

Mayor Arata-Fratta
Introduced by

PLANNING
Prepared by

Ag and Rural Affairs Committee, Plan Commission
Referred to

October 14, 2025
Date

RESOLUTION R-187-25

FARMLAND PRESERVATION PLAN MAP AMENDMENTS

WHEREAS, the City of Fitchburg participates in the State of Wisconsin Farmland Preservation Program and maintains a DATCP certified Farmland Preservation Zoning District; and


WHEREAS, the Dane County Farmland Preservation Plan determines the areas that are eligible for Farmland Preservation Tax Credits, and the Farmland Preservation Plan Map is updated annually by Dane County to ensure it is consistent with the State Farmland Preservation Program; and

WHEREAS, the City of Fitchburg's Farmland Preservation Areas need to be updated to ensure they are consistent with the Dane County Farmland Preservation Plan and the State requirements for a certified Farmland Preservation Zoning Ordinance; and

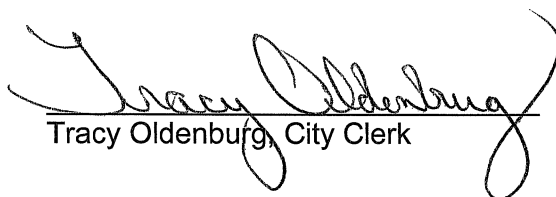
WHEREAS, the Farmland Preservation Plan Map will be included in the Dane County Farmland Preservation Plan; and

NOW BE IT HEREBY RESOLVED, by the Fitchburg Common Council that it approves the updated Fitchburg Farmland Preservation Plan Map.

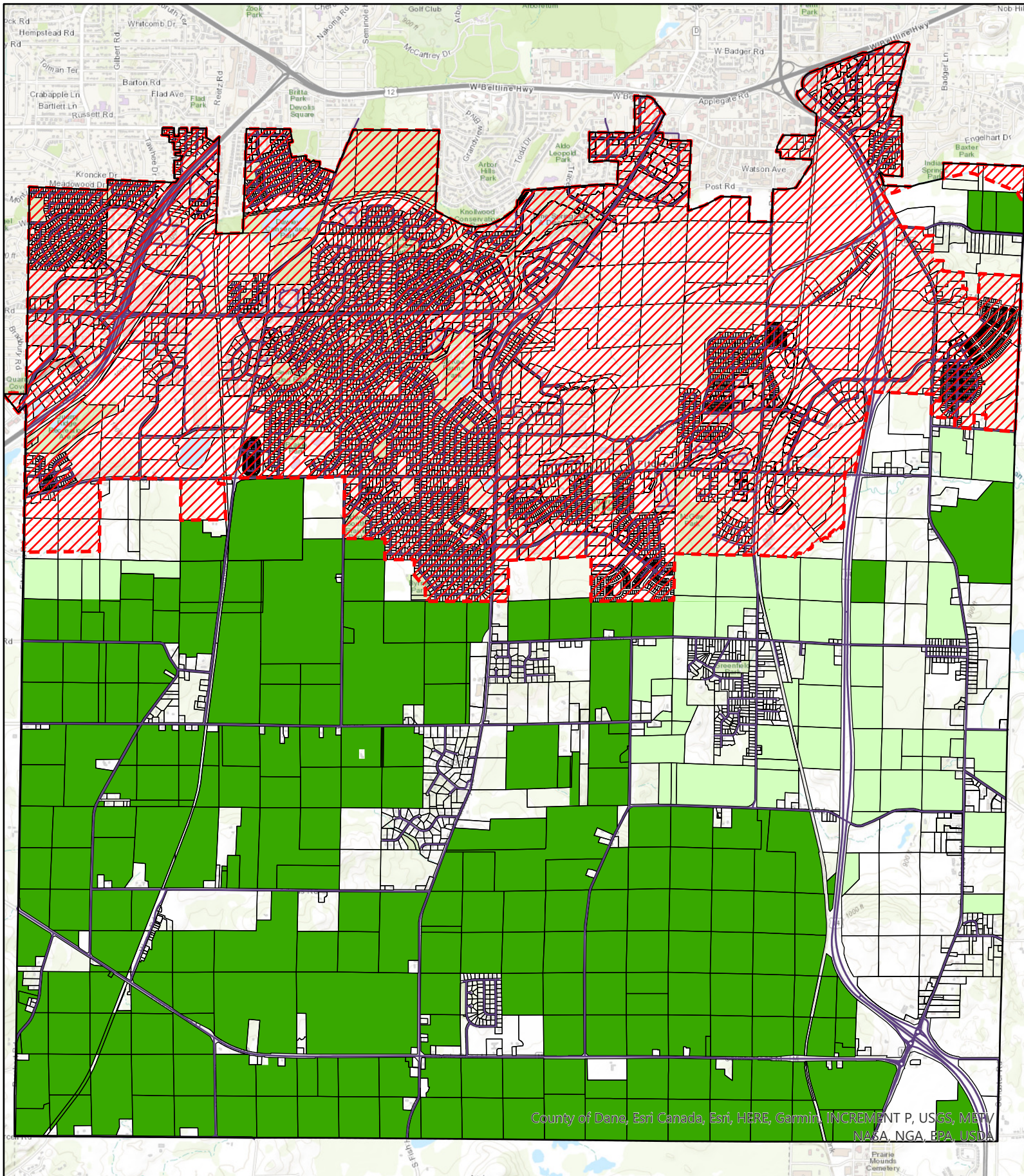
Adopted this 28th day of October 2025.



