduction to proposed AEA (optional):

The West Point AEA petition represent the culmination of a several months of comprehensive effort by a local landowner steering committee to delineate and designate a 15,887.62 acre area within the Town of West Point for consideration as an Agricultural Enterprise Area. This area is dominated by a diverse landscape of dairy/beef and crop production. The foundation of the dairy investment in this area is rooted in 8 family dairy farms ranging in size from 100 to 400 dairy cows. These farm alone have invested 10 million dollars in there dairy infrastrure over the last 10 years. The area is dominated with a high % of USDA Prime Soils classifications. There are numerous small to medium size beef herds in the AEA area. The Township and the County have worked together to develop a quality long-term landuse planning tool kit that should help blend the development pressures of this area adjacent to Lake Wisconsin/Madison with the needs of the agricultural land base. Currently there are 40 landowners who are participants in the FPP program. This covers over 7126 acres of the proposed AEA area. Ag tourism is well developed thru several local businesses. A total of 46 associated ag business/partners were identified as critically related to the ag industry in this community. The County recently completed a revision to its Farmland Preservation Plan and has received state certification for its Agricultural Zoning District.

1. State the specific goals for the preservation of agricultural land use.

- Preserve productive farmland and farming as a way of life and an important part of the local and regional economy.
 - Maintain and promote a high level of conservation practices to help protect vital wildlife habitat and soil and water quality.
 - Limit encroachment of non-farm development on agricultural lands and reduce land use conflicts.
 - Recognize and preserve the agricultural history and culture of the Town of West Point.
 - Maximize and strengthen farmland preservation efforts by providing incentives to landowners to retain and preserve agricultural lands.
 - Maintain the rural identity of the Town of West Point for future generations.
 - Support and preserve multi-generational farms.
 - Encourage efforts to slow and reduce the fragmentation of agricultural lands.
 - Encourage the owners of farmland to follow best practices to minimize impacts to the County's natural resources.
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2. State the specific goals for agricultural development and/or innovation.

- Maintain, modernize, and improve infrastructure in support of agricultural activity.
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³ DATCP will evaluate petitions under s. 91.86, Wis. Stats., and will consider information provided in response to the following questions.

- Promote cooperation between farm and non-farm residents.
 - Provide education on farming, farm organizations, and farm related activities.
 - Support and encourage diversity in agriculture, including, but not limited to:
 - o Dairy and dairy specialty
 - o Value added and specialty crops
 - o Cash crops
 - o Organic farming
 - o Agricultural tourism
 - o Orchards and vineyards
 - Modernize agricultural operations to remain competitive.
 - Strengthen agribusiness infrastructure by encouraging and attracting new agribusiness as well as promoting the expansion of existing agribusiness.
 - Encourage renewable energy technologies and innovation for other sustainable practices.
 - Promote both conventional and alternative agricultural practices and uses that are sustainable.
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3. Comment on the relationship between the area's goals for agricultural preservation and agricultural development.

Lands classified as agricultural or other open space comprise 90.24% of the Town of West Point's existing land use. Preserving agricultural lands for future generations while also promoting agricultural development go hand-in-hand. The Town of West Point's proximity to the growing Madison Metropolitan Area continues to place development pressures on the area by commuters looking to find a more rural atmosphere to live in. The proximity to Lake Wisconsin and other popular tourist destinations such as the Wisconsin Dells and Baraboo areas also places development pressures related to the tourist industry. This growth is not unwanted. Our agricultural areas need the markets that non-farm development brings, especially in our local and regional context. These local and regional populations and visitors create sizable markets for locally grown products. However, it must be planned for correctly in order to preserve the prime farmland of the area. It is vital to limit the encroachment of non-farm development by placing protective restrictions through zoning as well as by providing incentives to farm owners to retain their agricultural lands.

There are many ways in which we can provide incentives to farm owners. Current incentives include the farmland preservation tax credit program. An Agricultural Enterprise Area is another great tool to provide further incentive. These incentives combined with the support to modernize and improve agricultural operations and infrastructure will facilitate the preservation of the prime agricultural lands of the West Point AEA well into the future.

It is important to find a balance among economic development and the preservation of agriculture. In a regional context, this balance can be seen as the area surrounding the West Point AEA becomes further developed. The increased development will create growing markets that the AEA can support. By constantly working towards both the agricultural preservation and agricultural development goals, we can make sure the agricultural backbone of the community has a relevant and competitive place in the future.

The Town of West Point is dominated by a diverse mixture of productive agriculture. The landscape and the AEA area is dominated by Prime NRCS classified soils. Cash cropping combined with the dairy farm infrastructure make for an important compliment to the area. There are atleast 8 family

dairy farms that have made substantial reinvestment in their dairy infrastructure over the last 10 years. We estimate over 10 million dollars has been invested in these operations that milk almost 2000 dairy cows. The relationship of maintaining adequate production land is very important for a cohesive relationship to be maintained between feedstock production and manure/nutrient management.

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) The tables A & B (attached) along with the attached map indicate the acreage and percentage of current land use within both the proposed West Point AEA and within the Town of West Point as a whole. It is clear to see that agriculture is the dominant land use category as it encompasses 96.66 percent of the proposed AEA, and 90.24 percent of the entire Town. This figure drops 6 percent when taking the whole town into account due to the development along the Wisconsin River. When taking a closer look at these figures, it is apparent that the total acreage of the West Point AEA's existing land use does not equal the total area of the West Point AEA. State Highway 60 and its right-of-way, which runs through the southern half of the proposed AEA, was not included when the existing land use data was compiled. Therefore; the land use of the remaining 89.17 acres can be assumed to be transportation/highway in land use. Existing land use data was compiled in 2005 when the County and the Town of West Point's comprehensive plans were updated. The only significant changes that would have taken place in the 2005-2014 time frame is the continuing planned development outside of the West Point AEA along the Wisconsin River.

The table C (attached) and attached map were derived from the 2011 National Agricultural Statistical Service (NASS) cropland data. This table provides a more detailed picture of land use within the proposed AEA. It is apparent that the primary use of land is agricultural. The majority of land is used to support corn, pasture/hay, alfalfa, and soybeans. There is also an ample amount of open space uses within the proposed AEA. These uses could not be excluded from the AEA because the boundary of the AEA must follow parcel lines. Most of these forested lands are located on the same parcels as farmland, and in common ownership with a farmer who would be utilizing the AEA for their agricultural lands.

(b) Land use trends within the proposed AEA have been addressed throughout the application. Existing farmland in the Town is being threatened via development pressures from the growing Madison Metropolitan Area as well as the tourism industry. These development pressures threaten the rural atmosphere as they promote both increased residential development as well as increased business development. Population within the Town of West Point is also projected to increase significantly. The Wisconsin Department of Administration estimates that the population of the Town will increase by 22 percent by the year 2025, and 38 percent by 2040. Trends indicate that there will be a continued interest in consolidating farm tracts in the hands of fewer owners, and in other owners expanding their cropland by leasing more land. This will help to minimize the fragmentation of farm tracts, yet at the same time result in additional smaller lots around existing and former farmsteads. Nonfarm residence numbers will also increase as there is a renewed interest in rural home sites, particularly as the national and regional housing market continues to rebound. If gas prices remain modest and home prices closer to Madison remain high, this interest will expand to the Town of West Point. Nonfarm development trends do not only include new nonfarm dwellings but also those farmers that wish to retain their agricultural land and not the farmhouse. These farmhouses are split off from the farm and sold to nonfarm residents. An increase in nonfarm residences generates incompatible land use issues such as nonfarm residents complaining about the noise of farm

machinery and the smell of manure.

