

Farmland Preservation Zoning Public Educational Material

Section 1. Quick guide for Dodge County Landowners

Questions and Answers

What is Farmland Preservation Zoning? (FPZ)

Town of Ashippun is under Dodge County Zoning. The is controlled by the county not the town.

Counties, towns, cities and villages can have their locally adopted zoning ordinance certified by DATCP as a Farmland Preservation Zoning ordinance. A certified ordinance ensures that land uses in a Farmland Preservation Zoning district are limited to agriculture and other compatible uses. Landowners with land in a Farmland Preservation Zoning district are then able to participate in the program and claim the tax credit (ARM Pub 255 Rev. 1/24)

Tax credit eligibility. Landowners may claim the credit if they: Own land **zoned Farmland Preservation** in a certified jurisdiction, meet **soil and water conservation standards**, file **Schedule FC-A** (no zoning certificates are required) with their Wisconsin income Tax return. \$10.00/acre for FPZ land and \$12.50/acre if also under a Farmland Preservation agreement in an Agricultural Enterprise Area (AEA). Conservation requirements land owners must follow: Nutrient management plans, tillage and soil erosion control, manure handling standards. Compliance is verified through a **Certificate of Compliance** from the Land & Water Conservation Department.

Building a House on FPZ Land? FPZ ordinances may: prohibit non farm residences or allow limited nonfarm residences via conditional use permits and density restrictions. Rules vary by town/county. Town of Ashippun/Dodge County uses **Base Farm Tract density limits**.

5.5.2 A-2 General Agricultural Zoning District

5.5.3 A-1 Prime Agricultural Zoning District

Rezoning Out of FPZ? Rezoning is allowed. There is no penalty and no state conversion fee required since 2005. Town of Ashippun/Dodge County approval is required and tax credit eligibility ends once land is removed from FPZ. County charge per acre.

Selling land under FPZ or a Farmland Preservation Agreement Yes, you can sell land under FPZ or an agreement, but FPZ restrictions remain with the land. Agreements transfer only if the new owner agrees to continue compliance. Buyers must meet conservation standards to qualify for tax credits. Landowners often ask how sales affect tax credit eligibility.

What uses are allowed besides farming? Ag-related business, utility structures, farm family business, nonfarm residences (if permitted). Allowed uses depend on the local certified ordinance, which may be more restrictive than state law.

FPZ: A zoning designation that restricts land to agricultural uses and makes the landowner eligible for the **\$10/acre Farmland Preservation tax credit**.

Farmland Preservation Agreement (AEA): A **voluntary 10-year contract** within an Agricultural Enterprise Area that provides a higher **\$12.50/acre tax credit** and requires minimum farm revenue plus full conservation compliance.

Does Dodge County have a certified FPZ ordinance? Yes

What are the benefits of FPZ? See Wisconsin Farmland Preservation Zoning Talking Points

- Zoning is a tool that can help accomplish local land use goals.
- Zoning seeks to prevent land use conflicts within large contiguous blocks of land.
- Farmland preservation zoning helps maintain a strong local economy by ensuring a commitment to the agricultural land base.
- The development of a farmland preservation ordinance occurs at the local level.
- Landowners within a certified farmland preservation district are eligible to claim an income tax credit.
- The community receives a collective benefit through the implementation of soil and water conservation standards.

What are the drawbacks of FPZ? Restrictions on nonfarm development, limits on residential construction, difficulty rezoning for commercial uses, and long-term land-use commitments.

Why do towns use FPZ? Protect agricultural land, reduce land-use conflicts, support long-term farming, provide tax benefits to landowners, maintain rural character, and guide development to appropriate areas.

For more information:

Dodge County Land Resources & Parks Department Send questions to: Landresources@co.dodge.wi.usa
State of Wisconsin Department of Agriculture, Trade and Consumer Protection Farmland Preservation (DATCP) Email Address: DATCPworkinglands@wi.gov

Phone: General questions (608) 224-4611 Zoning questions (608) 224-4630

Town of Ashippun Physical address: W1266 County Road O, Oconomowoc, WI 53066

Hours: Monday and Tuesday 8:00AM – 4:00 pm, Wednesday 1:00PM to 5:00PM and
Thursday 8:00 AM to 12:00PM

Mailing address: PO Box Ashippun WI 53003

Phone: (920) 474-4781 Fax: (920) 474-3581

Email: townclerk@townofashippun.org

References: Wisconsin Farmland Preservation Zoning <https://datcp.wi.gov> ARM Pub 255 Rev. 1/24

How to find Dodge County Ordinances:

Go to WWW.co.dodge.wi.gov

Click the “Government” Tab

Click the “Land Resources & Parks” tab

Click the “Permits & Zoning” tab

Click the “Ordinances” tab

Click “Chapter 3” scroll down to “Allowed Uses 3.7.1 - 3.7.1.g

Scroll down to Conditional Uses 3.7.2 – 3.7.2.H