



Agriculture Enterprise Area

Preserve farmland. Protect the environment. Grow the economy.

SNAPSHOT

Town of Troy

County: St. Croix

Acres: 10,800

Municipalities: Town of Troy

AEA Designation: 2019

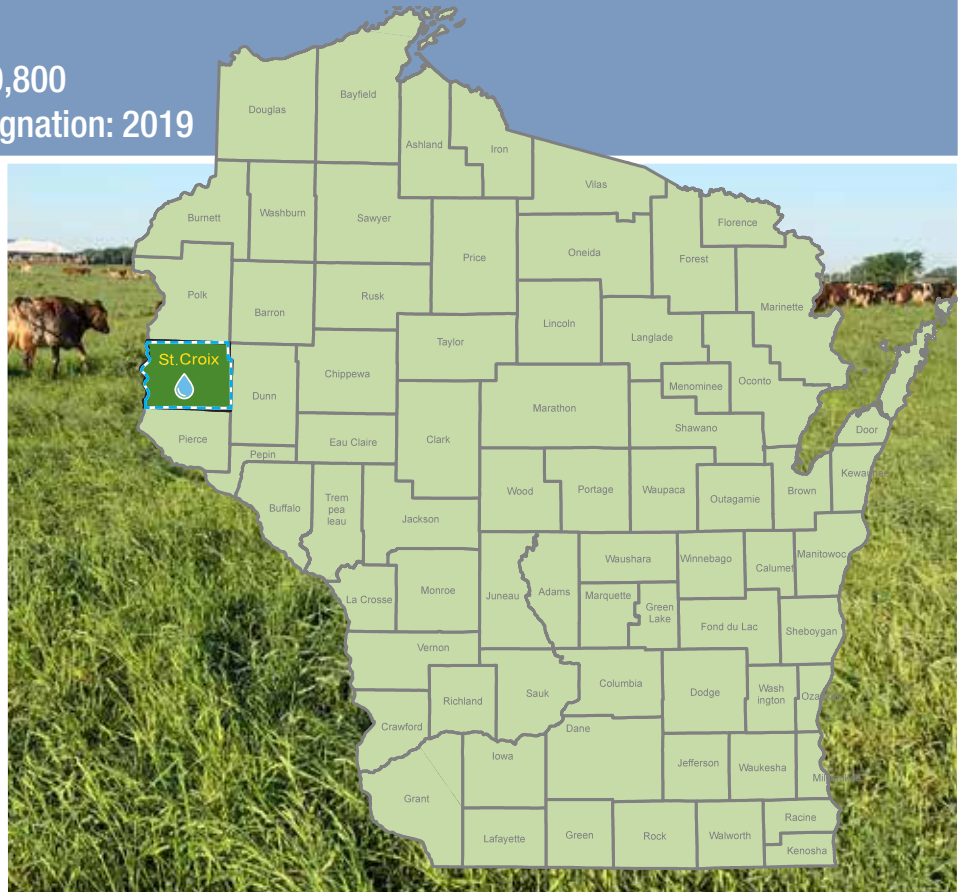
Background

Located between the Twin Cities and River Falls, the town of Troy is home to a large contiguous valley of prime farmland, rolling wooded hills, and miles of St. Croix River shoreline. With a desirable location and scenic natural beauty, there is significant development pressure for an area that prides itself on its agricultural heritage. To address this, Troy has been a state leader in adopting farmland protection policies that promote compacting residential development to help preserve prime farmland and natural open spaces. The town's vision for managing residential development is done through the following:

- Subdivision ordinance
- Transfer and purchase of development rights programming
- Conservation easements
- Comprehensive zoning
- Agricultural enterprise area (AEA) designation

The Town of Troy AEA was designated in 2019 with the goals of:

- Furthering the towns vision for saving large tracts of farmland for the future
- Utilizing protected farmlands as sending areas in the town's transfer of development rights program
- Promoting cluster development where appropriate to maximize open space areas
- Promoting policies that permanently protect prime farmland