Despite these growing pressures, the desire to preserve farmland has also significantly increased and many protective measures have been enacted. These protective measures include the farmland preservation program, zoning and development restrictions at both County and Town levels, and the desire to create Agricultural Enterprise Areas. Other trends indicating renewed value in agricultural preservation include the high prices of corn and other grain commodities, an increased interest in local food production for regional consumption, interest in increasing livestock herds, and an expected increase in participation in the farmland preservation tax credit program. Agriculture is the backbone of not only the Town of West Point, but also Columbia County. 65 percent of land within Columbia County is owned and managed by farmers, including cropland, pastureland, wetlands, tree farms and farm forests. Agriculture is extremely important within the County, as it accounts for \$1 billion in business sales, and contributes \$261 million to county income. Agriculture in Columbia County also provides 4,528 jobs (almost 16 percent of the County workforce) and pays \$24 million in taxes. 86.6 percent of farms are owned by individuals or families, and only 1.3 percent is owned by non-family corporations. The remaining percentage of farms in the County is owned by family partnerships or family corporations. The West Point AEA is home to many of the major dairy producers within the County. On-farm milk production in the County generates \$65.3 million in business sales, and milk processing accounts for an additional \$417.9 million. At the county level, each dairy cow produces \$3,480 in on-farm sales to producers. The importance of agriculture at both County and Town levels is obvious. The area thrives on agriculture. Although current land use trends pose some threats to this precious farmland, there are many actions being taken to prevent these threats from becoming reality.

5. How did you determine the boundary (location and size) of the proposed AEA? As part of your answer describe efforts to involve and inform the public in the petition process.

According to the Town of West Point's Comprehensive Plan, 90.24 percent of the Town's land is classified as agricultural or opens space in its current use. The boundary of the proposed Agricultural Enterprise Area supports this statistic, as it incorporates almost the entire Township. The only areas excluded from the AEA are the areas of current and planned development along the Wisconsin River and the areas owned by the Wisconsin Department of Natural Resources (Gibraltar Rock) and the Wisconsin Department of Transportation.

The timing of the petition to create this AEA aligns with the adoption of the County's Farmland Preservation Plan. The Columbia County Farmland Preservation Plan was adopted on November 12, 2013. The public meetings that took place during the Farmland Preservation planning process acted as a catalyst for the creation of an AEA within the Town of West Point. Recent modifications to the Farmland Preservation Plan, Comprehensive Plan and Zoning Ordinances will provide added tools to help implement agricultural preservation goals.

Early in 2014, following the adoption of the Farmland Preservation Plan, local farmers and town officials started a dialog about the value of pursuing the AEA designation. The Town of West Point officials and intersted landowners reached out to Columbia County for guidance and assistance. With the guidance of the Columbia County Land and Water Conservation Department and the Columbia County Planning and Zoning Departments a West Point AEA steering committee was formed in early January 2014. The steering committee met, 4 times and spent many hours providing guidance and information to help set up the foundation and focus of this application. The steering committee approved the AEA boundary in Febuary 2014, and the final petition in March of 2014.

A landowner ownership data base was created to help make sure landowners were aware of the process taking place. Direct invitations were mailed to landowners on this list made up of a combination of current Farmland Preservation Program participants and landowners with substantial amounts of agricultural production land. The meetings were noticed by the Township and the local newspapers were updated.

There are 47 farms located within the AEA Boundary that are over 100 acres in size, 16 of which are over 200 acres. The largest contiguous area under common ownership is 385.66 acres. the proposed AEA's proximity to a diverse range of processing facilities and agricultural- related business make it a prime location for an AEA.

The Town of West Point's location in the heart of South Central Wisconsin ties the area to a vast array of agricultural infrastructure. The milk produced from the core dairy investment in this area goes to support several local processing facilities. The majority of the milk product is routed to several local processing plants by using either DFA Cooperative(Dairy Farmers of America Cooperative) or Foremost Farms. Those processing plants include: Schreiber East & West Richland Center(Dannon & Yoplait Yogurt), Foremost Farms cheese plant Richland Center, Suputo cheese plant Reedsburg and Foremost butter plant Reedsburg.

6. Confirm that the proposed AEA is consistent with any existing local comprehensive plan. Use the space provided for any additional information. Submit a future land use map, if available. *Please do not submit*

a complete copy of any comprehensive plan.

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

Link to plan(s):

<http://www.co.columbia.wi.us/columbiacounty/portals/3/County%20Plan/AmendedPlan/ccPlan.pdf>

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

Link to plan(s):

<http://www.co.columbia.wi.us/columbiacounty/portals/3/WestPoint/AdoptedPlan/AdoptedTownWestPointcomprehensivePlan2030.pdf>

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

Additional comments on comprehensive plan and relationship to proposed AEA: The proposed AEA is consistent with both the Town and County Comprehensive Plans. Both plans highly promote the preservation of agriculture. Many of the goals listed in items 1 and 2 of this petition were taken directly out of the Town and County Comprehensive Plans. When determining the boundary of the proposed AEA, both farmland preservation and future land use maps were taken into account. The boundary of the proposed AEA not only encompasses lands within the farmland preservation district, but also those with a planned future land use of agriculture or open space. The AEA fulfills one of the Town's proposed programs within their comprehensive plan. The plan states that, "The town should work closely with Columbia County and the State of Wisconsin Department of Agriculture, Trade and Consumer Protection [DATCP] in developing PDR programs in Wisconsin utilizing bonds and creating Ag Enterprise Areas that have 20 year conservation easements". This statement alone shows the close relationship the proposed AEA has with the Town and County comprehensive plans.

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

The milk produced from the core dairy investment in this area goes to support several local processing facilities. The majority of the milk product is routed to several local processing plants by using either DFA Cooperative(Dairy Farmers of America Cooperative) or Foremost Farms. Those processing plants include: Schreiber East & West Richland Center(Dannon & Yoplait Yogurt), Foremost Farms cheese plant Richland Center, Suputo cheese plant Reedsburg and Foremost butter plant Reedsburg.