Julia Arata-Fratta, Mayor









Tracy Oldenburg, City Clerk



County of Dane, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METV, NASA, NGA, EPA, USDA




Disclaimer: The City is not liable for any deficiencies in the completeness, accuracy, content or fitness for any particular purpose or use of any public data set, or application utilizing such data set, provided by any third party.

-  Urban Service Area
-  Farmland Preservation – Medium Term (20+ Years)
-  Farmland Preservation – Long Term (30+ Years)
-  City Limits
-  Parcels
-  Streets

City of Fitchburg Farmland Preservation Plan
 Date: 10/2/2025 3:20 PM
 Source: City of Fitchburg, County of Dane
 Created By: City of Fitchburg Planning & Zoning Department N

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MEMORANDUM

CITY OF FITCHBURG
PLANNING DEPARTMENT
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FAX: (608) 270-4275
EMAIL: planning@fitchburgwi.gov

TO: Fitchburg Common Council, Plan Commission, and Agriculture and Rural Affairs Committee

FROM: Brad Sippel, Community Development Planner

DATE: October 16, 2025

SUBJECT: City of Fitchburg Farmland Preservation Plan Map Update

Background

The City of Fitchburg is proposing an update to its Farmland Preservation Plan Map to align with the *Dane County Farmland Preservation Plan* and to support the upcoming DATCP re-certification of the City's A-X (Exclusive Agriculture) zoning district. The Dane County Farmland Preservation Plan provides eligibility for farmers in the County to participate in the Wisconsin Farmland Preservation Program. The City's A-X zoning district must be consistent with the Dane County Farmland Preservation Plan for Fitchburg landowners to be eligible for the tax credits.

Fitchburg's approach to farmland preservation is distinct due to its long-range planning and defined growth boundary established through the Future Urban Development Areas (FUDAs) in the Comprehensive Plan. While areas with non-agricultural future land use typically do not qualify for designation under State and County farmland preservation criteria, updating the City's Farmland Preservation Plan Map ensures alignment with these requirements and provides a clear policy framework.

The Wisconsin Farmland Preservation Program, administered by the Wisconsin Department of Agriculture and Consumer Protection (DATCP), supports the long-term protection of agricultural land through planning, zoning, and conservation. Landowners can earn income tax credits (up to \$10/acre) by maintaining agricultural use, meeting soil and water conservation standards, and participating through exclusive agricultural zoning, farmland preservation agreements, or Agricultural Enterprise Areas (AEAs).

Purpose of the Map Update

- Ensure consistency with Dane County's annual plan update.
- Clean up parcels that are inconsistent with the Farmland Preservation Program and Dane County Farmland Preservation Plan criteria.
- Maintain farmland preservation tax credit eligibility for landowners within FUDAs.
- Prepare for DATCP recertification of Fitchburg's Exclusive Agriculture (A-X) zoning district. State certification requires all A-X parcels to be within designated preservation areas, and all designated preservation areas to be in a certified exclusive agriculture zoning district.

Key Changes

The updated map introduces two preservation categories:

- **Medium Term (20+ years)**
- **Long Term (30+ years)**

These categories mirror the 2014 designations of Farmland Preservation Areas I and II. These designations were combined into one when the Dane County Farmland Preservation Plan was updated in 2022. The City is splitting them into two categories for the City adopted map to ensure alignment with the future land use criteria. The official Dane County Farmland Preservation Plan map will include the city's medium- and long-term farmland preservation areas in the farmland preservation areas.

Map Update Criteria

- Designate as Medium Term:
 - Parcels in neighborhood plan areas (Greenfield, South Stoner Prairie, McGaw, Northeast) that are zoned A-X and in agricultural use, and the landowner intends to continue agricultural use for the foreseeable future (if known).
 - Parcels in other FUDAs with agricultural future land use and zoned A-X.
 - Utility availability timeline is long term or unknown.
 - Retain 2014 Area II parcels as Medium Term.
- Designate as Long Term:
 - Parcels that have agricultural future land use, are zoned A-X, and are not within a FUDA.

- Remove parcels with non-agricultural future land use (unless meeting medium term criteria within a FUDA.
- Remove parcels not zoned A-X with non-agricultural future land use.
- Remove A-X zoned parcels that are expected to develop within the next 20 years.
- Remove parcels in a non-certified agricultural zoning district, e.g. Small Lot Agriculture (A-S).
- Add A-X zoned parcels with agricultural future land use that are not expected to develop.

Maps Included

Map 1: Proposed Farmland Preservation Plan Map

Map 2: Parcels removed from the Farmland Preservation Areas for the Proposed Farmland Preservation Plan Map

Zoning & Tax Credit Implications

- A-X parcels removed from a preservation area must be rezoned to a non-certified zoning district before Fitchburg's A-X can be recertified.
- Non-A-X parcels will see no change in eligibility.

Staff Recommendation

Adopt the Proposed Farmland Preservation Plan Map.