2 LOCAL GOVERNMENTS



7 AG CO-OPS & BUSINESSES

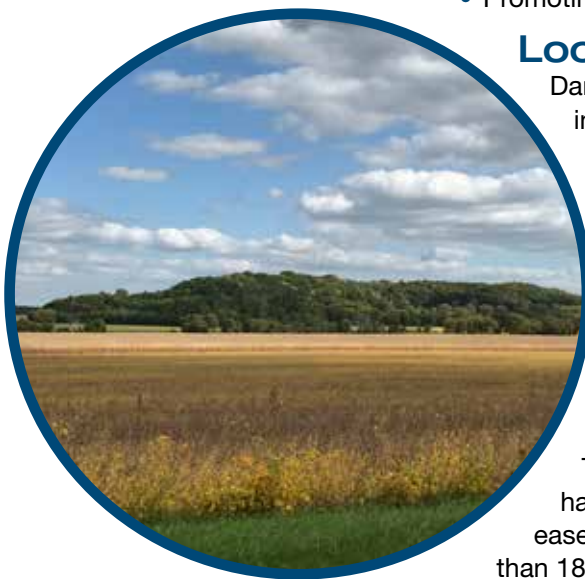


8 PRODUCERS & LANDOWNERS


Local Support

Dan Pearson, Troy town chair and dairy farmer, is running a fourth generation farm in the town. Pearson affirmed that the town has a strong desire to protect and preserve farmland for future generations and to respect landowner rights. The combination of the town's transfer of development rights program, farmland preservation zoning, and AEA create options for landowners to protect farmland and promote growth. The town transfer of development rights program allows farmland owners to sell development rights and permanently protect agricultural land in conservation easements. In turn, development rights can be exercised in areas better suited for residential development. The development rights also authorize a receiving area to be developed at a greater residential density than might otherwise be allowed.

Through the innovative transfer of development rights program the town has permanently protected more than 1,500 acres of farmland in conservation easements without requiring public funding. As a result, farmers have sold more than 180 development rights for over \$4.25 million - enabling landowners to keep



-  Ag equipment
-  Farm supply
-  Grain trucking
-  Livestock truckers


 Ag consulting:
certified crop advisors

 Agronomists

 Organic farms

 Agronomic research &
product development
innovation center

 Food processors &
warehouses

 Meat distributor

 Cheesemakers

 Aquaculture


 Milk producers

 UW-River Falls Mann
Valley Farm

 Town of Troy Farmland
Preservation Committee

 Kinnickinnic
River Land Trust

 Agritourism:

 St. Croix Valley
Collectors Association's
Annual Threshing Bee:
annual antique tractor
and equipment display

 St. Croix County
Farm City Days

 St. Croix National
Scenic Riverway

farming in Troy while sending development to less productive transfer (receiving) zones. Farmers who sell development rights still own the land but the conservation easement ensures that the land in the sending area will be available for agricultural use indefinitely. Ultimately, the program has the potential to help the town protect more than 10,000 acres of farm and open space land for the future. The town's vision is an ideal platform for farmland preservation and the AEA because it prioritizes preservation, respects and values landowner rights, and addresses water quality and conservation. The town of Troy has laid the foundation for farmers to layer protections through town policy and farmland preservation programming to meet individual and community agricultural protection goals.

County Support

The St. Croix County Land and Water Conservation Division is excited to partner with landowners in Troy to maximize the benefits of participating in farmland preservation programming. Nutrient management planning is one of the requirements to participate in the program and there are more than 3,000 acres of farmland in the town under a plan. Nutrient management uses manure and fertilizers to meet crop needs while minimizing runoff to lakes, streams, and groundwater. For the Town of Troy AEA, increasing participation in farmland preservation agreements can be a long term tool to help to protect water quality and channels to groundwater in the Lower St. Croix Riverway, the Kinnickinnic River Watershed, and in the nearby South Fork Kinnickinnic and Rocky Run trout streams.




The county routinely works with landowners on conservation practices such as waste storage abandonment, installation of grassed waterways, wetland scrapes, and streambank stabilizations.

The county is also actively working on a sinkhole inventory, well monitoring project, and a ground and surface water study to evaluate nitrate levels countywide to further water quality and natural resource protection goals.




Future Growth

The AEA adds to the local policies that focus on preserving the agricultural integrity of the area. It also gives landowners the choice to sign a farmland preservation agreement. These are a minimum of 15 year agreements where a landowner agrees to commit all or a portion of their farm to agricultural use and maintain state soil and water conservation standards. In return, they may be eligible to claim the farmland preservation tax credit. Compared to the town's certified farmland preservation zoning district (referred to as the Farmland Preservation Overlay), the AEA and farmland preservation agreements are voluntary landowner-driven commitments to preserving farmland for the future. Those who sign a farmland preservation agreement may be eligible to claim a higher rate for the tax credit than those who claim only through zoning.

Preserving Local Agriculture

-  Farmland, open space,
and agricultural heritage
-  Promote tax credits
and farm viability
-  Town transfer or purchase of
development rights program

Protecting Natural Resources

-  Soil and water quality
-  Increase
nutrient management
-  Incentives for
conservation costs

If you are a landowner in St. Croix County and want to find out if your farmland is located in the Town of Troy AEA, to sign a farmland preservation agreement, or to learn more about conservation initiatives or resources in St. Croix County contact the St. Croix County Land and Water Conservation Division at either of the following:

(715) 531-1930 or email max.erickson@sccwi.gov

(715) 531-1905 or email tim.stieber@sccwi.gov

To learn more about the Town of Troy or to request more information about the transfer of development rights program, visit: <https://townoftroy.org/>

To learn more about AEAs and the Farmland Preservation Program, visit: https://datcp.wi.gov/Pages/Programs_Services/AgriculturalEnterpriseAreas.aspx.

To start or join a current AEA, contact the county land conservation department in the county where your land is located.