This AEA area has had and estimated 10 million dollar reinvestment by atleast 8 family run dairy operations in the last 10 years. These farms range in size from 100 cows up to 400 cows. They include (Sawyer, Ballweg, Enge, Carncross, Miller, Benish, Lochner and Uebersetzig). This local investment is represented on the Ag Investment Map. These farms alone represent almost 2000 dairy cows. Investments include modernizing dairy infrastructure with freestall buildings, parlors, manure storage and feed storage. One dairy operation moved to this AEA area in 2006 after changing land use patterns in Dane County required him to look else where to reestablish his dairy. He ultimately settled on this area and build his new dairy that focuses on organic production and uses a compost dairy barn as part of its operation. There is a well establish custom heifer raising operation that supports the local dairy industry by custom raising heifers for local farmers. This operation has made

a substantial investment in managed intensive grazing infrastructure to help support and manage the animals he raises. A local landowner/farmer (Hartmann) has recently invested an estimated 1 million dollars in additional grain storage, drying and handling infrastructure to provide a local, competitive option for local grain production. The individual investment by this landowner, has allowed local producers to more efficiently manage harvested product during busy fall harvest time. Much of the grain produced in this AEA is used to support local ethanol production at both the Didion ethanol plant (Cambria) & the UWGB ethanol plant (Friesland). There are several different local ag tourism related industries directly located within the AEA area. They include Kellers Kornocopia (vegetables- roadside), Treinens Corn Maze (Very popular fall activity), Slacks Jelly Farm (Local Jams, Jelly and Salsa) and the Wollersheim Winery is located just to the south of the AEA boundary. The area has unique geologic features that also provide for a local reliable and cost effective source of sand bedding material from a local quarry (Lanzendorf). A complete list of supporting and related business that revolve around the agricultural production in the area is included with the application. They include a total of 46 documented ag related business that represent; dairy processing, agronomy, feed supply & nutrition, veterinary services, farm equipment, product transportation, breeding, grain drying & storage, meat processing, construction and much more. Many of those same business provided cooperative letters of support relating the value of this agricultural area to their business.

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

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

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

As part of this AEA petition development process, the steering committee worked very hard to "Think Tank" the relationship of agricultural production to the community and to other business that are an important part of what makes up this agricultural enterprise area. They documented 46 business that are directly related to their vitality of their production. We are happy to say that we were able to get 16 cooperator petitions and/or support letters as part of this process. These cooperators represent relationships as direct as cheese production down to more indirect support from a local USDA Conservation Office.

Resolutions supporting this AEA petition were approved by both the Town of West Point and the Columbia County Board of Supervisors.

Besides signing landowner petitions, many of the landowners also submitted individual letters of connection and support related to this application.

10. Fill in the tables to provide information about partners and activities in the proposed AEA. Attach additional pages if necessary.

A. AEA Partners	
<i>Ex: UW-Extension, county economic development department, county conservation department</i>	<i>Ex: AEA outreach, strategic planning, marketing, grant-writing, soil and water conservation activities</i>
Partner: Columbia County Land & Water Conservation Department	Partner activity: AEA petition development and marketing, soil and water conservation technical assistance, grant adm, FPP administration, future FPP grant agreement facilitation
Partner: Columbia County Planning & Zoning Department	Partner activity: AEA petition development related to land use relationships, Farmland Plan, Comp Plan and Zoning Ordinances
Partner: UW Extension CRD & Ag Agent	Partner activity: Agricultural statistics support local process development
Partner: US Department of Ag NRCS/FSA	Partner activity: Agricultural information/support

B. Farmland Preservation Agreement Strategy	
<i>Activity</i>	<i>Summarize future outreach efforts, including who will provide assistance</i>
<input checked="" type="checkbox"/> Informational meeting(s)	<p>Implementation of the many facets of the FPP will continue to be a high priority for Columbia County. The Columbia County LWCD will continue to lead the program implementation. We have just completed the development of a web based GIS data base to help manage the workload of the FPP program and all its tax parcels. If designated the LWCD will facilitate the FPP agreement opportunities the AEA allows thru a series of venues. This will include a targeted mailing/invite to an informational meeting, that will lead to ongoing opportunities for one on one discussions. We have a regular newsletter that goes out to a large number of landowners, this will also be utilized to get the message out. We anticipate a substantial number of the landowners who signed petitions will move forward with signing agreements. We also feel that there will be opportunity for local communication between tenants of rental land to discuss the new opportunities with landlords. In summary the Columbia County LWCD will market the new opportunities thru its normal processes and will take the lead to help landowners thru the agreement process in cooperation with DATCP staff.</p>
<input checked="" type="checkbox"/> Mailing	
<input checked="" type="checkbox"/> One-on-one conversations	
<input checked="" type="checkbox"/> Newsletter/media	
<input type="checkbox"/> Other	

C. Land Use Controls

<i>Type of Control</i>	<i>Existing/Future</i>	<i>Provide details about the selected control</i>
<input checked="" type="checkbox"/> Farmland preservation zoning ordinance	Existing	<p>Columbia County recently updated its Farmland Preservation Plan and on November 12, 2013 it was adopted. The County’s farmland preservation program is aimed at providing and enabling:</p> <ul style="list-style-type: none"> •The right economic conditions for farming and the growth of the agricultural industry, •Appropriate incentives and flexibility to help farmers continue farming, and •A land use and planning and zoning approach to retain productive agricultural lands and attain a compatible development pattern.
<input checked="" type="checkbox"/> Other zoning ordinances Specify: Title 16 Chapter 100, Columbia County Zoning Code	Columbia County	<p>The Town of West Point is under County Zoning. The current County Zoning Ordinance was adopted on March 21, 2012 and the Town of West Point adopted the Zoning Code on July 13, 2012. The Zoning Code is also currently undergoing a Comprehensive Revision to add a new zoning district: AO-1 Agriculture and Open Space. This new zoning district will make the County’s Zoning Ordinance comply with the newly adopted Farmland Preservation Plan. Once the new zoning code becomes adopted by the County, the Town of West Point will have 1 year to adopt the revisions.</p> <p>The zoning code aims at supporting agricultural-related development and limiting non-farm development within the planned farmland preservation area. Development within the planned preservation area is limited to a density standard (instead of a minimum lot size) of one home per 35 acres of land. The density-based approach to housing will better serve to preserve farming than the large-lot zoning approach that was previously in place. The County’s program further provides incentives for clustering allowable home sites. For areas outside of the planned farmland preservation area, the County supports denser housing development as well as other types of development to support the County’s quality of life and economy. This development includes those that may also support the agricultural economy, such as industrial parks that include sites for businesses that process locally-produced agricultural products</p>

<input checked="" type="checkbox"/> Farmland preservation agreements	Future	<p>Currently there are 40 landowners covering 7126 acres who are currently participating under the certified FPP District opportunities. We anticipate these folks will pursue agreements under the new AEA. There are no existing FPP agreements in this area because of the zoning.</p>
<input type="checkbox"/> Purchase of development rights and/or easements (donated or purchased)		
<input checked="" type="checkbox"/> Transfer of development rights	Existing – Town	<p>Transfer of development rights are included within the Town’s Land Division Ordinance, which was recently amended on October 10, 2013. Under the Land Division Ordinance, property owners acquire and transfer development rights from land designated and mapped as agricultural or open space, agricultural preservation area, or recreational in the Comprehensive Plan (sending parcel) to land designated and mapped as conservation residential area (the receiving parcel). This encourages agricultural preservation by allowing farmland owners a means of economic benefit without requiring residential development on their land or in the surrounding agricultural community. It also directs dwelling units to areas better suited for such development. The program is voluntary, and does not reduce the property rights of any owner of land within the town. Owners of sending and receiving parcels must jointly apply to the Town for approval of the transfer of development right.</p>
<input checked="" type="checkbox"/> Subdivision ordinances	Existing and Future -Town & County	<p>Columbia County’s subdivision ordinance requires a density standard of 35 acres per home site in agricultural land. The Town of West Point’s subdivision ordinance is more restrictive. The Town’s ordinance requires development rights to be based on a more restrictive scale (below).</p> <ol style="list-style-type: none"> 1. Contiguous single ownership of 35 acres to less than 80 acres = 1 development right 2. Contiguous single ownership of 80 acres to less than 160 = 2 development rights 3. Contiguous single ownership of 160 acres to less than 240 acres = 3 development rights 4. Contiguous single ownership of more than 240 acres = 4 development rights <p>Total calculated acreage must exclude road ownership or other public right-of-way. Land on a parent parcel that may not be further divided pursuant to an existing deed restriction or other covenant also cannot be counted</p>

		when determining total number of acres under contiguous single ownership.
<input type="checkbox"/> Cooperative boundary agreements/inter-municipal agreements		No municipalities nearby
<input checked="" type="checkbox"/> Natural area protections	Existing	The County has enacted Floodplain, Shoreland and Wetland Ordinances. These ordinances regulate what can be done near and within these areas. Examples of protections set forth within these ordinances include a 35' setback from wetlands. Mitigation measures such as restoration of a 35' buffer along the shore are required of development within shoreland zoning. The floodplain ordinance regulates development within the FEMA mapped floodplains.
<input checked="" type="checkbox"/> Other (specify) Animal Waste Management	Existing	Title 15, of Columbia County Code of Ordinances incorporates many of the NR 151 Runoff Performance Standards and Prohibitions. The ordinance incorporates a focused compliance strategy targetting manure storage installation and livestock management in Water Quality Management Areas, combined with management of land application of manure.
<input type="checkbox"/> Other (specify)		

D. Agricultural Development Activities		
<i>Type of Activity</i>	<i>Existing/Future</i>	<i>Provide additional details</i>
<i>Ex: Joint marketing or purchasing, development of agri-tourism opportunity,</i>	<i>Ex: Existing</i>	<i>Ex: Producers have formed a producer cooperative to market their products directly to consumers.</i>

<i>value-added agriculture</i>		
Columbia- Dodge Grazing Network outreach programming	Existing/Future	Currently several beef & dairy producers participate in the Columbia-Dodge network, this will continue to provide producers to learn more about grazing opportunities from each other and adopt some of these tools as part of their overall farm model
Agri-tourism	Future	There are opportunities to work closer to develop the local agri-tourism opportunities within this AEA, the close proximity to the Madison population and the Lake Wisconsin population base makes this a good area to work on that. Local programming by UWEX could assist in this.
Farm To School	ongoing/future	Columbia County UWEX currently has a grant to work with several different school district to supply locally grown and produced food into local schools. Although not directly working with school or producers in this AEA, the model could be developed and expanded to this AEA. I

E. Other AEA Activities		
<i>Type of Activity</i>	<i>Timeframe</i>	<i>Provide additional details</i>
<i>Ex: Form a stakeholder group, attend statewide AEA meetings, develop strategic plan, set up website</i>	<i>Ex: Ongoing, Future</i>	<i>Ex: Working with UWEX, we will form an AEA stakeholder group to consider appropriate next step.</i>
Form West Point AEA Stakeholder Group	Future	Form a West Point AEA Stakeholder group build off foundation of AEA steering committee. Considering this group to be foundation for information exchange and seeing that the value of the AEA is realized by landowners, local land use decision makers and agricultural businesses.
AEA Designation Kick off meeting	Future	Have a ribbon cutting informational public meeting to announce formal designation of AEA and kick start agreement signing opportunities.

PART III. MAP AND SPATIAL LOCATION DATA

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

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

PART IV. IMAGES FROM PROPOSED AEA (OPTIONAL)

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

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

PART V. SIGNATURE PAGES AND LOCAL RESOLUTIONS

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

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

Landowner Signature Page

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

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

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

- Individual or married couple
- Corporation
- Partnership
- LLC
- Other (describe) _____

Authorized signature _____ Date _____

Print name _____

Authorized signature _____ Date _____

Print name _____

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

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

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

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

Political Subdivision Signature Page

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

Political subdivision name: _____

Type (check one): County Town City Village

Printed name of authorized officer or representative: _____

Title of authorized officer or representative: _____

Authorized signature: _____ Date: _____

Principal mailing address: _____

Phone number: _____

E-mail address: _____

Cooperator Petitioner Signature Page

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

Legal name of cooperator: _____

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

Principal mailing address: _____

E-mail address: _____

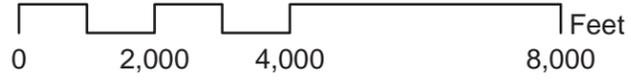
Briefly describe your interest in signing this petition requesting designation of an agricultural enterprise area:

Print name _____

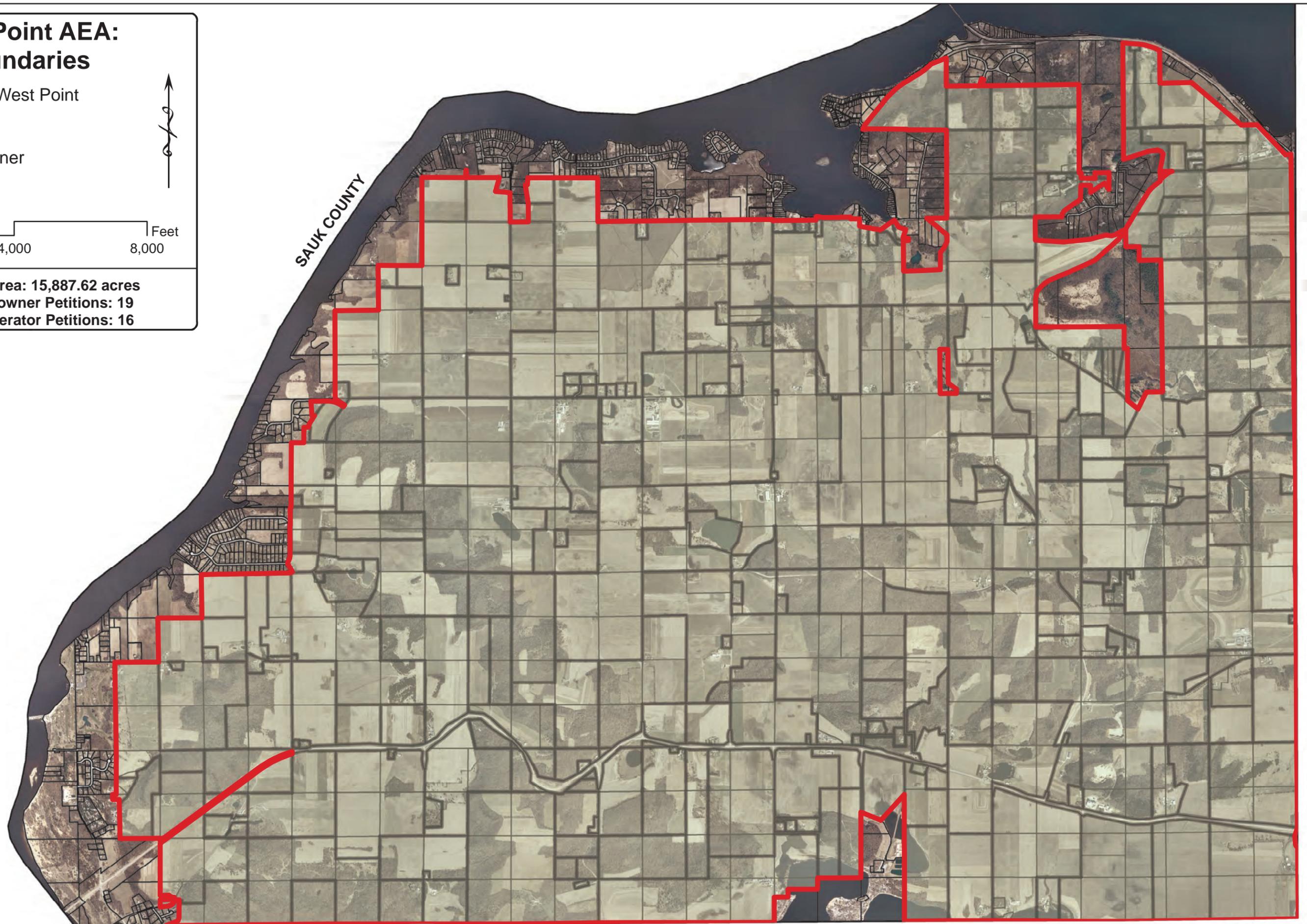
Authorized signature: _____ Date _____

West Point AEA: Boundaries

-  Town of West Point
-  AEA
-  Land Owner
-  Parcel



Total AEA Area: 15,887.62 acres
Total Landowner Petitions: 19
Total Cooperator Petitions: 16



DANE COUNTY

Legend

Prime Farm Land (NRCS Rating)

Prime Farmland Type

- Prime Farmland
- Prime Farmland where drained
- Prime Farmland where drained and protected from flooding or not frequently flooded during the growing season

West Point Prime Farmland- NRCS

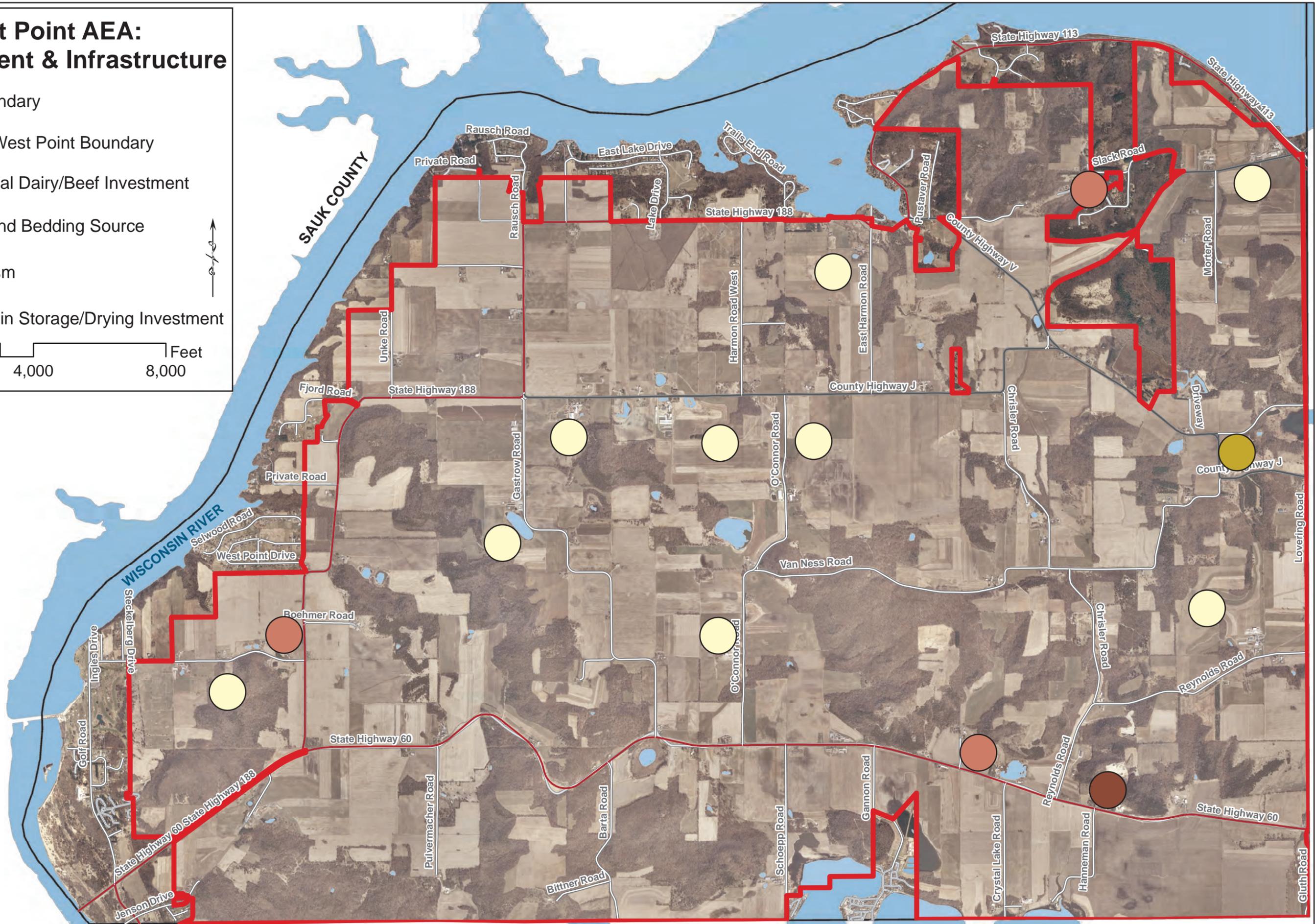


West Point AEA: Ag Investment & Infrastructure

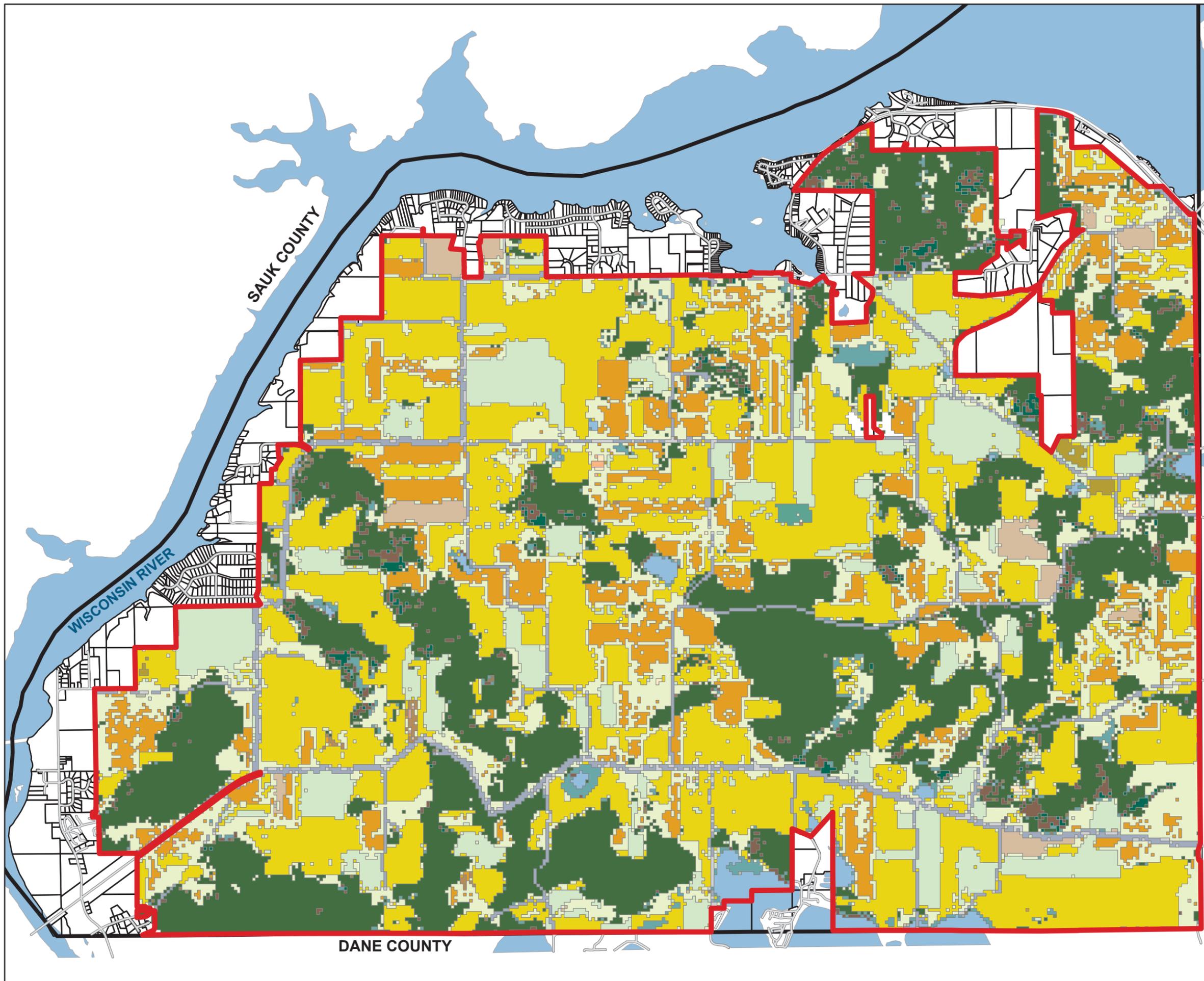
- AEA Boundary
- Town of West Point Boundary
- Substantial Dairy/Beef Investment
- Local Sand Bedding Source
- Agritourism
- Local Grain Storage/Drying Investment

↑

0 2,000 4,000 8,000 Feet



DANE COUNTY



West Point AEA: Cropland Data

- AEA Boundary
- Town of West Point Boundary

Agricultural

- Alfalfa
- Apples
- Corn
- Dry Beans
- Fallow/Idle Cropland
- Oats
- Pasture/Hay
- Peas
- Potatoes
- Sod/Grass Seed
- Soybeans
- Sweet Corn
- Winter Wheat

Non-Agricultural

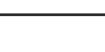
- Barren
- Deciduous Forest
- Developed/High Intensity
- Developed/Med Intensity
- Developed/Low Intensity
- Developed/Open Space
- Evergreen Forest
- Grassland Herbaceous
- Herbaceous Wetlands
- Mixed Forest
- Open Water
- Shrubland
- Woody Wetlands

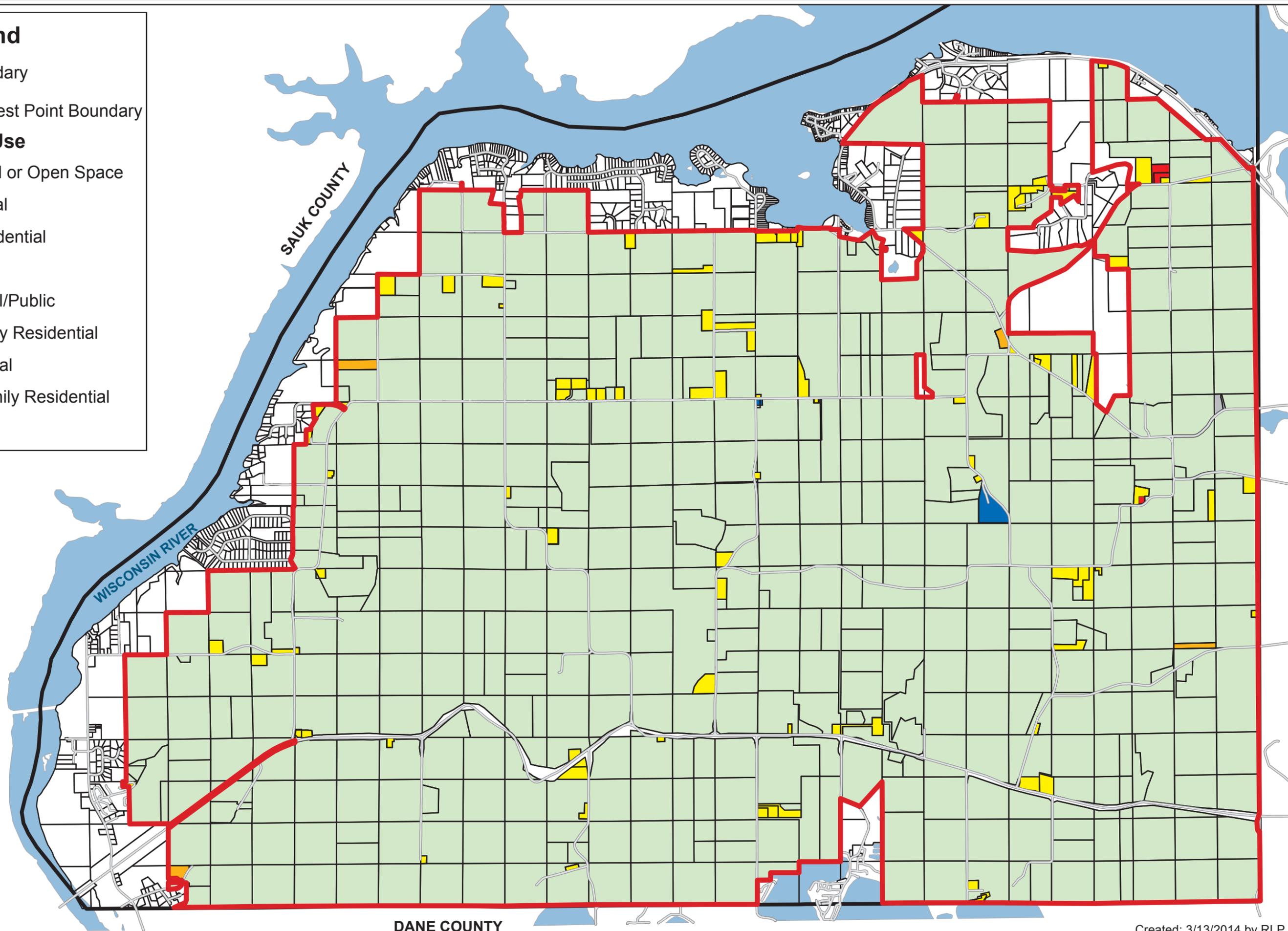
DANE COUNTY

SAUK COUNTY

WISCONSIN RIVER

Legend

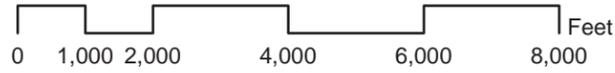
-  AEA Boundary
-  Town of West Point Boundary
- Current Land Use**
-  Agricultural or Open Space
-  Commercial
-  Farm Residential
-  Industrial
-  Institutional/Public
-  Multi Family Residential
-  Recreational
-  Single Family Residential
-  Utilities



DANE COUNTY

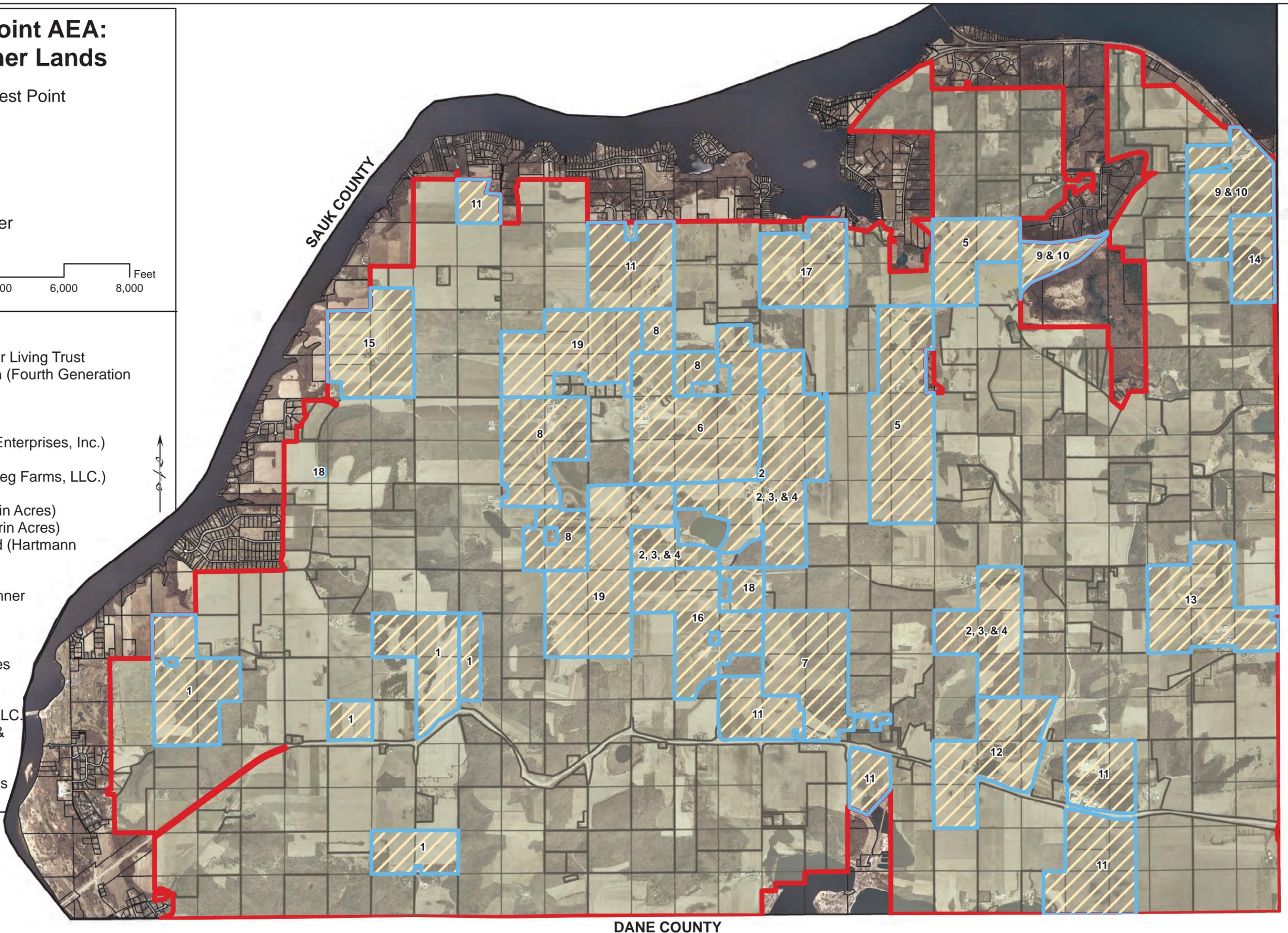
West Point AEA: Petitioner Lands

-  Town of West Point
-  AEA
-  Petitioners
-  Parcel
-  Land Owner



Petitioners:

1. Larry & April Sawyer Living Trust
2. Miller, John & Dawn (Fourth Generation Homestead, LLC.)
3. Miller, Herman
4. Miller, Paul
5. Ness, Scott (Ness Enterprises, Inc.)
6. Carncross, Gordon
7. Ballweg, Jon (Ballweg Farms, LLC.)
8. Enge, Delorman
9. Benish, Mike (Aspirin Acres)
10. Benish, Dan (Aspirin Acres)
11. Hartmann, Howard (Hartmann Farms, LLC.)
12. Treinen, Alan
13. Lochner, Pat (Lochner Dairy, LLC.)
14. Attoe, Doug
15. Unke, Rolland
16. Uebersetzig, James (J&N Uebersetzig Family Trust)
17. Schoepp Farms, LLC.
18. Carncross, Craig & Jen
19. Schoepp, Steve & Lavern (L&S Farms of Sauk City, LLP.)



DANE COUNTY

Political Subdivision Signature Page

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

Political subdivision name: Columbia County

Type (check one): County Town City Village

Printed name of authorized officer or representative: Andy Ross

Title of authorized officer or representative: CHAIR Columbia County Board of Supervisors

Authorized signature: Andy Ross Date: 03.19.14

Principal mailing address: County Clerk
400 DeWitt Street
Portage, WI 53901

Phone number: 608-742-9654

E-mail address: Andy.Ross@Co.Columbia,WI,US

RESOLUTION NO. 6-14

SYNOPSIS: Supporting A Petition And Designation Of The West Point Agricultural Enterprise Area In The Town of West Point

INTRODUCED BY: Agriculture and Land Water Conservation Committee
Planning and Zoning Committee

To the Honorable Board of Supervisors of Columbia County:

WHEREAS, an Agricultural Enterprise Area (AEA) is an area of contiguous land, devoted primarily to agricultural use, as designated by the Wisconsin Department of Agriculture, Trade and Consumer Protection through the Wisconsin's Working Lands Initiative in response to a local petition; and

WHEREAS, the designation of an AEA identifies an area as valuable for current and future agricultural uses and may help to promote the development of agricultural businesses; and

WHEREAS, an AEA designation enables eligible farmers to enter into voluntary Farmland Preservation Program agreements with the Wisconsin Department of Agriculture, Trade and Consumer Protection for at least a 15-year period and enables farmers to receive income tax credits in return for preserving their land in agricultural use; and

WHEREAS, the West Point Town Board approached the Columbia County Land and Water Conservation and Planning and Zoning departments to assist the town and interested farmers with the development of a petition to establish an AEA in the Town of West Point; and

WHEREAS, the Land and Water Conservation and Planning and Zoning departments have prepared a petition entitled the West Point Agricultural Enterprise Area (AEA) which encompasses an area in excess of 15,000 acres; and

WHEREAS, the participating farmers would be eligible for a tax credit of 10.00 per acre provided they meet compliance with runoff rules established by ATCP 50; and

WHEREAS, the West Point Town Board, in February, 2014 voted to approve a resolution supporting the West Point AEA; and

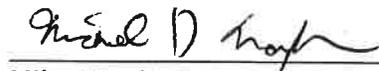
WHEREAS, in order to fully prepare an AEA petition that can be submitted to the Wisconsin Department of Agriculture, Trade and Consumer Protection, each political subdivision that has land within the boundary of the proposed AEA must submit a copy of a resolution clearly stating that the political subdivision is petitioning the State of Wisconsin on behalf of the AEA; and

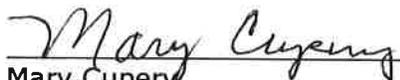
WHEREAS, the lands identified to be part of the West Point AEA are located within Columbia County, a political subdivision of the State of Wisconsin, and therefore requires the support of the Columbia County Board of Supervisors.

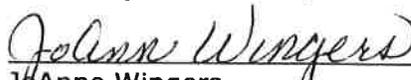
NOW, THEREFORE, BE IT RESOLVED, by the Columbia County Board of Supervisors supports the petition and designation of the West Point Agriculture Enterprise Area by the State of Wisconsin under Wis. Stat., Sec 91.84.

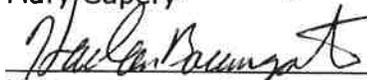
For consideration by the Columbia County Board of Supervisors on March 19, 2014.

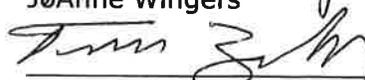

Mike Weyh

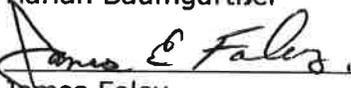

Mike Weyh

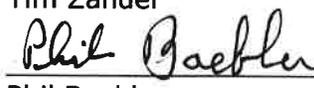

Mary Cupery


JoAnne Wingers

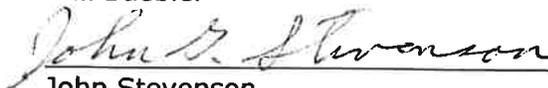

Harlan Baumgartner


Tim Zander


James Foley


Phil Baebler


Fred Teitgen


John Stevenson

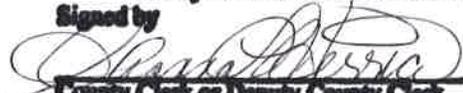
PLANNING AND ZONING COMMITTEE

LAND AND WATER CONSERVATION
COMMITTEE

**STATE OF WISCONSIN
COUNTY OF COLUMBIA
CERTIFIED COPY**

**I certify that this is a true and exact copy
of the original of which I am legal custodian
for the County Clerk of Columbia County.**

Signed by



County Clerk or Deputy County Clerk

March 19, 2014

Date

Political Subdivision Signature Page

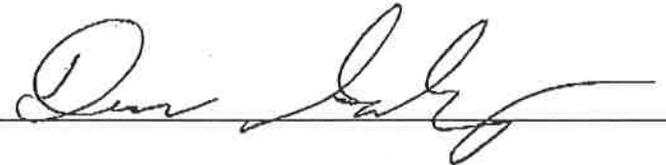
In addition to passing a resolution in support of this petition, this signature page must be signed by an authorized officer or representative of every political subdivision (county, town, city or village) in which any part of the proposed AEA is included.

Political subdivision name: TOWN OF WEST POINT

Type (check one): County Town City Village

Printed name of authorized officer or representative: DEAN SCHWARZ

Title of authorized officer or representative: TOWN CHAIR

Authorized signature:  Date: 2-18-2014

Principal mailing address: N-2114 RAUSCH ROAD
LODI WI 53555

Phone number: 608-592-7059

E-mail address: TOWNCHAIR@TOWNOFWESTPOINT.US

TOWN OF WEST POINT
RESOLUTION #03-20-2014

A RESOLUTION IN SUPPORT OF THE ESTABLISHMENT OF THE WEST POINT AEA

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 West Point, Columbia County economy, landscape, and rural character, and

WHEREAS, the Town of West Point, Columbia County has adopted exclusive agricultural zoning through the County ordinance and has consistently supported the agricultural industry, and

WHEREAS, the Town of West Point, Columbia County Comprehensive Plan adopted June 20, 2007 identifies the protection and preservation of agricultural land as a goal of the Plan, and

WHEREAS, the Town of West Point, Columbia County 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 West Point, Columbia County has determined, based on petitioner support and meetings where Agricultural Enterprise Areas were discussed, that there is public support for the proposed West Point AEA, and

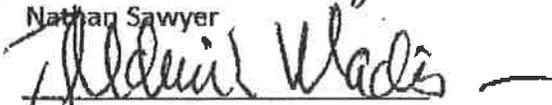
WHEREAS, agriculture is an important land use in the Town of West Point, Columbia County and worthy of preservation and support,

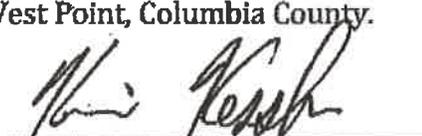
THEREFORE, BE IT RESOLVED that the Town of West Point Plan Commission hereby supports the establishment of the (AEA) within the Town of West Point, Columbia County.

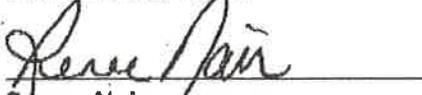
Dated this 20th day of March, 2014

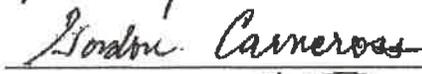

Ashley Nedeau-Owen


Nathan Sawyer

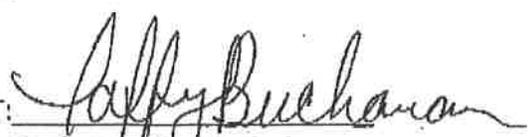

Fred Madison


Kevin Kessler-Chair


Renee Nair


Gordon Carncross-2nd Supervisor


Byron Olson

ATTEST: 
Taffy A. Buchanan, Town Clerk